

**CITY OF TREASURE ISLAND, FLORIDA**  
**BOARD OF COMMISSIONERS WORKSHOP MINUTES**  
**April 15, 2008**

The workshop was called to order at 6:50 p.m. by Mayor Maloof.

**I. DISCUSSION ITEMS:**

1. Consideration of accepting a donation from the Gulf Beaches Rotary. ( Parks and Recreation Director)

Mr. Chuck Coward from Gulf Beaches Rotary gave a recap of the Golf and Tennis Challenge that they put on every winter. This year they had record profits. They raised \$7,374, which is split evenly between the Recreation Department and the Rotary. All of the funds earned are returned to the community. He presented a check in the amount of \$3,687 to Cathy Hayduke, Recreation Director. Mayor Maloof asked if this could be accepted at the workshop rather than having to move it forward to another meeting. Ms. Kiefer stated that there has been a very strict interpretation in the rules stating that no items could be acted on at workshops. She suggested that the rules be amended to allow donations to be acted on at a meeting without having to be workshopped. She felt that it would be appropriate to accept donations by motion at a meeting. The rules will be amended to allow this.

2. Request by the Tampa Bay Beaches Chamber for Use of the Beach. (Res. 08-36) (Parks and Recreation Director)

Clyde Smith, from the Bilmar, discussed events that will be held in the area celebrating National Tourism Week. The Tampa Bay Beaches Chamber voted to hold a "Spirit of Hospitality Games". It would be about ten teams playing games of all different natures. They would then retire to the pool deck of the Bilmar for a barbeque. There would be no food, and only water on the beach. They chose a Sunday to alleviate traffic issues. They typically have ample parking on Sundays. They have committees for set up and clean up. They are doing nothing that requires permitting. They will have a small ten foot soccer canopy. He has spoke with Rick Raus, who sees no challenges. This will continue to promote Treasure Island. It will start at 1:00 and end at 5:00. They are trying to promote Treasure Island with something that will be of no cost to the City. Commissioner Collins asked if National Tourism Week is a new celebration. Mr. Smith explained that it has been ongoing for years. Commissioner Collins asked if this would be an annual event. Mr. Smith stated that they hoped it would become an annual event in Treasure Island. This item will move forward to the next meeting agenda.

3. Discussion of the Legal Opinion by the City Attorney to allow both Local Option Infrastructure Sales Tax Revenue and General Fund Revenue to be Used to Design Plans for Private Downtown Redevelopment. (Requested by Commissioner Gayton)

This item will not be discussed at this meeting.

4. Consideration of accepting a proposal from Volkert & Associates for the engineering design of the 104<sup>th</sup> Avenue Bike Path improvement. (Res. 08-39) (Director of Public Works)

This item will not be addressed at this time. Commissioner Gayton asked for an explanation of where the path will go. Mr. Silverboard clarified the route of the bike path, and clarified that this is not just a study, but is the engineering design and bid specs. Commissioner Gayton asked about the parallel parking for the trail. Mr. Raus gave an explanation of the parking. There are four parking places in front of Jacquelyn's that would move to the alley to enable there to be sufficient area for the path to go through. Commissioner Gayton asked why we would consider this now when we are looking at downtown redevelopment. Mr. Silverboard stated that it is to connect Treasure Island with the Pinellas Trail. If we received development proposals that would modify the trail we would require them to address that at the time. Commissioner Gayton asked if this area would be part of the study that we will be discussing next week. Mr. Silverboard answered in the affirmative. Commissioner Gayton asked if they knew how long it would be before St. Petersburg developed plans. Mr. Silverboard stated that they have the plans already. Commissioner Minning asked when they would be starting. Mr. Silverboard stated that he believed it would be next year.

Parker Lilya stated that the discussions tonight center around a little confusion about the items that the planning board reviewed. They were told that those items, such as traffic and parking, were not items that they review. If there are conflicts in that ordinance it should be discussed. That is an item that has gone on for some time, and they discussed it with the City Attorney in the past. He also stated that he concurs with the position to defer the study for the traffic light because it would send the message that we are willing to proceed at our expense.

