

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP
May 6, 2008**

The workshop was called to order at 7:27 p.m. by Mayor Maloof.

I. DISCUSSION ITEMS:

1. Discussion Regarding Holding a Labor Day Event (Requested by Commissioner Collins)

Commissioner Collins discussed his idea of ending the summer with a Labor Day event. He was unable to get sponsors, so that idea has fallen by the wayside. He was contacted by Mr. Lee of the Kiwanis Club, but he is unable to put it together by Labor Day. They have discussed a February event, and possibly a Labor Day event next year. He invited Mr. Lee to speak.

Mr. Lee stated that they have tried to partner with Treasure Island in the past, but the timing was never right. They would like to have something on the 20th, 21st, and 22nd of February, which is just before Mardis Gras. They would like to have a beach Mardis Gras party. They need to raise some funds. They are obligated to return every dollar that they earn to the community. He can't give details, but they have contacts in the community that are willing to work with us. One has asked for a grant proposal, and could become a major sponsor. These are hard times, and everyone has to cut back. We will find sponsors. He stated that he told the Mayor that they wanted to do it, but there wasn't enough time before Labor Day. They would need about 120 days to come up with a plan that they could present to the Commission. He has met with the City Manager, who had no objections as it was presented. He feels that this event could bring enormous recognition back to Treasure Island. It is the nicest beach in the area. They have a history of raising money and getting sponsors, and they feel they can do this. They understand that they can not expect much of a financial contribution from the City. They are prepared to be the financial entity, but would hope for cooperation from the City. Their emphasis is always on children, and they would like to have a portion of the beach designated for the children's area. They are considering a parade. If they are allowed to do it it will be done according to the City's specifications, and the money will go towards children's programs.

Commissioner Collins stated that he is in favor of it, and would like to work with them on it. The Mayor and Commissioners Gayton and Minning concurred. Commissioner Collins asked Mr. Lee to come back when he had a proposal. Mr. Lee stated that it would probably be 60 days for the proposal, and 90 to 120 days to get the sponsorship. Commissioner Bildz commented on the in-kind donations, but hoped that they would not be asked for a lot of police overtime. Other than that he is in favor of it as well. Mr. Lee stated that he can't tell them how much overtime it would require, but when they find out the cost of those items they will attempt to get sponsors for that as well.

2. Discussion Regarding Beautification of Gulf Blvd.

Mayor Maloof stated that this is a long time project with the County Commission. She asked Commissioner Collins to discuss what has happened at the BIG-C regarding this item. The BIG-C has negotiated with the County, and now the County is willing to spend the \$35,000,000 for the project. The utility company is going to decide where to put the money. We are going to come up with concepts on how to do this, perhaps with undergrounding. We will submit what we would like to do to the County for their approval. We will get \$3,777,000 from the County, based on the linear footage of Treasure Island. We will apply that to what we would like to use within our City. If the City agrees, he will tell the BIG-C that we are on board.

Commissioner Minning asked if it would be up to the City staff to decide what to do with the money. Commissioner Collins answered in the affirmative. This money won't be available until 2011, and is over a five year period. It is a great idea, and better than it was a few weeks ago. Commissioner Bildz clarified how the money would be received. It would be received over a five year period. Mr. Silverboard stated that if we don't use it in the five years it would be put into a pot of money with the BIG-C to be reallocated to another BIG-C community. The money can only be used for beautification or undergrounding on Gulf Boulevard.

Commissioner Gayton asked if we were to decide to underground before 2011, could we be reimbursed for it. Commissioner Collins stated that we could try to collect for anything done back to 2000. Mr. Silverboard gave a brief explanation of that reimbursement. Commissioner Gayton stated that the last proposal was like a 50/50 with the beautification requirements. He asked if the cities had to match anything. Mr. Silverboard stated that the BIG-C is trying to negotiate that. This is a concession that the beach communities are trying to win. This would come from County Penny for Pinellas money. Commissioner Gayton stated that it sounds good to him.

