

**CITY OF TREASURE ISLAND, FLORIDA  
BOARD OF COMMISSIONERS WORKSHOP MINUTES  
March 18, 2008**

The workshop was called to order by Mayor Maloof at 7:18 p.m.

**I. DISCUSSION ITEMS:**

1. Consideration of establishing a Parking Permit System for the Sunset Beach area  
(Requested by Robbie Welborn and Kathy Mattice)

Ms. Welborn and Ms. Mattice gave a brief presentation on this item. They presented a petition to the Commission at the last meeting. They are still collecting signatures. They also presented an example of the ordinance used by St. Pete Beach. When they spoke with the representatives from St. Pete Beach they learned that this is not a money maker for them – they simply recover their costs. They requested to be on the agenda, and would like the City to be proactive on this issue. Ms. Mattice stated that the parking problems are neighborhood-wide. There are unique problems in each area of the neighborhood. The petition that was presented was signed by almost 200 residents of Sunset Beach. She urged the Commission to begin working on a parking program for Sunset Beach.

Commissioner Bildz stated that he agreed with this, and feels that Caddy's is part of the problem. He stated that he has found part of the problem. He read a portion of the code regarding parking requirements for businesses. Caddy's has put a second floor on, and they rent chairs in the outdoor area. They are using their outdoor areas for business. There is not enough parking for this. There has to be a maximum capacity for Caddy's. He doesn't feel that Caddy's is a good neighbor.

Commissioner Minning asked the City Manager what the process would be to look into this. Mr. Silverboard stated that they would have to direct staff to come back with a proposed ordinance at a future meeting. Commissioner Minning asked if they could direct staff to look into all the alternatives. Commissioner Bildz stated that they have 200 signatures asking for a parking permit program. Mr. Silverboard stated that they could also consider restricting parking during certain times in certain areas. We would have to develop recommendations on how to handle guests and workmen who do work at residences, or where construction people would park. The alternatives are a permit system or restricting parking at certain times of the day, but if we do that it will be restricted for everyone, including residents. Mr. Silverboard stated that the City could also start looking for property to install additional municipal lots, but the problem would be how to pay for it and whether the parking would cover the costs. He believes that Caddy's is operating within the law. It is a popular destination.

Ms. Welborn asked to address some of the issues raised by Mr. Silverboard. She stated that there is not a problem when it comes to contractors. There has to be a limit set on the number of subcontractors that are allowed to come in at one time. As far as guests go, residents could purchase a couple of extra passes to have on hand for their guests. Her biggest concern is that when an emergency happens on Sunset Beach they will not get the

emergency vehicle in there in time. If you don't want to do parking permits they should consider charging for beach passes.

Commissioner Minning asked if it was a seasonal issue. Ms. Welborn stated that it is a year round problem. St. Pete Beach has increased their parking fees, so we are getting more visitors to our beach. Mayor Maloof clarified that the problem is not just from Caddy's, but is the area in general. Ms. Welborn confirmed that it was neighborhood wide.

Ms. Mattice stated that she didn't feel that buying additional land was a good option. She was at the beach pavilion on Saturday and there were ample spots. There is parking. The people want free parking.

Commissioner Bildz read excerpts from the St. Pete Beach ordinance. He felt it was a good ordinance and they should instruct staff to look at it.

Kim Driscoll spoke in favor of the permit system. She spoke about an incident that had occurred where her driveway was blocked, but the police officer that she spoke to said that the vehicle was legally parked. She feels that there is an emergency waiting to happen.

Teri Guth spoke in favor of the permit system. Her mailbox got knocked over this past weekend. She has lived on Sunset Beach for 38 years. She urged the Commission to consider this, and expressed concern in the event of an emergency system.

Jeff Warner stated that he has been living in Sunset Beach since 1993, and the residence has been in his family since 1949. He feels that they need to get this under control. Every weekend he has to pick up trash. People park going the wrong way on the streets. The bigger issue is that you can not get fire apparatus down the streets. He can not get his boat out and go down the street. They should not have to deal with people parking in their bushes and knocking down their mailboxes.

Gail Hamilton stated that she has lived there for 17 years. She has seen a change during that time. Holidays are always an issue. Her primary concern is safety. There were cars parked across from each other, and it was so narrow that a car could not pass down the street. She called the police, who told her that they could not ticket or tow one without knowing which was there first. The two cars were left there the entire day. When she asked what would happen if an emergency vehicle had to get through what would happen. She was told that they would bump the vehicle out of the way. She stated that it would cause problems, and asked that they be addressed.

