

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP MINUTES
April 1, 2008**

The workshop was called to order by Mayor Maloof at 7:07 p.m.

I. DISCUSSION ITEMS:

1. Motion – Treasure Islettes Donation Earmarked for Planting

The Treasure Islettes have donated \$3,000 for the plantings in the medians downtown. Nancy Welker, President of the Islettes, presented the check to the City Manager. She made brief comments on the fund raisers that they do to raise the money for the donations.

It was moved by Commissioner Gayton and seconded by Commissioner Collins to accept the generous donation. He commended the Treasure Islettes on their work and generosity. Upon roll call the vote to accept the donation was unanimous.

2. Consideration of Revising the Revocable License Agreement with Bayside Tours Relating to Segway Tours (Requested by Alan Dobrzeniecki)

Alan Dobrzeniecki gave a brief update on his tours on the beach walk. He has recently purchased new machines that work well in the sand. They tried them about 20 feet from the walk, and it worked very well. He has had more interest since they tried them on the sand. He requested permission to ride on the sand.

Commissioner Collins stated that he thought it was a great idea. He clarified that the proposal was to ride north and south on the beach. He asked how far west of the beach walk he proposed going. Mr. Dobrzeniecki stated that it would be 20 or 30 yards, and they would avoid the sea oats and the cabanas. Commissioner Collins asked if he would have to come before the commission again if he wants to change his location again in the future. Mr. Dobrzeniecki presented some pictures of his proposed area, and the Segways they would be using. He suggested using the beach walk to train the riders, and then allow them to ride on the sand on the way back. Commissioner Collins stated his concern about them being on the walk. He prefers to see them on the sand. Mr. Dobrzeniecki stated that he would operate wherever they wanted him to.

Commissioner Bildz commented that he has been operating for almost two years without incident. He is fine with him staying within 30 yards of the walk. Mr. Dobrzeniecki gave a brief demonstration of the training. Commissioner Collins stated that he wanted them to remain on the sand. Commissioner Bildz stated that he would be agreeable to the resolution as written. Commissioner Gayton stated that he prefers to keep them on the sand.

Commissioner Gayton asked about the area that they would be riding, and if they would stay in a regular pattern. Mr. Dobrzeniecki answered that they would keep the same pattern, and they would be riding in a straight line. He would like to train them in the sand to the east of the beach trail, then cross the trail to get to the beach.

This item will move forward to the April 15th meeting.

3. Res. 08-33 Ord. 08-03 Development Agreement

City Planner, Lynn Rosetti, gave an explanation of this item. It comes from the Local Planning Agency. The Florida statutes contain a Florida Local Development Agreement in it. Most communities put basic provisions into their Land Development Codes. The draft is similar to what was drafted in 2002, but has been updated according to today's Florida Statute. The LPA is asking that they review this and send it back to them for their recommendation.

Commissioner Collins asked about the duration of this. Ms. Rosetti stated that the Florida statutes allow a duration of up to 20 years. It can be extended by going back and having further public hearings. Hearings are held before the LPA and the City Commission. Commissioner Collins asked about the definition of a "lengthy period of time" in the proposed code. Ms. Rosetti stated that it could be in relation to a large project that would require public improvements over a long period of time. It would be larger than a normal site plan review. She gave several examples of projects requiring lengthy time periods.

Commissioner Bildz asked about page 4, section A, and the conditions that would have to exist, and whether it was Florida statute, or the LPA's suggestion. Ms. Rosetti stated that it was the LPA's suggestion, and typical of many communities.

This item will move forward to the April 15th Commission meeting.

4. Res. 08-26 Interlocal Agreement with Pinellas County Regarding Disaster Debris Removal

Fire Chief Charlie Fant gave an explanation of this item. This discussion also covers item #5. This agreement would enable us to have the resources to handle the affects of a large storm or other disaster. We currently do not have the resources to handle debris on our own. Pinellas County has adopted a plan and contracted with several debris removal contractors that have extensive experience. They are pre-negotiated contracts. He has made two recommendations. The first is an interlocal agreement with Pinellas County. They already have contractors under contract, and would provide the resources. It would regionalize the removal and consolidate the record keeping for FEMA reimbursement. We would also be provided with pre-event planning and training. Another component is the monitoring. Mr. Silverboard stated that there are pros and cons to this. By being part of this group the debris can be taken from our community and taken to a designated transfer site. If we are not a partner we will have to come up with our own site. One of the "cons" to this is that we are a member of the community, so have no control over the contractor. The county has the control. We need to have a major company do this. There is no cost for these services until we pick up the phone.