Mayor Maloof explained that they are also trying to work out that we do not have to use the "Phil Graham" guidelines. His work is called the "gold standard", and we hope that we can use the "silver standard". She agrees that it sounds good.

Commissioner Gayton asked what the next step was. Commissioner Collins stated that if we were all in agreement he would tell the BIG-C that we were on board. They are not requiring a resolution; they just want to know if the Commissions are amenable to it.

Commissioner Collins announced that in 2009 we are going to receive an additional \$400,000 in funds for beach renourishment on Sunset and Sunshine beach.

3. Consideration of Res. 08-41 Budget Schedule

Mr. Silverboard gave a brief explanation of this item. We are proposing that we meet on July 22, 23, and 24th. We can meet on Friday or again the following week if we need additional meetings. Our September meetings conflict with County and School Board meetings, so we are proposing that we hold our public hearings and regular meetings and workshops on Wednesday, September 3rd, and again on Wednesday, September 17th.

Commissioner Gayton stated that over the past four years we have had our budget workshops in June. He realizes that we have a lot more work on the budget, and asked if that was the reason for waiting until July. Mr. Silverboard explained that we don't get the final preliminary assessment until July 1st. We really need that time in June to get the budget honed down so that what we present to you is more realistic. He feels that in June it is much too soon, and we are working off of numbers that we don't know will hold up when it comes to setting the tentative millage rate. By the time we want to set the tentative millage rates we will know what we want in the budget, and we will recommend that the commission set it at that amount, and the commission can always reduce it later on when we get to the September public hearings. Commissioner Gayton asked if that was the only reason that we receive the estimate of taxable values on May 21st. The difference is never that great. He would prefer to have the meetings earlier, and if he doesn't need the extra time he would prefer to set the workshops in June. Mr. Silverboard stated that he absolutely needs the additional time. Commissioner Gayton stated that they have to discuss the proposed millage before they see the budget. Mr. Silverboard stated that they are setting a tentative millage rate that will be advertised by the tax assessor. We will know by that time what millage rate the budget that we will be giving you is predicated on. That would be the maximum millage that the Commission should adopt in our opinion. If the commission wants to increase the millage it involves a complicated special mailing. We should be setting the tentative millage rate at what we know will be the maximum, even though we know that it may be reduced at the future meetings. Some of the changes that have taken place in the legislature this year include a different way, for this year only, of how we have to calculate the roll back rate. We have to calculate the roll back rate as if Amendment 1 didn't pass. How we will do that he doesn't know. In the past, these rules have come out from the Department of Revenue frequently. In a lot of cases we didn't know until the last minute how we were going to calculate the millage because the rules keep changing. Commissioner Bildz stated that what he thought Commissioner Gayton was saying was that we would be setting a tentative millage without a budget. He agrees that we should set it as high as we can, and then work from that. He suggested that we hold a special meeting after one of the workshops. A meaningful discussion can't take place until we have a proposed budget. Mr. Silverboard explained that the tentative millage rate isn't necessarily the millage rate that they will end up with.

Commissioner Bildz suggested that they cancel the workshop item on July first, workshop it at the July 15th meeting, and hold a special meeting to vote on the tentative millage after one of the budget workshops. We would meet the deadline requirements. The Commission and Mr. Silverboard agreed to do that. Commissioner Gayton asked if they would have a proposed millage by July 1st. Mr. Silverboard answered in the affirmative. Commissioner Gayton asked him to provide the information by July 1st for informational purposes only.

4. Consideration of Res. 08-45 – Beach Stewardship Committee Appointment

Commissioner Bildz commented that last year when they voted on this it was stated that they would do this as a yearly appointment. He suggested that maybe they rotate this appointment like they do with Vice-Mayor, and have other districts involved. Commissioner Minning stated that he would like to continue to represent the Commission on the committee. Commissioner Bildz stated that he enjoyed serving on that committee also. Commissioner Collins stated that he felt that they both did an excellent job. Mayor Maloof asked how Commissioners Collins and Gayton would feel about serving. Commissioner Collins stated

that he doesn't feel that he would have the time and is happy with his assignments. Commissioner Gayton feels that he is not as qualified as Commissioners Minning and Bildz.