Rich Hickman stated that when he moved there his neighbor told him he would have to think about the neighborhood like you would the narrow streets in Europe. The trash trucks have difficulty getting through. St. Pete Beach and Pass-A-Grille have a good system that works. This would be good for the surfers and tourists. He urged the Commission to take some action to give them some relief.

Commissioner Collins stated that their first responsibility was to the residents, not the tourists. He feels that this should move ahead and be put on for the next meeting. He thinks that permits should be issued. He stated that we might want to look at parking permits for one side of the street only, leaving the other side open to enable emergency vehicles and trash trucks to get through. He also feels that the parking meters should be the same price

as the meters in other communities. He would like to see the stickers be issued to any resident of Treasure Island.

Commissioner Gayton stated that he would also like to bring this forward as soon as possible. He asked for the time needed to bring this forward. Mr. Silverboard stated that it could be put on the next meeting agenda for direction. He will have some time frame for what he thinks they will need to do.

Commissioner Minning stated that he also agrees. He would like to add one thing for the interim until this is brought forward. He would like the police to be aware of what was discussed here tonight.

Commissioner Bildz also agreed. He pointed out that the City Manager could waive sections of the ordinance for special events, so passing this ordinance would not hinder those events in any way.

Ms. Mattice stated that Treasure Island doesn't really have parking regulations, so there isn't much that the police can do at this point. She described an incident with a fire truck on a day that nobody was on the beach. She had a conversation with a desk sergeant at the police department regarding emergency vehicles. She was told that they just bump the cars out of the way. His reply to her question about property damage was "That's what we have insurance for.". She wanted the Commission to be aware of that comment.

Kevin Johnson stated that he doesn't have as much problem as the others, but he sympathizes with these residents. When he had a problem with people parking on the sidewalk the Commission said to put up "No Parking" signs. People park there anyway. He suggested having someone writing parking tickets.

2. Consideration of granting permission to the Isle of Capri Civic Association to erect a lighted flagpole at Roselli Park (Requested by Commissioner Collins)

Commissioner Collins explained that the Southwest Little League plays ball there every Saturday. They say the Pledge of Allegiance, but there is no flag. The Isle of Capri Civic Association has volunteered to provide the flag pole and pay to light it. He requested that it be put on the meeting agenda for the next meeting.

Commissioner Bildz stated that he hoped that people would be aware that it was adding a lighted flag pole. Commissioner Collins stated that the light would be on the flag, not the residences. He feels that it is important that the players be able to say the Pledge of Allegiance before each game.

3. Consideration of establishing bird nesting areas at various locations on Treasure Island Beach (Request by Beth Forys, PhD)

Dr. Beth Forys stated that she is a professor at Eckerd College who is working with the Audubon Society. We have birds that are on the endangered species list. We would like to post some select areas where we feel that they might nest. The areas would be approximately 30 feet by 30 feet. The areas would be staked off, and decoys placed to try to

attract them back to their natural nesting areas. They are hoping that the birds would move back to their natural areas.

Commissioner Bildz stated that years ago there was a considerable area of Sunset Beach roped off, and it was never a problem. The people of Sunset Beach are environmentally friendly and would like to see the birds.

Commissioner Minning stated that this item has the full support of the Beach Stewardship Committee.

Commissioner Bildz stated that when the birds nest on the condos they have difficulty flying, and many birds die.

Commissioner Gayton asked if there is a permitting process necessary. Ms. Forsys stated that they do not need a permit, but do need permission of the property owner. Commissioner Gayton asked how they would choose the areas to rope off. Ms. Forsys stated that in some cases it was areas where they have nested in the past. Sunset Beach is where it is very likely that they would nest. Commissioner Gayton asked how many areas they would try at once. Commissioner Bildz commented that he thought two or three would be ok. Ms. Forsys stated that if the birds didn't come within a month or two the areas would be taken down.

Mayor Maloof asked if it was just human activity that was causing the problems. Ms. Forsys stated that it was birds and dogs. People feeding the birds can have an impact. We have requested to place signs up with the sea turtle signs asking people to not feed the birds or bring dogs on the beach. Commissioner Bildz stated that dogs are not allowed on the beach. Ms. Forsys stated that their study found the most dogs in Treasure Island.

