

**CITY OF TREASURE ISLAND, FLORIDA**  
**BOARD OF COMMISSIONERS WORKSHOP MINUTES**  
**April 23, 2008**  
**6:00 p.m.**

The workshop was called to order at 6:03 p.m. by Mayor Maloof.

Silent Roll Call:

Mayor Maloof		Present
Commissioner Collins	District 1	Present
Commissioner Gayton	District 2	Present
Commissioner Minning (Vice Mayor)	District 3	Present
Commissioner Bildz	District 4	Present

**I. DISCUSSION ITEMS:**

1. Consideration of Res. 08-21 Accepting a Proposal from HDR Inc. for Continued Downtown Redevelopment Planning Services.

City Manager, Reid Silverboard made opening remarks. He discussed the proposal and the work elements that it covers. He stated that the City is required to undertake a Special Area Plan.

The City solicited proposals for assistance to create a redevelopment plan in 2005. He gave the boundaries of the proposed redevelopment area, and the scope of services. The City selected HDR as the consultant for this project, and developed a detailed scope of services in late 2005, which was adopted by the City Commission in January, 2006. In October, 2006 the consultant made a presentation to the Planning & Zoning Board, and then to the City Commission in November, 2006. Mr. Silverboard discussed the requirements to amend the Countywide plan map, which is a requirement of redevelopment. The Pinellas Planning Council adopted new rules in August of 2006 detailing the special requirements of amending the plan map. The plan was done by the time that the new plan rules were adopted.

An appendix was added to the plan in an attempt to show how they complied with the new rules. In October of 2007 the City Planner, Lynn Rosetti, and the City Manager met with the Pinellas Planning Council to see if we had enough to move forward. We received oral comments stating the deficiencies in the plan that did not meet the current rules. We asked HDR to give us the information that we would need to qualify us. In March we brought an item to the City Commission that would have provided for the additional work. It is a requirement in order to amend the Countywide Plan according to the new rules. It requires a Special Area Plan.

The second part of the scope of services is the development of the specific development regulations for the downtown redevelopment area. In order to achieve the level of development that was depicted in the downtown redevelopment plan, we have to amend our zoning code. It currently doesn't permit that level of development. These regulations set out

the design parameters. Since this proposal was brought to the attention of the City Commission, it has brought forward the attention of the community on redevelopment. Since that time the Commission has heard from a number of their constituents. He has spoken to a number of people, and heard a variety of opinions. He attended the forum that was sponsored by Commissioner Collins, and also the meeting held last weekend by Voters' Watch. He has spoken with each Commissioner and the Mayor, as well as members of the Planning Board, and the Chairman of the Planning Board. He would like to answer questions and lay to rest rumors.

We have been in constant negotiation with HDR. The original proposal was \$50,400. It is now \$33,000. Someone asked if the City goes out to bid for proposals for this kind of work. Under the purchasing procedures, any purchase over \$4,000 we go out for bid. Any purchase over \$8,000 shall be awarded by the City Commission. In the original plan there was a provision for additional services. It is his opinion that if the Commission chooses, they do not have to go out to bid. There is sufficient authorization in the agreement and scope of work to move forward. The rules have changed, and rule changes are addressed in the agreement. The original plan anticipated that in some point in time we would be doing development regulations.

It was asked if property taxes would be used to fund this project. Staff is recommending that the funding come out of the general fund. The general fund is comprised of many revenue sources. Yes, property taxes will be used, but only in part. Everyone who owns property in this community pays property taxes.

Conceptual approval of the plan was given in November. It is not considered a Special Area Plan because it doesn't contain all the requirements by the County in its new rule.

We budgeted \$150,000 for the redevelopment plan. The contract with HDR was for \$127,500.

There is another concern about the area covered in the Special Area Plan. Mr. Silverboard pointed out a map that showed the area that was included. It is the same area that was included in the original plan.

He had a question about what the breakdown was for taxes paid by residential properties versus commercial. Currently 85% of our taxes are derived by residential properties, and 15% by commercial properties.