John Burke stated that he is a member of the Beach Stewardship Committee. He feels that Alan Bildz did a very good job when he served. He feels that Commissioner Minning should be reappointed because of his knowledge and what he has contributed.

Mayor Maloof asked if anyone had a suggestion for a solution. Commissioner Collins suggested an alternate, and having the alternate move up to full member next year. Commissioner Gayton asked what that would mean. Commissioner Collins suggested that Commissioner Bildz be the alternate member and move up next year. Mayor Maloof asked if that violated the resolution. The resolution does not provide for an alternate member.

This item will move forward to the next meeting agenda with a resolution to change the membership of the committee to appoint an alternate member as well as the liaison member.

II. OLD BUSINESS:

Commissioner Collins asked if anything had developed on the La Quinta development. Mr. Silverboard stated that he had let them know in his weekly report what the developers have in mind. They would like to make some modifications to their approved site plan. They need the modifications so that the building is more in conformance with the buildings that La Quinta Inns have. They also want a porte cochere in front of the building in order to drop passengers and keep them out of inclement weather. They are considering moving the building back closer to the bay, but it was not a significant distance. It would require site plan modification, and we told them that they would need to submit an application and revised site plan. They did have an elevation of what the building looked like. It was relatively attractive compared to what they had before. Commissioner Collins asked about the Buccaneer property. Mr. Silverboard stated that the property has changed hands and is no longer with SIMDAG. It has been purchased by an investor out of Washington State. They are looking at a straight hotel development. They have been trying to market the concept of the 1,000 square foot rooms, but have been told that the market would not support that. They have been told that the standard 400-500 square foot room size is what the current market supports. They are looking for an increased density, which would require a referendum. They are suggesting a concept called a planned development, and is something that staff is looking into now to assess its suitability. They would stay within the existing height restrictions, and they believe that they can get 130 units in the existing height restriction. They understand that the density is an issue that will have to go to the voters. This is for transient units, not regular multi-family dwellings. We have a copy of the deed, because we have an existing lien due to code violations, and we told them that we expect that lien to be cleared. There are several things that they are looking at. One of the principals in this group is Mike Alstott. There is another pro football player involved as well. The Indigo chain is one of the companies in the Inter-Continental chain. That is being considered.

Commissioner Gayton stated that it is amazing to him that an investor would come into town knowing that the original owner had a problem with density, pay \$4,000,000 more than the original owner, and think that they can develop this property. They pay too much for the property and think that they can come in and develop it. They paid \$16,000,000 for it. How can they expect to make a profit? Commissioner Bildz asked if they are talking about a planned development and increase in density would it require a referendum vote.

Commissioner Gayton asked about the crosswalks and the boat ramps. Mr. Silverboard stated that staff has had their preconstruction meeting with Southwest Construction and everything is in order to proceed. They are in the process of trying to get permission from DEP to allow us to remove some of the dune walkovers. They are offering to have a biologist out there whenever they are pulling anything out or putting anything in. He is not sure when they will be starting on the boat ramps, but he will put something in the weekly report as to when they will start. He does not have an update on the crosswalks, and will put that in the weekly report as well.

Commissioner Gayton asked about the sewer surcharge. He commented on the letter that had been received from the City of St. Petersburg. He asked how long we were going to wait, knowing that we are going to have to go to court, and asked if we had asked if the Florida League of Cities was going to litigate this for us. He asked that this be placed on the next agenda to discuss this. Mr. Silverboard stated that the City Attorney has responded to Kim Streeter, and we will be having a meeting soon. A court will have to rule on whether they have the right to impose the surcharge. There are other little issues that we can reach an agreement on. This narrows the issues that we have to litigate. Ms. Kiefer stated that this is going to be a declaratory judgment, and the League of Cities only covers the defense of tort damages. This is not a covered litigation. Declaratory judgment may entail doing things like going back to the 70's. At that time we may have to discuss funds in executive session. She has sent a letter asking them to take one last look at the chapter before she asks for the Chapter 164 resolution. Commissioner Gayton asked if they receive a response to her letter could this item be put on the agenda.