Commissioner Bildz stated that he would be in favor of the interlocal agreement over the private contract. He asked what constitutes debris. Chief Fant stated that it is anything that ends up on the public right-of-way. Private property must be cleaned up by the property owners. The FEMA reimbursement for debris removal is for the public rights of way. As a beach community we will end up with a lot of sand that we will want to clean, sift, and replace on the beach as much as possible. That is part of the program. Mr. Silverboard stated that with the storms, if a tree is knocked down onto a private property, it is the responsibility of the

property owner to cut it up and remove it to the street. He stated that we should discuss the second contract as well, in order to have more options. Chief Fant stated that both should be adopted. In the interlocal agreement it says that the municipality must also enter into its own agreements with the contractors. There are times when it is not a county-wide event.

Commissioner Collins stated that he remembered the "no name" storm in 1986, where there was so much sand on Gulf Blvd. that it looked like snow banks. He feels that it will be difficult to get anyone out, whether it was a private contract, or an interlocal agreement. Chief Fant stated that we need to have contractors identified and agreements in place. We may even have an advance team at the EOC if we have the agreements.

These items will move forward to the April 15, 2008 meeting.

5. Res. 08-27 Disaster Debris Removal, Disposal, Monitoring, and Consulting Contract

Discussed with Item #4

6. Res. 08-34 Utility Billing Agreement with Pinellas County Utilities

IT Director Mark Santos gave an update on this item that had been presented several months ago. He had cost updates. Since that time we have received a counter-offer from the county of approximately \$57,000, down from \$137,000. For the next five years, the cost of doing utility billing in-house, would be approximately \$208,000 to \$209,000. The cost of outsourcing this to the County, including our labor costs, would be \$145,000 to \$146,000. The five year cost savings would be approximately \$62,000. They have scheduled an agenda item in the County next week. They are looking for a consensus as to whether they should go forward, or pull it off the agenda. If we get on the agenda next week, and go forward at the April 15th meeting, the earliest we could start would be the September billing, and possibly two months beyond.

Commissioner Gayton asked about the \$27,000 start up charge for the first year, and the \$6,000 annual payment. That is \$33,000 for the first year. He asked for clarification on the in-house labor cost savings. There approximately \$32,000 in savings the first year. After the first year the savings are greater. He sees more than \$62,000 in savings. Mr. Santos gave an explanation of where he came up with his savings figures. He feels there is a savings of \$46,000 the first year. Mr. Santos explained that there was an amount of fees that would be charged that would come out of the savings, rather than out of the general funds.

Commissioner Collins asked if the savings of \$32,000 was in personnel costs, and if so, would someone be gone. Mr. Santos explained that it was the equivalent of ½ of a position. Utility billing is done by five different people. There is not one person that does it all. Commissioner Collins stated that we have not saved that money unless we let someone go. Mr. Santos stated that as part of the budget process we would adjust the positions related to utility billing. Those hours could be reallocated somewhere else. Commissioner Collins asked for clarification of the first year savings. There is a per transaction fee that is not in the proposal.

Commissioner Gayton asked about the cost of the license fee for the billing module. It is \$1,600 per year.

This item will move forward to the April 15th meeting agenda.

7. Res. 08-28 Planning & Zoning Board Appointment

Mayor Maloof explained that we had received a resignation from Ron DeBiase. Susan Reiter is very highly qualified, and she is please to have her offer her services to the city.

This item will move forward to the April 15th meeting agenda.

II. OLD BUSINESS:

Commissioner Collins asked if we had come up with a compromise with St. Pete Beach regarding the charges for the Little League players. Mr. Silverboard explained that he had spoken with the St. Pete Beach City Manager, and they had agreed that they could probably come up with a reciprocal agreement for recreational activities. Our players would have to buy a recreational pass in St. Pete Beach, but it would be only \$5.00.