Paul Shann spoke regarding the traffic signal in front of Publix. Mayor Maloof stated that he was to be addressing the engineering of the bike path. He wants to speak about the traffic signal. He stated that if the bike path becomes a reality then the crosswalk will have to be placed on the north side. He stated that he is pleased to hear about the bike trail and joining to St. Petersburg and the Pinellas Trail. He has not heard how wide it will be. A related issue would be that once we have a bike trail it will not be that far from John's Pass, and he asked if there has been any consideration to take the path up to the John's Pass bridge. Mr. Silverboard stated that our connection will stop at the County park. There was a proposal to extend the beach trail, and the commission voted not to extend the trail at this time. Mayor Maloof stated that as of right now there is no further discussion to increase the trail. Commissioner Gayton stated that there has been study after study to extend the path to John's Pass. That was in the plans even prior to extending the trail going further north and south. Once we get the Pinellas Trail connected to the county park and down to 119<sup>th</sup> we should look at continuing to John's Pass. Mayor Maloof clarified that what we are talking about now only goes to the county park. Mr. Shann asked the width of the trail. Mr. Silverboard stated that it varies according to the amount of right of way that is available.

Mr. Silverboard stated that if they go through with the warrant study they will not go forward with the bike path discussion at this time. If they do not approve the warrant study they will bring the bike path up again.

5. Consideration of accepting a proposal from Volkert & Associates for a Traffic Signal Warrant Study for the intersection of 104<sup>th</sup> Avenue and Gulf Boulevard. (Res. 08-40) (City Manager)

This item was taken before Item #4. Mr. Silverboard gave a brief explanation of this item. He suggested that they defer taking action on Item #4 at this time until the traffic signal study is completed. We need the study because we have to prove sufficient justification for the traffic signal before one can be installed. Volkert can do a study that DOT will approve. It will take us quite a while to do everything that we need to do to install a traffic signal at the intersection near Publix. We will attempt to get it done before they open. We need to look at putting a left turn lane in turning onto 104<sup>th</sup> heading southbound, and a right turn lane turning onto 104<sup>th</sup> heading northbound. What would be needed would be constructing a total of four lanes at that intersection. It is reasonable to delay the engineering for the bike path until after we do the geometry of the intersection, as we won't know what we need for the bike path until that is completed. He gave a brief explanation of the lanes that would be needed. We are possibly looking at a cost of as much as one million dollars to do those types of improvements. We met today with the traffic engineer, Jerry Dabkowski, to discuss what this might take. We don't know what DOT will require of us to improve the flow of traffic at that signal. They may require turn lanes. It will be a five phase signal. That type of cost would be about \$250,000. This would be the short term alternative. We don't know if DOT will permit that, and we will not know until we do a traffic signal warrant study. He has spoken with a representative from Publix, and has told them that there will be a problem there, and that we would be looking for some type of cost sharing with this. The representative told him that he would be getting back to us after speaking with them at Publix. He asked for approval to do the study.

Commissioner Minning stated that the million dollar figure was not one that he had heard before. He is not in favor of spending taxpayers' money for a problem caused by a private entity. He would like some kind of commitment from Publix stating whether they will participate or not. It is his understanding that were the study to be done, DOT will also have a role to play in this in terms of funding. Mr. Silverboard stated that if we just go ahead and let things happen and have a traffic issue there we can then request that DOT put a traffic light there. It is unlikely that they will do that. It is a state highway and if things get bad enough there and we refuse to do anything they will typically add it to their work program for several years out. Realistically we will be the ones saddled with the problem, and if Publix is successful there will be times, particularly during the winter season, weekends, and holidays, that we will have traffic problems there. Some people will learn to use the back way in, but because of the way this project is designed there will probably still be some problems. One of the things that the traffic engineer said was that the Publix was going to significantly change traffic in that portion of the city. There have been discussions in the past about signalizing the intersection of 104<sup>th</sup>, 107<sup>th</sup> & 108<sup>th</sup>, and also signalizing 108<sup>th</sup> at Gulf Blvd., which should take place shortly after the St. James intersection is done. We will need to get the appropriate funding to do those improvements. Commissioner Minning stated that in the future we should ensure that these types of issues are addressed in developers' agreements. Mr. Silverboard stated that we will have to start setting aside money each year if necessary for more intensive work at that intersection.