Commissioner Gayton asked about the no wake zone. Mr. Silverboard stated that the chief went over the head of the road block in Tallahassee, and has sent another copy of what was sent previously. They have apologized for the delay. It took two months to get to the supervisor.

Commissioner Minning asked if there was a response to the letter to the City of St. Petersburg regarding the sand sharing project. Ms. Kiefer stated that she thought the Beach Stewardship Committee was going to suggest moving the line. It is a permit process to move the line, and the County will fund it. It is her recommendation that they do that. She doesn't feel that St. Petersburg will cooperate. Commissioner Gayton asked how many years it took to get the sand sharing permit. Commissioner Minning answered that it was about five years. It is the County's suggestion that we modify the permit, and it is a quick fix. Ms. Kiefer stated that they have modified the permit to correspond with our resolution.

III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

Ms. Kiefer stated that anytime we are going to refer something to the Special Magistrate it be announced. There has been a case referred that will be heard in June.

Ms. Kiefer stated that the hearing has been set in Atlanta on the Gulf Coast federal case. Oral arguments will be held later this month. This gives us a chance to see how the judges feel about it. We may have a decision by this fall.

Mr. Silverboard reported that Mike Bonfield, City Manager in St. Pete Beach, and he would be meeting with Tim Garling from the PSTA regarding the renewal of the contract in December. He suspects that the PSTA is going to want us to pay the full cost of the trolley service to our towns. It is their contention that we haven't been paying the full cost. He has been asked about the extension of bus service down Central Avenue. The word that he gets is that the PSTA is facing the same reduction in revenues that the other agencies are facing, and they are facing service cuts. They are trying to determine where they can cut service that will have the least harmful affect. It is doubtful that they are going to extend the bus service down Central Avenue. They are also looking at Bus Rapid Transit. We had suggested that they bring it into Treasure Island. They have tentatively decided that they are going to bring it into Corey Avenue and at that point hook up to the trolley. He suggested a route that would bring them across Blind Pass into Treasure Island and up Central for their consideration.

Mr. Silverboard reported on the surveys that have been distributed regarding the Sunset Beach parking situation. He urged Sunset Beach residents to get the surveys filled out and dropped off.

Mr. Silverboard stated that there would be an ordinance to extend the swim zone on the next workshop agenda.

Mr. Silverboard reported that there are two unions that they have to negotiate with this year. They may call an executive session before the May 20th meeting at 5:00 if necessary.

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Collins reported on the Suncoast League of Cities meeting. He was surprised to hear how much Florida is going to be growing over the next few years, and how it is going to affect services.

Commissioner Collins read a letter that complimented the Police Department and City staff.

Commissioner Gayton announced that the Isle of Palms Civic Association would be having their annual spaghetti dinner on May 20th.

Commissioner Minning announced that the Elnor Island cleanup would be held this Saturday. Meet at the Gator's parking area at 8:30. Wear shoes that tie, and bring gloves, suntan lotion, and bug repellent. There will be boats going across at various times.

Commissioner Bildz commented on the Suncoast League of Cities. He felt that Rick Butler, from Pinellas Park, was going to be the best president that they have had.

Commissioner Bildz thanked the City Manager for attending the Sunset Beach Civic Association meeting last night. He urged residents to complete their parking surveys.

Mayor Maloof announced that tomorrow was Mayor's Council, and following that she is attending the new Tampa Bay Transportation meeting.

IV. PUBLIC COMMENTS:

John Burke thanked Commissioners Collins, Gayton, Bildz, and Mayor Maloof for attending the dedication for the new flagpole.

VI. ADJOURNMENT:

The workshop was adjourned at 8:45 by Mayor Maloof.