There was a question about the impact on our financial situation if one of the plans is undertaken. Alternative 1 is what you will have with a fresh coat of paint. It is estimated that doing minor façade improvements would increase the value of the area by about three to four million dollars, which will generate about an additional \$60,000 in taxes. If we do Alternative 2, the increase in the amount of the assessed value would be about \$87,000,000, which would generate about \$220,000 per year in taxes. Alternative 3 would generate somewhere between \$150,000,000 and \$200,000,000 in assessed value, and over \$400,000 in property taxes. Those tax dollars benefit our entire community. The reason for downtown redevelopment is to derive more tax dollars, more jobs, and more revenue.

He was asked if the two items must be done by the same firm. The Commission can choose to award the proposal to one or more than one firm.

There is some confusion over what was approved in November of 2006. The Commission did not commit to do any of the public improvements. They agreed to support the concept of how the development would look. They did not specify a height or density. He feels that the commission needs to reach a consensus on an agreement that that is what they have agreed to, and that the rest will all come in the future. Commissioner Gayton mentioned that the area in blue on the diagrams should be included in the downtown area. The Commission, by motion or resolution, can direct that that area be included in the plan. Commissioner Gayton asked Mr. Silverboard to explain what that area was. Mr. Silverboard stated that it was the area from the Marriott to Middlegrounds. Commissioner Gayton stated that these were the properties that the Commission agreed to include when the resolution was passed to forward to the Planning & Zoning Board. It appeared to have fallen through the cracks when it went to the Planning & Zoning Board. His request is that if they are going to design an area for downtown business district they should include those properties in it. Mr. Silverboard clarified the meaning of a mixed use district.

Mr. Silverboard stated that he recommends that they fund the Special Area Plan and the development plan through the General Fund. There is still some work required before signing the contract.

Commissioner Gayton asked about the \$127,000 that was funded. He discussed a \$4400 carry over, and stated that it led to some confusion as to how much is left. Mr. Silverboard stated that it is from a different source of revenue. It is not part of the \$150,000. Commissioner Gayton asked if we paid other contractors out of the \$150,000. Mr. Silverboard stated that we had meetings with some of them, but because we didn't have contracts with them we didn't get formal reports. Mr. Silverboard stated that we paid \$127,500 to HDR. If other contractors were paid he is unaware of it. Commissioner Bildz stated that he remembers \$20,000 going to other contractors. Commissioner Gayton stated that it was somewhere between \$127,000 and \$150,000.

Commissioner Bildz asked for clarification of what someone could do in a mixed use district under the new proposed plan and what they can do now. Mr. Silverboard stated that the new district would allow for a greater density, and explained that it would require referendum approval to increase density.

Commissioner Gayton stated that people reading the plan are confused as to where the district was that we are trying to change the zoning for. He clarified what the three drawings on the board meant. Mr. Silverboard has assured him that the entire area in the third drawing would be included, but it doesn't specify that in the plan. The word "mandate" must come out of the plan language, as well as the "core area". This is a guide, but anything we are sending to HDR or the county has to be specified. Mr. Silverboard stated that we had a conversation with HDR today. The Commission will have to approve the additional properties. There are certain areas that will have no changes. Commissioner Gayton stated that he wanted it known that in the area between 108<sup>th</sup> and 106<sup>th</sup> there are 37 businesses, and he wants to get them together to see what sort of plan they want to come up with. We have not seen that yet. He hopes to see property owners come forward to give their comments on the plan.

Commissioner Collins stated that with regard to the property owners, it is paramount. To date there has not been a lot of activity from the property owners. About six months ago he had the workshop, and only one property owner showed up. He is concerned about this.

Commissioner Bildz asked why we would leave in areas that won't change. Mr. Silverboard stated that when you look at Alternative 3 it shows an area that encompasses the entire study area. We want to make sure that the Special Area Plan is consistent with the Redevelopment Area Plan so that there are no questions when it goes to the PPC.