Commissioner Collins stated that he agrees with Commissioner Minning, but doesn't feel that we will get funding from Publix for this project, but suggested that we ask. This has jumped from \$375,000 to \$1,000,000. Mr. Silverboard stated that this came from a more detailed discussion with the traffic engineer. They broke it down based on what they are seeing other projects costing along Gulf Boulevard. Just installing the four lanes is somewhere around \$250,000, and could be more because there is a major drain line in the area. He gave a breakdown of the costs of all the different items that the project would require. What we are hoping is that by having the traffic warrant signal study the DOT will at least let us put a

signal in that will create a safe intersection. Commissioner Collins stated that the woman with the rickshaw idea was looking better and better. Mr. Silverboard stated that the problem with that was that she was going to be running them on the street, and the 3-5 mph speed would cause its own traffic problems. Commissioner Collins asked if we should try the traffic signal first. Mr. Silverboard stated that that was what they were suggesting.

Commissioner Minning clarified that the cost of that would be approximately \$250,000. Mr. Silverboard stated that this would have to be voted out of LOISS funds. We would have to divert the \$130,000 from bike trail money to this project. It will probably take us well into the summer to do this study and get it through DOT. We would not be constructing until the next fiscal year.

Commissioner Collins asked if we would have to do another study when we want to do something different, such as additional lanes, in a few years, or would this study be sufficient. Mr. Silverboard stated that it would be up to DOT to determine if the data was sufficient, or could be updated easily.

Commissioner Gayton stated that he was nervous about \$375,000, and now we are talking about \$1,000,000. He has not seen a company that has not been made responsible to pay for the warrant study and pay for the necessary work. Mr. Silverboard stated that ordinarily that is the case. We did not require that here at the time that it went through that process. Commissioner Gayton asked what the reason was that it wasn't required. Mr. Silverboard stated that he was not here and could not answer that. Commissioner Gayton asked how it would be considered now. Mr. Silverboard stated that our rules do not require it, but may require it. Commissioner Gayton stated that he is not in favor of spending tax dollars for this, and that we do not have the money available. Mr. Silverboard stated that he is hoping that we won't have to spend that money. Commissioner Gayton asked what we would have to do to deal with Publix to get an answer. Commissioner Collins stated that whether Publix takes care of this or not we still need to get the traffic warrant. He is in favor of doing it, as it will ultimately have to be done anyway. Commissioner Gayton asked if we were committed to the work if we do the study. There has been a lot of activity on that corner in the past and we survived. It is a lot of money, and we don't know where we are going to get the money. Commissioner Collins explained that the building configuration of Publix was much different than the previous businesses. Mr. Silverboard stated that we now have a fully functional bridge and 104<sup>th</sup> is part of the truck route. We have put the speed tables around the clock tower, so the traffic is diverting to 104<sup>th</sup>. The design of the parking garage is such that almost as soon as you enter there are parking spaces. He thinks that they will have to rope off a number of those parking spaces, as they will back traffic up into the street. The design of the facility is different. There is also no entry on Gulf Boulevard now as there was before.

Commissioner Minning asked about DOT requiring the City to do something. Mr. Silverboard stated that they could require us to do other things in order to allow us to put in the traffic signal. Commissioner Minning asked if we were precipitating that by asking permission. Mr. Silverboard stated that we were, but that it was better to do it now than deal with the problems for a while before attempting to do anything. We should act proactively, recognize that there will be a problem, and get the study done now. You can wait to see if there is a big mess there, but common sense should tell you that there will be. Commissioner Minning stated that there could be a mess, but where will the funds come from for the solution. Commissioner Collins stated again that he feels the study should be done now so that we are prepared when we have to make a decision on whether to put in a light, or turn lanes.

Commissioner Minning stated that the characterization of that was good, but where will the funding come from.

Commissioner Collins stated that the warrant study might be part of the solution. Commissioner Minning stated that he feels that the first step should be a higher level negotiation with Publix. Commissioner Collins agreed with Commissioner Minning, and stated again that the study should be done now. Mr. Silverboard stated that the cost of the study should be absorbed by Publix, and that they will choke on the amount of money these improvements will cost. Commissioner Minning stated that if the traffic situation deterred people from using the facility it might make Publix more willing to help. Commissioner Collins stated that we don't want to alienate Publix, and feels that the warrant study would be a tool to help us sell this to Publix.