This item will move forward to the next meeting agenda.

At this time Item number 9 was taken up due to the number of people present to speak on this item.

Mr. Silverboard gave a brief explanation of this item. We have to come up with a Special Area Plan. The plan must be approved by the P&Z, LPA, and City Commission before going to the Pinellas Planning Council for final approval. We would then amend our Comprehensive Plan to adopt specific land use categories, in addition to changes in goals. At that point they would need approval from the P&Z, LPA, City Commission, Pinellas Planning Council, County Commission, and State of Florida. Once we had a good set of development regulations we would need a referendum for the public to make an informed decision on the types of uses in the district. We have a proposal from HDR to provide the assistance that we need, in a not-to-exceed amount of \$50,400. We are asking for authorization to proceed with the next step in implementing the Downtown Redevelopment Plan.

Commissioner Bildz asked if there is an estimated time-table on this. When will we be ready for a citizen referendum? Mr. Silverboard stated that we anticipate the process taking six to nine months for the changes to the plan, and six to nine months for approvals. It would take about eighteen months to get this to the referendum point.

Commissioner Minning stated that he has one housekeeping item. There is a resolution on the books, 06-98, where the Commissioner directed the LPA to take a look at this. This

resolution is not germane at this time in terms of how we proceed. He asked Ms. Kiefer how this should be handled at this point. Mr. Silverboard further explained the question. Ms. Kiefer stated that they could refer it back as many times as they wanted. Mr. Silverboard stated that there was no further action taken at that particular time. They have had discussions with property owners and the Pinellas Planning Council to determine the process. This resolution wasn't the correct procedure, as we had to have the Special Area Plan done first. Until we go through that process we are spinning our wheels. This resolution is really a moot point. Commissioner Minning stated that we referred it to the LPA at one point and it isn't necessary at this point, but we will need it later. Mr. Silverboard stated that all of it needs to run through the P&Z sitting as the LPA. Commissioner Minning stated that we are not trying to circumvent them, just do it in the right order. He requested that a resolution be passed rescinding this at this time. Mr. Silverboard stated that it would be on the next meeting agenda.

Commissioner Gayton read from the cover memo regarding staff's meetings and asked Ms. Rosetti to expand on that. Ms. Rosetti stated that she had met with David Healey and Michael Crawford, of the Pinellas Planning Council. Mr. Silverboard stated that he has met with various property owners and with the Chamber of Commerce Committee. Commissioner Gayton asked who specifically he met with. Mr. Silverboard stated that he had met with Gail Byrne, the Dowlings, and other property owners. Commissioner Gayton asked how many property owners are affected by this. He stated that he counts 50, but we have met with only three. He wants to see downtown redeveloped, but he thinks we can do it without spending \$50,000. He wants to see more cooperation from the businesses. Without the cooperation of at least half of the businesses what is the sense of spending all this money. He read excerpts from the report on the public sector role. He feels that we have an LPA, and a City Planner, and doesn't see what HDR can do that they can't. Why haven't we sent a letter like we talked about a year ago to see if they are interested in redeveloping? The downtown area is comprised of many small properties. None of the parcels in itself is large enough to affect the type of development described in the plan. The public role will be to convene meetings, and initiate a collaborative discussion. The smallest size needed to redevelop anything is one full block. Commissioner Gayton asked if that had been done. Mr. Silverboard answered in the affirmative, and stated that it wasn't going to be the city building anything down there. It will probably not be many of our current property owners. It will probably be property owners in conjunction with a developer that has the resources to do this project. We need someone to make the first move. The downtown plan is a conceptual plan at this time. The next step is this series of things. Once we have those development regulations in place and people know what they can do, then we will see what happens. It is important to meet with the business owners and property owners during this process. We have to make sure that what we do come up with is economically feasible regulations. We do not have the expertise on staff to do this. We need the consultant services to do this. The staff will be putting together the comprehensive plan amendment, but it will be the consultant to do the specialty work for the special area plan and the land development work.

Commissioner Gayton asked what additional funds the residents will have to spend to do the downtown redevelopment. Mr. Silverboard answered \$50,400, and any expenses of the charettes. We are not proposing a parking garage, or other items. This gets the development regulations in place. Commissioner Gayton asked if the City would be hiring a design consultant. The design consultant is HDR, who will be assisting with the form based codes. Commissioner Gayton stated that he wanted to ensure that there would be no additional expenditures other than the \$50,400 cost of the consultant.