Commissioner Gayton asked what portion of the deficiencies pointed out in the letter that was handed out are the city's, and what portion are HDR's, and could we contract with the PPC to handle this. Mr. Silverboard stated that they don't have the manpower or facilities to assist us, but they did offer to find a consultant for us. Commissioner Gayton asked again what portion of the deficiencies are the City's. For example, a sewer study is required. HDR says that we did that, but we did not. Whose responsibility is that? Mr. Silverboard stated that there was some capacity analysis done by various engineering firms, but we have not found written versions of them yet. We will provide that information to HDR, and believe that it will be sufficient to meet the PPC requirements. HDR shows \$15,000 for the Special Area Plan and \$10,000 to do the impact analysis. Whatever is needed they will pick up as their responsibility. We will provide them with whatever information that we have. Commissioner Gayton asked about the approval process for the central business district. He asked Mr. Silverboard to explain the difference between the different land use categories. Mr. Silverboard explained that the PPC didn't feel that some of the categories were reflective of the type of activities that we expect there.

Lynn Rosetti, City Planner, gave an explanation of the various districts in the plan. There are new categories that have been created that are appropriate for what we have in mind for Treasure Island. Commissioner Gayton stated that the PPC works with different contractors that do this type of work. What is the possibility of getting a quote from the contractors that work with PPC? Mr. Silverboard stated that normally they have those contractors on board when there are going to be a lot of cities asking for their services. They would have to obtain proposals just like we would. They offered to do it for us, but also didn't see where there would be any real advantage, and wouldn't get a better price.

Commissioner Collins stated that when we first got this proposal we thought we would be done. It is his understanding that it would take 15-18 months to complete. How do we know that we will not have to redo this again? How do we know that the new figure of \$33,000 will be the last one? Mr. Silverboard stated that we are mainly concerned with the land development regulations. We are going to have to amend Special Area Plan and our City Comprehensive Plan map. Once we have the Special Area Plan we should have that. It takes roughly 6 to 9 months for that part of the process. What is going to take a lot of time is working out the design guidelines – something that fits us, that the commission, LPA & Planning Board, and the citizens are comfortable with. There won't be changes in County wide rules. Once we get the Special Area plan approved we don't need their approval for the rest. That should be done relatively quickly. Once we approve the language, it would be up to the voters. Commissioner Collins asked about escalating fees after we spend this \$33,000. Mr. Silverboard stated that he doesn't know if we would need to go back to HDR for something different. If we have to get consulting services for other things that relate to the downtown redevelopment effort it will be for other issues, such as a traffic signalization. What we want to accomplish here is get land development regulations in place. That should

be our short term goal. Beyond that he doesn't foresee that we will be redeveloping City Hall, he doesn't see that we are going to do some kind of improvement like that. Commissioner Collins asked for clarification as to why the price dropped from \$50,000 to \$33,000. Mr. Silverboard stated that they reduced their price on the cost of assisting with the development of land use regulations and various design scenarios.

Commissioner Minning asked the City Attorney her opinion on whether the original contract to develop this is still open and can be added on, or whether it is closed and we need to go out to bid. Ms. Kiefer stated that in the code it only applies to projects that the City Manager is going to authorize. If above \$8,000 the City Commission must approve it. She has reviewed the contracts, and in part 2 it does state that if there are changes in laws and regulations they will do additional work under the existing contract by way of an addendum to the contract. She therefore agrees with Mr. Silverboard.

Mayor Maloof stated that these plans may not ever be done by anyone that owns a piece of property downtown right now, or five years from now. The purpose of what we are doing is to create the zoning codes to prepare for anyone to come in and redevelop. We are not depending on any particular owner or business. This is simply to provide the appropriate zoning and laws to allow someone to put up a structure that is financially feasible. Commissioner Minning added that it would be in full compliance with the LDR's, and that is our responsibility. Mayor Maloof stated that it is mostly the cities that do these designs and plans, not the developers.