Commissioner Minning reiterated his position. He doesn't feel that we should start down a path that would cost taxpayers money. He is surprised that Publix has not addressed this issue themselves. Mr. Silverboard stated that they will be getting back to him on the issue. Commissioner Minning stated that he doesn't want to move forward with this until we hear from Publix.

This item will move forward to the next meeting.

Pam MacIntyre read from the Planning and Zoning report on the site plan approval for Publix. She wanted to make it clear that the P & Z did not have the information available on the traffic circulation. She is amazed that there was a permit issued without this being addressed. The P & Z was told that it was approved by the city. She does not want it put at the P & Z's doorstep that they did not do what they were supposed to do. Mayor Maloof stated that nobody blamed the P & Z. Ms. MacIntyre asked why it was not done by the city. Mayor Maloof stated that the City Manager explained that we were not required to look at the traffic situation as part of the approval process. Mr. Silverboard stated that we lack those types of requirements in our regulations. We need to update them, but it will take time to do that. Ms. Kiefer stated that in section 68, article 4 of the code, Concurrency management, it talks about the city manager issuing a concurrency permit. She read from the code, and stated that all approvals start with the city manager. Mr. Silverboard stated that the problem is the ordinance and the requirements in there. He suggested that they take a look at a larger city's code and see the difference between theirs and ours. We have a beach code that started when things were more relaxed. Mayor Maloof stated that this issue came up at the Pinellas Planning Council last month. Mr. Silverboard stated that this is not to place blame, but to bring to light an issue that needs to be addressed. Ms. MacIntyre stated that the P&Z relied on the approval for the city. Mr. Silverboard stated that it was a typical recommendation based on our code, but in other places it would be different. Commissioner Gayton stated that it was similar to an issue that they had several years ago with a sewer line located under a property. We had to add something to site plans about the future costs if something was found. He suggested that someone speak with the former city manager about whether he had spoken with someone from Publix when this started.

This item will move forward to the next meeting.

6. Consideration of having an end of Summer Special Event on Labor Day weekend. (Requested by Commissioner Collins)

Commissioner Collins stated that Cathy Hayduke, Mr. Silverboard and he had met with the gentleman that handled the Oldsmar event. This event will cost approximately \$23,000.

Mr. Silverboard stated that the promoter that we met with told him that we would be contracting with each entity, and would be responsible for payment. He thinks that it is a good idea to have an end of summer event, but he doesn't know how we will pay for it. If we have the civic associations as well as other food vendors there we would have to do it in such a way that we will get a piece of the money in order to pay for the event. It is late in the year to get major sponsorship. He stated that he has no suggestions on how to pay for it. He doesn't know that the businesses would be available as it would be a big tourist day in town.

Mayor Maloof stated that she was told by a business owner that they were slammed with people and they would not have staff available to participate.

Commissioner Collins asked if the promoter had gotten back to them with sponsorship information. Mr. Silverboard stated that he would help identify sponsors, but would not be getting the sponsors. Commissioner Collins asked if they had gotten a quote for the insurance yet. Mr. Silverboard answered that they have not yet. He explained that this is during the peak of hurricane season, so they would need event insurance in the event of a storm. Commissioner Collins asked if someone got the sponsors was there a guarantee that the city could recoup their expenses. Mr. Silverboard stated that if they had sponsors it would pay most of the expenses, and then we would get a cut from the food and beverage sales. He doesn't know how the civic associations could handle the food for a crowd of that size. Commissioner Collins offered to speak with the promoter to see if he could secure sponsors.

Commissioner Minning stated that his concern was the funding and how to pull together all the pieces. Commissioner Collins stated that it would be great for the city, the businesses, and the community, so he was going to go ahead and pursue this. He will report back at the next workshop in two weeks.

Commissioner Gayton asked where the \$7,000 figure for police came from. Ms. Hayduke stated that it was based on the 4<sup>th</sup> of July figures, less some funds. Commissioner Gayton stated that it seemed exorbitantly high. Mayor Maloof asked for clarification as to whether the classic car show was available. Ms. Hayduke is looking into that.

## **II. OLD BUSINESS:**

Commissioner Gayton asked about the report from Mr. Ori regarding the rate adjustment from St. Petersburg. Ms. Kiefer stated that he is working on the rate study and the issue with the surcharge, and has provided a memo on the surcharge. They are reviewing it to determine the litigation strategy. St. Pete is acknowledging the good faith effort and agrees that it will need to go to court. Commissioner Gayton asked about the rate increase. Ms. Kiefer stated that Mr. Ori is still working on that.