Bill Edwards stated that several years ago they got involved in this plan. He has since sold his section of downtown. The downtown has gone down, and businesses are gone. He feels that we need a downtown and they should go forward with this.

Gail Byrne stated that she recently attended a debate where she asked Commissioner Gayton why nothing had been done. He answered that nobody had come forward. She has since met with Mr. Silverboard, and has spoken with many of the business owners, and has found many that want something done. We need to act. She stated that they need to move forward.

Larry Lunn stated that he has been in this community for about three years. He used to visit here in the 60's. He recently ran for Commissioner and was beaten by Commissioner Gayton. He was happy to have the opportunity, and wants to stay involved in the community. It is urgent that we do something to preserve this community. The development at John's Pass is overshadowing the development of this community. In order to be competitive we have to do something now. Spending the \$50,400 is a good first step. We cannot stand still. We will continue to go backwards if we do not act. He encouraged the Commission to move forward and expend the funds to start the revitalization of this community.

Julian Fant stated that he has been a resident of the Isle of Palms for 47 years. He wanted to correct some of the Sunset Beach parking issues. When he was mayor they developed a very restrictive parking ordinance. He suggested that each Commissioner obtain a copy and read what it provides for. He has never seen a problem with any emergency vehicle not being able to respond, or having to bump a vehicle out of the way.

Mr. Fant stated that he was Chamber of Commerce Manager in 1961. He was very much a part of the downtown business development scene. We had Walker Ford, upscale men's shops and dress shops, Winn Dixie, fine restaurants, a department store, a variety store, and all sorts of activities. There was very little development in west St. Petersburg. Our business community thrived. We are running into the same problem today as we had then. There are private property owners who would be potentially put out of business for several years while redevelopment takes place. With all the development in the West St. Petersburg area, what guarantee would we have if we spent this money on redeveloping our downtown, that those types of businesses would consider coming back to our downtown? We should consider this carefully. He has had a few phone calls, and the major question asked is how much taxpayers' money will be involved. He is unable to answer that, but thinks that it needs to be answered before going forward with this.

Carol Coward encouraged the Commissioner to go forward with this. We have elected you to be our leaders and are looking to you to do that. We don't know what we can do downtown. Several years ago we had people come in to tell us what they had done in their town. We look to the leaders of the city, our elected officials, to start the process. It has to be a collaborative effort with our businesses and taxpayers. We have to have someone begin to go forward. As the leaders of our community, please start the ball rolling. Have a meeting with you, the leaders, with the business owners, and the property owners. We need to do this next process.

Dominique Reiter stated that she is the Treasure Island Chamber President. On a daily basis they have tourists come into the Chamber office looking for things to do in downtown

Treasure Island. She cannot tell them anything to do. If they want to get this going they can get 25-30 people involved. She has been through this in Warren, Ohio. They have people that come into the Chamber that walk to John's Pass. That is our competition. Many of our businesses have moved there. The Chamber will do anything that it can to help out.

Richard Dowling is involved with 20 businesses around the Treasure Island Plaza. He was very encouraged by the meetings with HDR. He would be very supportive of getting this going. He encouraged the Commission to move ahead, and stated that he would like to see HDR back.

Pam MacIntyre stated that she would like to see the downtown more vibrant than it is. She has not seen this on an LPA agenda. She thought the charette was fabulous. If the business community wants to pool their resources and come up with a plan she is sure the LPA would like to work with them, though she cannot speak for all of them. She hopes that it happens.

Tommy Adams stated that he recently retired from Publix after 40 years. He and Gail Byrne took the plans to Publix. They were very excited about Treasure Island. The design of the store came out of the first store in Miami Beach. They can't wait to see all the other development, and want to support the city 100%. It is a great opportunity when that store opens if we do something downtown. Publix is anticipating doing a lot of business in the future. There has been a lot of development at St. Pete Beach. The tourists are looking for something to do. Right now there is only Ricky T's.

Commissioner Gayton stated that he wants to be sure that everyone knows that he has no objection to downtown redevelopment, other than the \$50,000. He suggested that the businesses come up with \$25,000 and the city come up with \$25,000 to show the citizens that this is a joint effort.