Pam MacIntyre asked Mayor Maloof about when the ordinance was passed by the PPC, was it 06-62. Mayor Maloof stated that she was not on the PPC at that time. She asked for clarification as to who changed their ordinance, and when. Mr. Silverboard stated that there was an appendix B in the information that the Planning & Zoning board was given that addressed the changes to the ordinance. It needs some additional work and addendums. Ms. MacIntyre asked if we got a comprehensive report, and whether it was strategic and implementable. Mr. Silverboard stated that when you are asking Planning & Engineering firms for an RFQ, they are being asked to submit their qualifications to undertake that type of work. Once one is selected you work out the detailed list of services of what you want done. Ms. MacIntyre asked if we asked for less in the actual contract than what we asked in the RFQ. Mr. Silverboard stated that the scope of services is more detailed. An RFQ was done in 2005. The contract with the scope of services was approved in January, 2006. The change in the rules took place 8 months later, in August of 2006. Ms. MacIntyre stated that the handout from Commissioner Gayton states that the draft report needs to assess density impacts to several areas. She asked why that wasn't a part of the original contract. Mr. Silverboard stated that those were not required when the contract was signed – they were adopted 8 months later. Ms. MacIntyre read further from the letter, and stated that it appears it was not meant to be specific, and wasn't very well planned out. She is not saying that she doesn't want a vibrant downtown, but feels that this was poorly planned. She spoke with the Mayor about the Gulfport plan. There are other ways to do things.

Charles MacIntyre discussed points from the Voters' Watch meeting that was held at Sunset Beach on Saturday. The first comment that he heard was that it was the City's duty was to provide a vibrant hub. It is his opinion that the City's duty was to serve its citizens. He is concerned about losing the small town ambiance. The city manager stated that the city is an ever evolving living breathing entity that must conform to change. He sees that as a reason that communities lose their identity. We are in a real budget crunch. He thinks that the city

could use its money a little more resourcefully. There is no line item for the \$50,000. The City Manager tried to explain the reasoning that downtown redevelopment was needed. By promoting the downtown area it would increase the value, and more property taxes would be collected. He feels that it would also raise the values of surrounding properties, and we would pay more also. The Mayor asked him if he would like to have lower taxes, but she was unable to tell him how much he would save.

Patrick Remus stated that he has lived in Treasure Island for almost six months. He is trying to understand, and asked if this was required by the County. It is not. He stated that when he looks at Treasure Island, Gulf Blvd, and the causeway area, defining a Central Business District doesn't fit. This city has a very unique set up. He doesn't see, as a new resident, that we need a Central Business District, but just to take care of all the restrictions and codes, and bring everything up to speed on Gulf Boulevard. The Central Business District is so small. Once we get this done, are we going to come to the 85% of the taxpayers and say this is what everyone really wants to do. If business properties are undervalued, maybe we need to get the values in line. We need to survey all the property owners.

John Burke stated that he wants to see our city improved. Most wouldn't be living in this community if they didn't have a standard of income. It was stated that it would cost approximately \$10 per property owner for this project. Now that it is \$33,000 it is less. He gave the city manager \$10 to pay his part. He stated that the people that don't want to spend the \$10 are hurting themselves.

Tommy Adams stated that he has lived here a little over ten years. Someone mentioned identity. Currently we don't have an identity. There are some nice little places around, but we need more of that to attract more people. We need to tie in with downtown St. Pete. People talk about the Thunderbird Hotel. The Super Bowl will be here next year, and people will be here to visit. We have an opportunity to attract big business if we have a plan. He started working with Publix when they had 3,800 associates. Now they have 140,000. Think about the convenience if people have everything they need right in the area. We need to give it more of an identity than the Thunderbird.

Gayle Byrne stated that she is a downtown owner. Why should you approve this funding? If no other reason, it is the City's responsibility to tell the property owners what we should do with our properties. One of the reasons that keep on coming back to her is that it is the City's responsibility to tell us what to do with our property. What if there is a hurricane? We would not be able to rebuild without a plan. Think of it as a cost of improving Treasure Island.

Gail Castiglia stated that she has given this much thought. She read from a prepared statement asking the Commission to do a survey, and asked the City Manager if he knew a specific developer that would be interested at this time. He stated that he knew of property owners that wanted to do things with their properties. She stated concerns for the environment that additional development would bring.