Commissioner Gayton stated that we have all heard the cries for help to get the crosswalks finished. He asked what the Commission could do to assist in getting the crosswalks on Gulf Blvd. finished. Mr. Silverboard stated that we have resolved all the issues with DOT and the permitting. We are now waiting for DOT to issue the permits. As soon as we receive the permits we are ready to have a pre-construction meeting with the contractors. Commissioner Gayton asked how long we have been waiting. Mr. Silverboard stated that it has been about a month. Commissioner Gayton asked the Mayor to go to DOT and ask them to get the permit issued. Mayor Maloof stated that the morning of the BIG-C meeting there were a lot of people on the streets, and she stopped several times, while others just kept going. Commissioner Collins stated that there is nothing uniform as to the laws from other places. The pedestrians don't know that they need to signal that they are crossing. We need to educate people. Mayor Maloof stated that she will write a letter. Commissioner Gayton asked that she call them. She agreed to do so.

Commissioner Gayton asked about the boat ramps. Mr. Silverboard stated that he thinks he has resolved the problems. The contractor asked for an adjustment to his contract amount due to the delay in going forward with the project. With Commissioner Minning and Nicole Elko's help we have received another grant for walkovers. She has agreed that the amount of reconstruction that we are doing to the old walkovers constitutes new walkovers, so we will have sufficient funds to proceed with the project. We will have to come back to the Commission with a change order for the new cost. Commissioner Bildz asked if the walkovers would be completed before turtle season. Mr. Silverboard stated that he can't answer that at this time.

Commissioner Gayton asked about resolution 06-98, which referred to the concept of the central business district. He asked how far this has gotten, as they have not seen anything back from the Planning Board. Mr. Silverboard explained that it does not follow the process that they have to go through to move forward to the next step. It does not address the changes to the comprehensive plan that will need to be made. He gave an overview of the process. Commissioner Gayton stated that they passed this on the recommendation of staff. Why has nobody come forward since that time telling the Commission that this wasn't the correct process? Mr. Silverboard stated that he couldn't answer for what happened before he was here. He has worked with the City Planner since his arrival, and they are coming forward now with their new recommendations. The City Planner arranged the meetings with the Pinellas Planning Council, updated staff, and brought him into it. They are working with

HDR to get the proposal on how they should proceed next. What was correct in 2006 is no longer correct. Commissioner Gayton asked why the Commission was not notified. Mr. Silverboard stated that he does not know. Commissioner Bildz asked if he was asking the City Manager to ask the City Planner about it. Mr. Silverboard stated that the previous City Manager left, and the project was put on hold. Commissioner Gayton stated that they had requested an answer from the Planning Board, and someone should have come back to the Commission and told them that it wouldn't be done. Mr. Silverboard stated that the primary staff person for that project was not the City Planner. It was the City Manager.

Commissioner Bildz stated that he has received his first drum circle complaint. Mr. Silverboard stated that he has talked to Armand Boudreau to address the questions that were raised.

III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

Ms. Kiefer reported that Mr. Ori is working on the rate study. He has an assistant on the scene that should help move things along. They have not heard anything from St. Pete in response to their letters. Commissioner Collins asked if it posed problems in the future with us putting the money in escrow. Ms. Kiefer stated that she felt that it was the responsible and legal thing to do. She feels that this shows the City of St. Pete that we are serious about our dispute.

Commissioner Gayton stated that he didn't copy the commission in, but had asked Ms. Kiefer for a written legal opinion on two different items. He asked her if it was her legal opinion that it was ok to use LOISS funds for the design plans in the resolution. Ms. Kiefer stated that she is researching it and will send her response this week. Commissioner Gayton asked her to look at the Attorney General's opinion, 2007-51 regarding the City of Clearwater. He doesn't feel that we can use infrastructure surtax on designs.

Mr. Silverboard stated that the item on the redevelopment contract was not on the agenda due to the absence of Commissioner Minning. Commissioner Bildz will not be here at the April 15th meeting. He requested that the Commission have a special meeting to act on this some time next week. Commissioner Gayton stated that due to the fact that he was requesting a written opinion, he would like to put it off to a regular meeting. If the City Attorney gives an opinion that he feels differs from what he feels is correct he will be requesting that the Commission ask for an Attorney General opinion. Mr. Silverboard stated that staff will not be recommending using LOISS funds for this project. Commissioner Gayton stated that it was a change to where they were getting the funds, therefore the public needs to be noticed, and another workshop held. He doesn't think this should be rushed through. Mr. Silverboard stated that it was his understanding that the Commission as a whole wanted to proceed with the redevelopment project. If they don't want to move forward they should tell him. The public will have to agree on certain density levels by referendum. If there is no plan then they have nothing to vote on. Commissioner Minning suggested that we hold a special workshop on April 22nd to discuss this further. Ms. Kiefer is unable to attend on that evening. Commissioner Gayton suggested that they wait until the first workshop in May. Commissioner Collins suggested that it would be a lengthy discussion, so a special workshop would be better. Commissioner Bildz stated that he would agree with Commissioner Gayton to put it on the regular workshop in May. Commissioner Collins stated that this is an important topic, and the discussion would be very lengthy, and deserves an independent workshop. It would have to be a special workshop, and then be voted on at a