Commissioner Collins stated that he has lived in Treasure Island for a good part of his life and would love to see the plaza redeveloped. In order for the landowners to do this, they will be out of business from 18 months to two years. If I was a land owner and was going to be out of business for that length of time, and invest a large sum of money, what am I going to get out of this? He would like to see the land owners and business owners show him how this is going to work for them. They will be rerenting to the same types of businesses for the same amount of money. 6 or 7 months ago he lobbied strongly for a business symposium. It was advertised for about a month. There were 25 people in attendance, 20 of which were actual business owners. There were not many land owners in attendance. These are the types of arguments that we are going to have to answer to our constituents.

Commissioner Minning stated that he has no problem with spending the \$50,400 and going forward with it. We as the commission need to set the stage. We have to move forward with the plan. If we get what we need in place, and the citizens approve it, the current property owners will not be the ones to develop it. They will likely be sellers. The developers will look at the packages available.

Mayor Maloof stated that she wanted to discuss some of the items that Ralph Stone had discussed in the past. Where we sit it is a geographically and demographically beautiful place to be because of the downtown, and the bridge. You come across the bridge expecting to see something, and then you get into downtown Treasure Island. There are 50,000 people in the five or ten minute driving area that would be our customers. The time

has come that we have got to take a step forward, or we will be stepping backwards. Fixing up what we have and painting it, making it look better is not going to do one thing for the business of Treasure Island. It is just going to cost whoever owns the property. We are talking about developers that will come in and buy blocks of property that know what to do. There are companies who are in the business to do this. She tries to shop locally, and give gift certificates as gifts. She called people on the civic communities that she is involved with, and they want to see it go. John's Pass is not going to be a threat for us; it is going to let us enjoy all the people that they have there. They will visit a redeveloped Treasure Island – they will not stop there and go no further. When you are in that atmosphere everyone wants to participate. She knows that our Chamber of Commerce is thinking of everything that they can to pull business in, but it is difficult when there are properties and stores that are outdated, and they have to have the tourists and the community shopping here. She was told by Dr. Moore that a lot of developers are so sophisticated that they have huge tents that they use to operate out of while development is occurring. There are ways to do things that we have not seen before. She fully supports spending this money and getting this completed because nobody is going to look until we have all the codes and plans approved and on paper by the people that live here.

Leigh Ann Hurt stated that she is with Sand Castle Realty. They bring in a lot of tourists. There are people here to come down and shop. They need to get the businesses and landowners together first to find out what their resources are. They can help you decide where to go. A plan needs to be in place first. As far as taxpayer dollars are concerned, \$50,000 is not too much for something that is going to benefit everyone.

Gail Byrne stated that she should address Commissioner Collins' concerns. She isn't going to develop downtown, and she doesn't know anyone else that will either. The business owners aren't going to put in any money. The taxpayers live here and shop here, and it will affect the resale value of their houses. We need to do something.

Commissioner Collins asked Ms. Byrne if she and Mr. Edwards would meet with him later in the week to discuss his concerns. She agreed to meet with him.

Tommy Adams spoke about the Super Bowl coming to Tampa next year. If you can put something together downtown, such as tents, bars, and restaurants it would attract a lot of people here.

Larry Lunn stated that having the property owners share in the costs isn't addressing the situation that exists. The community in general is going to benefit by the expenditure. Whether the property owners that are here are going to benefit is incidental. It is the community that is the priority here now. It is the city that is going to develop and benefit, so he believes that the entire \$50,000 should be expended by the City to advance this to the next level.

Julian Fant stated that this city has a reputation for providing donated funds for every organization in this community, including the city. If there is that much enthusiasm for this project, then he thinks the best suggestion that he has heard all night was Commissioner Gayton's suggestion of a 50/50 split. It has been a cooperative effort to get many of the things that the city now has. Let's see how much interest there really is. He made comments about the John's Pass boardwalk project. It was funded by the DOT to give public access to the area. He wished we had had the same opportunity on this side of the pass.