Harry Black stated that the development of the downtown business area is crucial to the city of Treasure Island. It is time to rejuvenate our downtown area. It would be considered a blighted area in most places. A new downtown area would attract many restaurant chains and retailers as well, and would attract more visitors. New tourists would spend their money in the new restaurants and stores, which would generate sales tax revenues, part of which comes back to the city. This is the duty of our city government. We have to conform to the

PPC regulations. Businesses should not be financially responsible for planning at this stage. Once plans are approved, that is when we need to look at the ways to recover the dollars that have been spent for this project. This should be paid for by the general fund. This is only part of the money that encompasses the general fund. Another source of revenue for the general fund is the sales and use tax, which is generated by the businesses. More revenues mean more tax funds generated. It is time to move Treasure Island into the future. He hopes they will be open minded in this. He asked the Commission to approve the next step out of general fund revenues, and stated that he felt that Mr. Silverboard did an excellent job with his presentation, and thanked Mayor Maloof for her comments.

Frank McConnell stated that by John's calculations, he would have to pay \$30, and he would gladly pay it. The first question is whether we want downtown redevelopment, or are we content with what is there. He believes that the vast majority wants to see improvement for several reasons. The existing zoning dictates strip mall development. Until that is changed we will not see an improvement in the downtown area. We have to get it right now; it will be five to ten years before we can get back to it. That means improving something that is acceptable to the clear, dominating majority in this city. We have seen interesting plans, pictures, and a development that he is supportive of. He doesn't see that the city either at the LPA or the P&Z, or any other forums, has had an opportunity for serious debate on the fine tuning. It was short circuited when it went to the LPA with a 45 day time limit. There was no sponsorship or further discussion when the previous city manager left. There is some discomfort with the process. We need to have the public, serious discussion to end up with a concept that we can be comfortable with. It seems that the LPA and Commission were brought in as a blessing/rubber stamp in the late stages. If we rush it we may destroy the opportunity. We need serious, early stage public commitment. The funding issue is a very complicated situation. How this is financed IS an issue. If most of the funding comes from property owners in the area, those particular people, the public perception, when we go to referendum, they will feel that it was created by them. If there is no inclusion, it may be a them versus us issue. It needs to be a broad public participation.

Heidi Horak stated that she is the Chairman of the Planning & Zoning Board, and she has been addressing zoning issues in the City for over 10 years. She showed a survey that was done a few years ago, and stated that this has been looked at several times over the years. We have had visits from Pinellas County on this issue. This has been talked about for a long time, and we are at a junction where we need to move forward. This is a really big deal. This is the most substantial zoning change that we would have on this island in well over 20 years. We have the opportunity now to get it right, and we won't have this opportunity again. This is a 50 year outlook. We can do it in a very low impact way, or high density way. Either way it is of huge impact to the city. The way Treasure Island has been built since it began 50 years ago has created our uniqueness. She feels a little uncomfortable about changing in one fell swoop, and is concerned about preserving the small town ambiance of the city. We have to do that by allowing the flexibility in the plan. When we looked at this plan we approved it in concept with the exception of one thing. The east west corridor to the beach was lacking. She feels that the scope of services for HDR doesn't include enough. There are 15 members on the P&Z that spend a lot of time looking at development. Nobody has addressed the recommendations of the P&Z. Redevelopment is inevitable, and should be planned for, and it is the City's responsibility to lay the framework. We have to have the Special Area Plan in order to go forward. This will give anyone wanting to improve properties something to work with. We are not under a tremendous amount of development pressure, so this is the time to do it. She feels that the proposal should be approved now,

and consider expanding the scope of services. Mayor Maloof stated that she was watching a news report, and someone from the Tampa Bay Journal stated the same thing, that this is the time to prepare for the future development needs. Ms. Horak stated that she had copies of an article available that reinforced what Ms. Byrne spoke about earlier.

Denise Remus stated that she has a lot of experience in the bidding process. She was shocked when she learned about the process. When she looked at the requirements and the feedback from Pinellas County, she was shocked at some of the things that were overlooked. The requirements are the minimum, and to really envision, you have to look beyond that. Some of the things that were required in August of 2006 are some of those things that we've known about for years, and she feels that it was a huge oversight to not require them. She thinks that the residents here tonight have a lot more experience in what is needed. We chose Treasure Island because of the water, and the community that we have, the beach, and other services. We didn't choose it because of that district.