regular meeting. It was agreed to hold the special workshop on Wednesday, April 23rd at 6:00.

Commissioner Gayton asked for clarification on the “core blocks” of the downtown. Mr. Silverboard stated that it is for the area that is covered in the downtown redevelopment plan.

Mr. Silverboard spoke briefly about the County money for the dune walkovers. He asked if he could put it on the next agenda for action, rather than workshopping it again. It will go forward to the next meeting.

Mr. Silverboard stated that he has received a complaint regarding boats offshore of Caddy's. We have a designated swim zone that runs around the beach pavilion area. In between the beach pavilion and the south boundary of Weckesser Park there is a no wake zone where boats are allowed. He has been requested to bring to the attention of the Commission the need to extend the swim zone further south. The process for doing that involves passing an ordinance that would identify that area, then getting the modification of a permit from the state Fish & Wildlife Department. Our swim zones, per ordinance, are 300 feet out. The hope is that this helps to control some of the boats that are congregating there. Commissioner Bildz stated that he would be in favor of extending the swim zone to the entire length of Sunset beach from the Island Inn to the pavilion. Mr. Silverboard will place this on the next workshop.

Mr. Silverboard stated that the process for the redevelopment does include a referendum, but can't be held until we have a proposed set of plans developed so that the public will have an idea of the changes that are being proposed. It was always intended to have a public referendum. Mayor Maloof stated that there is some concern, and getting together that single evening and talking only on that subject it will help to clarify. She believes that when HDR did the plan they did not allow for increased height. Mr. Silverboard stated that he thought the impact would be to density rather than height.

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Collins made brief comments regarding the notices that people can receive regarding child predators.

Commissioner Collins gave an update on the BIG-C meeting. On April 12, 2008, there is an event called Thunder Marine goes Green. It will be cleaning up the waterways.

Commissioner Collins attended the Suncoast League of Cities Meeting. The guest speaker was Bernie Young, who discussed the baby boomers. He read some statistics from her presentation.

Commissioner Collins attended a festival in Oldsmar on Saturday. He spoke with the Parks Director, and will be bringing more information in. He would like to have a festival here on Treasure Island on Labor Day. He would like to have it at the Community Center Park, and have bands on the beach. He has started lining up sponsors. He doesn't think it would cost the city anything. He would like to have the businesses set up around the stage. He would like to proceed and report back in two weeks.

Commissioner Bildz stated that he also attended the Suncoast meeting. They are having their annual conference on May 2nd and 3rd in St. Petersburg. He invited the City Manager and City Clerk to attend.

Mayor Maloof reported that she went to the BIG-C also. They have a new Executive Director from USF Florida Institute of Government. She is Victor Crist's wife. They offer help to communities, and provide educational opportunities.

Mayor Maloof reported that they went to the Future of the Region luncheon. The City received an honorable mention for our bridge project.

Mayor Maloof attended Mayor's Day for Meals on Wheels. She expressed concern for seniors that she met on that day.

Mayor Maloof thanked the Rotary for the Easter egg hunt. SWFMD made a presentation at the Rotary meeting today.

IV. PUBLIC COMMENTS:

John Zuwanka spoke about the education that we could do with people at the crosswalks. He drives on Gulf Blvd. several times a day. He suggested putting an officer on the other side of the crosswalk, and when he catches a driver, he should educate them before issuing a citation. Mayor Maloof stated that our Police Chief had spent a considerable amount of time talking with a young man who didn't understand why he had received a ticket. Our officers are out there doing their best.

Mary Pender stated that whenever there is a police vehicle people obey the crosswalks. Whenever they are not there, they do not.

VI. ADJOURNMENT:

The workshop was adjourned at 9:08 p.m. by Mayor Maloof.