Ron Flowers stated that they have been residents since 2004, and have vacationed here since 1979. They have a vested interest in the community. A committee was formed with the Treasure Island Chamber of Commerce trying to find something to build the downtown business area. It is upsetting to hear that we can't do something in Treasure Island that John's Pass did. It can be done, but you need big bucks to do it. He is asking the Commission for \$50,000. We need to cooperate with each other, and come up with a program with will make the guy with the big bucks want to come into town. We have the prime beach property on the west coast of Florida. We need to take advantage of it. When businesses close our business drops too. We need the tourists, and we need to do something to salvage the downtown. There will be a large developer that will love to have the opportunity to develop downtown Treasure Island.

Kevin Johnson stated that he is not a business owner, but is a resident here. He is against spending taxpayers' dollars on private industry. He suggested that the owners could come in with plans to do something with their properties on their own. The German restaurant is successful because their prices are low. If they redeveloped that they would not be able to keep their prices low. He owns a duplex, but doesn't rent out the other half.

Commissioner Minning stated that he would like to move this item forward. Commissioner Collins agreed to put this on the next meeting agenda. Mayor Maloof agreed. This item will move forward to the April 1<sup>st</sup> meeting agenda.

4. Ord. 08-02, Proposal to Extend the John's Pass Inlet SSMW Zone

Mr. Silverboard explained that we had received a request from the county to create a slow speed minimum wake zone in the John's Pass Inlet. It is anticipated that there will be more boat traffic. Madeira Beach has already passed their ordinance. They are waiting for us to pass ours so that it can be submitted to the various agencies.

Commissioner Minning asked if the south jetty would be the location for the sign. Mr. Silverboard stated that he wasn't sure exactly where they would put the sign. Commissioner Minning stated that if it is near the south jetty tip you wouldn't be able to see it. On page 2 of the proposed ordinance, on the fourth line down, it should be "east of the John's Pass Bridge".

Commissioner Gayton asked about the no wake zone between 115<sup>th</sup> Avenue and Capri. Mr. Silverboard stated that he has not gotten a report back on where that application is in the state. Officer Boudreau stated that he has been in contact with the state, and they are checking the status of the application.

This item will move forward to the next meeting agenda.

5. Res. 08-14, Award of Fireworks Bid

Recreation Director Cathy Hayduke presented the Commission with the information that they had requested at the last workshop regarding rain dates. Staff is still recommending that they contract with Bay Fireworks.

Commissioner Collins asked what was received back from Bells due to the problems with last year's show. It was \$3,000. He then asked about sharing the cost with Madeira Beach. They have decided to do their own show, but would consider working with us next year.

Commissioner Bildz stated that he read in the paper that Madeira Beach only has \$5,000 in their budget. Commissioner Bildz stated that if they had \$5,000 and we had \$5,000 that would be a \$10,000 show, and suggested that it be held in Treasure Island one year, and Madeira Beach another year. Commissioner Bildz stated that he is not in favor of the city spending the money for this. He feels that it is a waste of money and this is where budget cutting should begin. Commissioner Collins disagreed.

This item will move forward to the April 1<sup>st</sup> meeting agenda.

6. Res. 08-18, Award of contract for relining of a storm drain pipe at 11700 Capri Circle South

Interim Public Works Director, Rick Raus, gave a brief explanation of this item. JTV has worked for us in the past, and we would be piggy-backing off of Gulfport's contract.

Commissioner Collins asked if everyone had gotten the letter that was handed out. He stated that this has been an ongoing project and wants to see this voted on at the next meeting and done as quickly as possible. Mr. Raus stated that it could be done in a couple of weeks upon receiving approval. Commissioner Bildz asked if they could get started sooner upon consensus of the Commission, and we could vote on it at the next meeting. The Commission was in favor of giving approval to proceed, and we will vote on it in two weeks.

A gentleman from the audience stated that he has lived in Treasure Island for 26 years, and is proud to be here. He commended the Mayor and Commission for working together for the citizens, and thanked them for being such a good commission. He said he is proud to live here.

7. Res. 08-20, Award of a proposal for additional engineering and design work for Lift Station #3

Mr. Raus gave a brief explanation of this item. The two main problems are an odor control problem, and lift stations 1 & 2 pump into #3, and when #3 goes down the others fill quickly. This study will find out if we can divert 1 & 2 straight into gulf blvd. to the master station. Advanced Engineering will figure out if they have the horsepower to pump it. Otherwise, we have a capacity problem with #3. We have the funds available to complete this.