Noel Johnson welcomed the couple that has been here for six months, and stated that they were very observant. She agrees with Heidi that we have a unique community. We had a vision ten years ago about keeping it a quaint community. Other areas have survived without huge complex communities that all look alike. Some of the people we've hired pick something out of the computer and submit it. They did a good job on the bridge. We need to take into consideration that we want it to look nice, but doesn't think we should put restrictions on people. She stated that she has been trying to get the yard next door cleaned up for 30 years.

Marie Barba stated that after listening to this, it is not just about the money. At first it came across that way, but now it doesn't. She is glad that it came down \$17,000. It is a visioning problem that she sees here with the City. It is not just the city's responsibility, but the people's responsibility to tell the city. She thinks that one of their objectives should be to get a feel for what people want, and not just the downtown redevelopment. The previous survey stated that they wanted Publix, and they got it. She is not saying that there shouldn't be mixed use, just that we should have other options. She thinks that they would get more feedback if they send it to the LPA. It is a long process of 18 months before going to referendum. Can any of it be moved up? Is it fair to say we are going to increase density when you are including 104<sup>th</sup> through 108<sup>th</sup> in the core area? Is this going to be addressed separately? She is looking for specific things. The process seems rushed again. We all want to see downtown redeveloped. I'll give you the \$10. She would like to see this go to the LPA for more discussion.

Gwenda Barnitz stated that she doesn't object to the redevelopment of downtown, that it needs to be done. If they are going to propose more condominiums it will be voted down by the voters. We do not need anymore condominiums. Redevelop the actual business area. If we are going to spend more money we should at least have something divided that we can vote on. You will be rejected if you propose more condominiums.

Parker Lilya stated that he has been very involved in planning in the city for some time. He has a dear part in his heart for that. You can say that a primary objective of his is to ask the Commission to consider empowering the planning board that will have the commitment, people, and wherewithal to appoint committees to interface with the public. There are 7000 residents here on Treasure Island who have qualifications. You have resources that you have not drawn upon. You can not draw on them because the planning board is in the

sunshine. You could draw on them as a committee that could gather data. You have fifteen representatives, if you have committees that can discuss what is being discussed in the sunshine, that's where we have to go. If they review and debate, it will take a considerable amount of time. Then we should hire the consultants.

Commissioner Bildz stated that a couple of speakers stated that this should be taken to the LPA first. He asked if we should take this to the LPA. Heidi brought up several questions that were never dealt with. He asked if we should take two months off, send it to the LPA, and let them look at it before we give this to HDR.

Commissioner Collins stated that he feels that it should go to the LPA first. The new bridge that we got is the gateway to the front door of this community. The downtown is the front door. What people see when they get off the bridge is a rundown area. We should refurbish it. By not having it done it negatively impacts everyone here, and their property values. He feels that we are putting the cart before the horse. He wants to see it done, but nobody in the downtown property owners has taken the time to send out the plan. Once we spend the money to finish the plan, it is incumbent upon the people who own the property to get people interested in the area. He is disappointed that the "sales brochure" has not been shown to a developer. He wants to see it done, but feels we are putting the cart before the horse. He doesn't feel that the city should keep spending money on it if the owners aren't interested.

Commissioner Gayton stated that so far tonight we have collected \$50 towards the \$33,000. What is \$33,000? What it means is that \$33,000 comes out of the general fund reserve – unfunded balance. Our unfunded balance is not looking very good. Over the last two years, in 06/07 we took \$428,000 to balance our budget, which took the balance down to \$1,200,000. At one time we had the causeway revenues, and taxes were increasing at large percentages. The past two years we have had to take money out to pay for our services. This year, besides taking out the \$285,000, we budgeted for \$399,000 in licenses. It looks like we are going to be short \$186,000 just in permits. We increased our fees to the maximum, so if we take out the money we will get for the rest of the year, we will still be short. . Amendment 1 is going to cost the city in tax revenues \$357,000 for a total of \$755,000 in total revenues that we are not going to be receiving next year. Our unfunded balance is only about \$900,000, and at the end of the year we will have to take another \$397,000 out. We no longer have an excess fund balance. It is his responsibility to let his constituents know that we have financial problems by the end of the year, and next year is much worse. We are not as healthy as we used to be.