Commissioner Gayton stated that we don't have a formal policy on yard waste pick up. When it is discussed with the Public Works Department they are told it will not be picked up over a certain size. There is a problem every week on the Isle of Palms. Nobody knows the policy. He would like to see a policy that people are aware of, and a way of notifying people of it. The City Manager stated that they use common sense, and they know that they need to

pick up the normal amounts. He will get a policy as quickly as possible. Commissioner Gayton stated that if they leave the yellow card he would like them to define the size on the card. It was suggested that they pick up a hopper load. Mr. Silverboard stated that he will get it taken care of.

Commissioner Collins stated that his suggestion was to put stickers on the can rather than use door hangers. People don't understand the rules.

Commissioner Collins asked about the power lines. There are a lot of low lying lines. Last year Progress Energy came out before storm season to fix these. Mr. Silverboard stated that they forwarded this to Progress Energy but has not heard back from them yet. Commissioner Collins asked that Mr. Silverboard follow up on this.

Commissioner Collins asked about the progress of the La Quinta hotel. Mr. Silverboard stated that they have met with the developers, and they are moving forward. It will be a La Quinta Inn. That company has a certain look to their hotel, so they will need to make minor changes to the façade. They are talking about slightly reducing the dimensions of the size of the rooms. They are talking about putting in a covered entryway to allow cars to drive up underneath during bad weather. This needs to go back to the planning board for site plan amendment if the changes are significant.

Commissioner Collins asked about a sewer liner problem. Mr. Silverboard has sent the request to the department, but has not gotten an answer yet.

Commissioner Collins discussed the "Green Armada" event held last weekend, and gave information on the next event.

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

None

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

Commissioner Minning announced that they are looking for a Beach Stewardship Committee member for District 3. The committee asked that he ask the Commission their feelings about the committee taking on other environmental issues. He read the resolution that established the committee. He stated that the committee does a good job, and other environmental issues should be brought up on a case by case basis. Mayor Maloof asked if they had specific thoughts. Commissioner Minning explained that this came from their visit to the St. Pete Beach committee.

Commissioner Minning reported that the Elnor Island cleanup will be Saturday, May 10<sup>th</sup>. They will meet at Kingfish Park. Transportation will be provided to the island as necessary. The city barge will be used to transport debris.

Mayor Maloof gave a reminder about Suncoast League. It will be held May 2<sup>nd</sup> and 3<sup>rd</sup>. She asked if anyone had plans to attend. Commissioner Gayton stated that he will be there.

Mayor Maloof hoped to go to Tallahassee to talk about the request to do something with our bridge. She is unable to attend on the scheduled date.

Commissioner Collins gave a reminder of the workshop on April 23<sup>rd</sup> at 6:00 to discuss downtown redevelopment.

**IV. PUBLIC COMMENTS:**

John Burke discussed house waste. Because of the change from channel 15 to channel 615 not many people are getting the news. He asked what the new policy was that applies to condos in terms of large items such as a couch or dishwasher. He also asked if there was a way to let the community know it better than there is now. Mr. Silverboard stated that typically condos are on a dumpster service. If they have a piece of household waste they should have the association president call to authorize a pick up. The association will be billed, and the owner can pay their association. Mr. Silverboard stated that they will do some press releases to get the word out. Mr. Burke suggested that they could distribute it through their civic associations. Commissioner Collins stated that it was also the apartment buildings.

Pam MacIntyre stated that the information could be placed on the water bills in the comment section. She stated that she replaced the power pole in her front yard, and all you have to do is call the power company and they will inspect it. Regarding the La Quinta, that will be another traffic situation and she wants to note that under #4 on the Publix report it was required that the Public Works Director approve the plan. Ms. Kiefer suggested that it go on the next workshop to have the LPA look at this. Mr. Silverboard stated that this is not a quick fix, and it will require more.

**VI. ADJOURNMENT:**

The workshop was adjourned at 8:55 by Mayor Maloof.

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Mary Maloof, Mayor

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Phil Collins – District 1

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Ed Gayton – District 2

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Bob Minning – District 3

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Alan Bildz – District 4

**ATTEST:**

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Dawn M. Foss, City Clerk