Commissioner Bildz asked if the gravity line would mean installing a new line. Mr. Raus stated that the line already exists. We would tie in with the existing line. Commissioner Bildz asked if the three lift stations were in the same area. Mr. Raus stated that #1 is in the South end of Sunset, #2 is in the Bay Plaza area. Commissioner Bildz stated that this would make sense.

Commissioner Minning asked for clarification as to why #1 initially pumped into the gravity line and was changed, and now they were proposing to go back to the original way. Mr. Raus explained that when the county was doing their gulf blvd. project we had to do

something to get out of their way in a short period of time. We thought it could handle the capacity.

Commissioner Collins asked if the cost of this was coming out of the state revolving fund. Mr. Silverboard stated that we would have to amend the supplemental budget to reflect this and we would show the expenditure.

This item will be on the next meeting agenda.

Commissioner Minning asked if they would be preparing the bid documents as well. Mr. Raus answered in the affirmative.

#### 8. Res. 08-19, Community Improvement Department Building Permit Rate Increase

Building Official, Neal Schwartz, gave a brief explanation of this item. There is a budget shortfall of approximately \$45,000. He would like to change the fees, which will increase anticipated revenues by approximately \$41,000. This rate increase would continue on through FY 09-10, when he would come in for an additional rate increase. When he did the rate study he found that we have always been one of the lowest in the county. Five communities told him that they are doing the same thing that he is proposing. Other communities are doing a lot of commercial development, which we don't have. We can only rely on the smaller projects.

Commissioner Gayton asked for clarification on the current building department budget. The Commission only receives a Community development budget. Commissioner Gayton stated that there would be a deficit of \$168,000. He stated that by doubling the fees it would not make up the deficit for the entire community development department. Mr. Silverboard stated that the permit fees do not cover the cost of the entire CI Department. Under state statute we have the ability to recover the cost of the building inspection function. Commissioner Gayton stated again that we do not get a building department budget. Doubling the fees just in the building department does not eliminate the shortfall for the entire department. We are not going to collect the license and permit fees that we projected at the beginning of the year. Somehow this commission is going to have to make this up. He stated that he is not questioning their figures; he is simply discussing the situation with the commission. We will have to make up \$168,000 to have a balanced budget at the end of the year. Mr. Silverboard stated that there are other sources of revenue for that department. They get funding from property taxes, and planning and zoning fees. It is not funded fully by building permit fees. Commissioner Gayton stated that when we passed the budget we anticipated \$399,000, and we are not going to receive that amount. Mr. Silverboard stated that it is only based on 3 months of the budget. He stated that there are other areas where there will be shortfalls and overages. Commissioner Gayton stated that he is not questioning that – he is simply bringing to the commission's attention that this should be looked at when making the decision to spend other money.

Commissioner Bildz commented that we should also look at that we budgeted for \$3.00 per gallon gasoline, and it is considerably more.

Commissioner Minning explained how he arrived at his numbers. He calculates it at \$64,000 short. He asked what is being done to reduce expenses.

Mr. Schwartz stated that it was not a 50% increase in the permit fees. All pieces of the fee must be looked at. The base fee would be increased, as will the dollar amount per thousand. They are hoping that the changes in the federal interest rates will boost the economy. He is starting to see remodels. Those will add up. He stated that by statute the building department can be funded by user fees, and every other municipality is doing that.

Commissioner Gayton stated that he is not necessarily in favor of raising fees. He feels that people will see the increases, and will start doing their work on the weekends when there is no code enforcement.

Commissioner Bildz stated that a 100,000 renovation was approximately 700. The increase would bring it to approximately 1000. He didn't think a \$300 increase would stop anyone from doing a \$100,000 renovation.

9. Res. 08-21, HDR, Inc. Proposal for Professional Services for developing a Special Area Plan and Land Development Regulations to implement the Downtown Redevelopment Plan

Discussed earlier in the workshop.

10. Res. 08-22, establishing a reserve account for Disputed Wholesale Wastewater Treatment Service.

Mr. Silverboard stated that with the proposed negotiations, we have notified St. Pete that we are going to withhold the disputed funds, and will be depositing them in an escrow until such a time that a decision is made.

## **II. OLD BUSINESS:**

Commissioner Gayton asked where we stood on the negotiations for funding on the boat ramps. Mr. Silverboard stated that there was going to be a preconstruction meeting this week.