Commissioner Minning stated that he feels that what Commissioner Gayton said is right on. We need to get prepared for it right now. We invite everyone to lend their thoughts for the process. It would be nice if we were flush with money. Knocking it down from \$50,000 to \$33,000 was a nice start. Maybe we should knock it down further and only pay for the Special Area Plan at this time. Anyone can come up with excuses not to do this. It will take guts and drive from this community to step forward. There is support for redevelopment of downtown. The reason that nobody has come forward is because we have no rules. This \$30,000 is the design to set the rules so that we know, the residents know, and the developers know what the plan and rules are. We need to get going on it. We can't sit back and wait for developers to do it. He is in favor of finding a way to move this forward. He supports what Heidi recommends in going forward with steps one through three, and doing four later. He read from the proposed resolution.

Commissioner Gayton stated that we have had a Treasure Island Central Business District since 2000. That resolution is not to include that. The only thing that resolution does is increase the area of the Treasure Island Business District.

Mr. Silverboard stated that he needs direction on whether this is a consensus to put this on the next regular Commission agenda. He can put the entire thing on, and the Commission can pass whatever sections they want. Commissioner Minning suggested that they consider the first three sections, and clarified that not included would be amending the City Land Development Codes at this time. Take it through amending the Countywide Plan at this time. To get it to this stage they had 16 hours of meetings planned. The HDR plan proposes that they will incorporate discussions with the citizens.

Commissioner Gayton made a comment on the appearance of downtown. He doesn't want anyone to get the impression that nobody is interested in the downtown. In 2000 we passed a resolution naming it a blighted area and received a \$300,000 grant to improve it. We spent money on bridges and the downtown district to improve it. We even paved private property parking lots. The Commission is not trying to enhance the downtown. If we go through all this, how many of the property owners are interested. We had one here tonight out of 37. Maybe they don't want to do it. Mayor Maloof stated that it was her understanding that HDR met with the property owners. Mr. Silverboard stated that they met with many of them, and they had input in the charette process. Commissioner Gayton stated that many of them that were involved before are not longer there in the downtown. We should contact the owners to find out if they are interested. If they are not we should not spend the money.

Commissioner Minning stated that we don't need the interest of the downtown property owners to do this at this time. It would be nice, but we don't need it. If we move forward with this as we should and put the plans in place, somebody will come along and buy some of the properties and will have a plan. The property owners will sell and walk away. He would love to see their interest, but that isn't a good reason not to go forward. Commissioner Gayton asked what happens if we go forward, then the owners come forward and state that they want something different. Commissioner Collins stated that he feels it is incumbent upon the landowners to be involved. There could be hold outs that delay development. He wants to see it done, but thinks it should be tailored to those who are interested in doing the development. Commissioner Gayton stated that he doesn't know how many are in favor of it. How do we know what the people want? He doesn't want to rush into this. Commissioner Bildz stated that the big change would be zero lot lines.

Mayor Maloof commented that the first step is to create a plan. She read from the scope of services. Commissioner Collins quoted a speaker who said we might be making plans that won't go anywhere. He wants to avoid that, and thinks we should send this to the LPA. Commissioner Minning asked what he thought the LPA should do. Commissioner Minning stated that we have to have the plan to send to the LPA. Considerable effort has been put forth already. They did a good job of capturing what the intent was when they put the document together, with a lot of input from many different sources. LPA will have to hold a public hearing. There are safeguards developed. We need to move forward, rather than continue looking for ways to keep reviewing it. Mayor Maloof stated that part of the objective is to get community input. If we don't develop a set of rules and format to take to the voters, when are we going to get there? Commissioner Minning read from the scope of work describing the meetings that HDR would hold with various stakeholders. We should move forward. Mayor Maloof stated that the last thing she wanted was to have something that

would not be acceptable to the voters. We need them to tell us what they want. We are not talking about John's Pass. We are talking about a downtown with charm and one that fits our identity. Commissioner Bildz asked how we should move forward. Mayor Maloof suggested that it be put on the agenda, and asked if the Commission was comfortable with steps one through three. Commissioner Bildz stated that he didn't want to leave step four out. Commissioner Minning stated that it could be done with a separate contract, and should be done. Mayor Maloof stated that they didn't want to leave anyone out. We don't want to create a bad design. Commissioner Gayton asked if this is inclusive enough for what we want to do. He stated that we knew in advance that there would be changes coming. Commissioner Minning stated that it would have been nice if this plan had passed muster with PPC, but it is not reality. If we want to assure ourselves that what we are doing with HDR is what we want, maybe we should put in a contingency. Commissioner Gayton suggested that we require them to address all issues. Commissioner Minning stated that we could just require them to come up with a plan that is accepted by the PPC. Mayor Maloof asked how long we would sit here with the status quo, and stated that we have to look 50 years out.

Commissioner Bildz asked what we should do next. What are the advantages of going to the LPA before going to HDR? Commissioner Gayton suggested that we have two resolutions available. If one fails we fall back on another. Commissioner Minning asked what they would look like. The LPA resolution would state that they would address the LPA's concerns. The other would say that we go straight to HDR. Mr. Silverboard stated that part of the problem will be if changes are made, who will make them. Does he have to go to HDR to get another proposal to address the changes that might be made? Commissioner Minning asked why we couldn't do this concurrently. The first thing HDR would do is go to the LPA to address their issues. Commissioner Bildz stated that the time would be limited. The LPA has fifteen members. If the LPA has a meeting before HDR comes in they will be able to stay with the time frame. Commissioner Minning stated that we should ask them to incorporate it in. The LPA has had their opportunity, and passed a resolution adopting this plan. Commissioner Gayton stated that we did not approve the plan, we approved the concept. Alternative 3 includes several things that we would not do. We need to do a final draft after getting input from everyone. Nobody was concerned for almost eighteen months. He doesn't want to rush it, and wants to get it right. Commissioner Bildz commented that we have this chance to do something that looks 50 years in the future. Commissioner Minning asked what the forum would be for LPA review, and what output they would be looking for. Commissioner Gayton stated that they would be looking for recommendations.

Heidi Horak suggested that they get it back to the LPA regardless of what they want to go forward with. They did give their input, but it was not incorporated. She suggested that they put both items on the agenda, and give them the opportunity to revise the scope of services. You can approve what is already in front of you, and if we have to do a revision in the scope of services you can do so. We can be looking at it while you are moving forward to get your special area plan approved. Put two items on the agenda. One to refer to the LPA, and one to give it to HDR. Commissioner Minning stated that the scope of services requires a plan that meets the PPC requirements. Ms. Horak stated that they have to continue to work for public consensus, and suggests that the LPA process can work on that. We need to begin the educational process for Form Based Codes. She feels it is her job to help make recommendations. When we get to the point of the actual LDR's we will know what we are doing. We are not ready for that yet. If you hold up your proposal as far as one, two and three you are losing valuable time.

Commissioner Gayton asked if the deficiencies are included in the agreement. Commissioner Minning suggested that they make that the scope of work. Commissioner Gayton stated that there are several things that HDR wouldn't do, because they would rely on the city to provide the information. There are items that may have to go to Volkert. Mr. Silverboard stated that there are some items where the response is not applicable, as they are not items that we have here, such as mass transit. We should sit down with the PPC staff and find out what level of detail they are looking for. They are not expecting us to spend thousands of dollars for studies. There is a standard that they are looking for. We have much of the information they are looking for readily available. HDR will get the information from staff that they need. We are not anticipating that we will have to hire additional consultants, and we will confirm that before the next meeting if this is placed on the next agenda. Mr. Silverboard commented that if anyone wants to amend the plan he will have to get another proposal from HDR to include the other work elements that are above and beyond the deficiencies provided by the PPC. He needs that clarification of what you are going to do. The plan is what it is. If they should give us a final report based on Commission action, they didn't. This is what we have. Commissioner Gayton stated that he has no problem with moving it to HDR. His problem is where to get the funding. Mr. Silverboard stated that his understanding is that the consensus is to move this forward to the next regular meeting, and structure the resolution so that the fourth task can be removed if that's what the commissioner decides. The item will appear on the next Commission meeting agenda.

## **II. ADJOURNMENT:**

The workshop was adjourned at 9:17 p.m. by Mayor Maloof.