Commissioner Minning stated that at the meeting a couple of weeks ago they were notified of a potential cost of \$250,000 for the intersection near Publix. He urged Mr. Silverboard to meet with the Publix people to see what can be done to elicit their financial support for that intersection. Mr. Silverboard stated that he discussed that with a representative from Publix today. Commissioner Minning strongly suggested that he do whatever he could to get their support.

Commissioner Bildz asked about the commission appointments and whether they could be on the next meeting agenda. They will be on the next meeting agenda.

Commissioner Bildz stated that the commission should have the final say on the beach stewardship recommendations

Commissioner Bildz asked about what they are going to do about the situation with Pam MacIntyre. He doesn't think that an investigation is going to turn up anything new. Commissioner Gayton stated that it would be good if it didn't, but thinks that they should do something. Commissioner Bildz asked the city attorney what they should do. Ms. Kiefer stated that she had previously

suggested outside council to investigate the situation with Ms. MacIntyre. The Commissioners elected not to go forward with that investigation. She feels that Ms. MacIntyre has a personal issue with her, and is misusing her position to threaten and intimidate her office. She feels that what Ms. MacIntyre is doing is wrong and unethical.

Commissioner Gayton wanted to take a poll of the commission as to how they felt about it. Commissioner Minning stated that he thought the issue had been laid to rest. The other two issues have been brought before the P&Z, and the P&Z has not been inclined to move forward. The only issue left is a citizen asking for an investigation of the City Attorney's behavior. He is not willing to go forward with that.

Commissioner Bildz stated that he agrees with Commissioner Minning. He doesn't feel that anyone will win in this and it is time to put it to bed.

Commissioner Collins stated that he agrees. If this were a repetitive problem it would be necessary to investigate. At this point he feels that we should not be spending money on this as it would serve no end. He feels that it is in the City's best interest to hope that a situation like this does not occur again.

Commissioner Gayton stated that it should be looked into as there was more than one person that he heard from, but he sees where the Commission is moving, and will not pursue this forward.

Commissioner Collins asked about the Southwest Little League charging our residents \$75 per child to play on the St. Pete Beach fields. Has something been done about a reciprocal agreement? He would like us to follow up with a letter asking that they reciprocate and not charge our children. He volunteered to address their board if they needed him to. Mayor Maloof offered to call Mike Finnerty. Mr. Silverboard stated that we are going to have to find a way to pay for the maintenance of Roselli Park in the future. There has been a seat change in local government and the way it is paid for. We have to pay for it somehow. The small things add up. We may have to begin charging non-residents who play on our ball field. Commissioner Collins stated that it should be a level playing field. If our residents are charged, then theirs should be too when playing on our fields. Mr. Silverboard stated that we are going to have to look at consolidating services. Commissioner Collins prefers to not charge anyone at all, nor should our players be charged either.

### **III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:**

Ms. Kiefer has provided the City Commission with a status report. She has nothing to report at this time.

Mr. Silverboard stated that he sent the Commission a weekly report this week, and intends to continue with it. Commissioner Collins commented that he felt it was a great idea.

### **IV. REPORTS & COMMENTS BY COMMISSIONERS:**

Commissioner Collins commented that there are employees that are worried about losing their jobs. He requested that the City Manager assure people that jobs would be lost only through attrition or retirement. Mr. Silverboard stated that he cannot promise that. It is going to be a tough budget year. We will all be faced with tough choices.

Commissioner Collins thanked Sherry at Ricky T's for the meal that they provided for the Civic Association.

Commissioner Minning stated that they have finally set the date of May 10<sup>th</sup> for the Elnore Island cleanup.

Commissioner Minning thanked the city for the removal of the tree and pirate sign at the intersection on Paradise.

Commissioner Minning stated that District Three needs a representative to the Beach Stewardship Committee.

Commissioner Bildz announced that the Sunset Beach yard sale will be this Saturday.

Mayor Maloof announced that there would be a spaghetti luncheon on Friday at the Community Center to benefit the Relay for Life. The event on St. Pete Beach has been canceled, so the city team will be participating in May in Gulfport. The price for the luncheon is \$5.00.

Mayor Maloof thanked everyone involved with the Ikebana Society exhibit this past weekend. They were very pleased, and have already booked next year's event. She showed an orchid lei that she received.

**IV. PUBLIC COMMENTS:**

None

**VI. ADJOURNMENT:**

The workshop was adjourned by Mayor Maloof at 10:30 p.m.