

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS MEETING MINUTES
May 6, 2008
6:00 PM**

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

A. PLEDGE OF ALLEGIANCE: Led by Mayor Maloof

B. ROLL CALL:

Mayor Mary Maloof		Present
Commissioner Phil Collins	District 1	Present
Commissioner Ed Gayton	District 2	Present
Commissioner Bob Minning – Vice Mayor	District 3	Present
Commissioner Alan Bildz	District 4	Present

Mayor Maloof presented a proclamation to the Building Official, Neal Schwartz, regarding Building Safety Week.

C. PUBLIC COMMENTS:

There were no public comments.

D. APPROVAL OF MINUTES:

The minutes of the April 1, 2008 meeting and workshop, and April 15, 2008 meeting are available for approval. It was moved by Commissioner Bildz and seconded by Commissioner Minning to approve the minutes as printed. Upon roll call the vote to approve was unanimous.

E. ITEMS OF BUSINESS

1. Motion – Acceptance of Gulf Beaches Rotary Donation

It was moved by Commissioner Minning and seconded by Commissioner Collins to approve the motion.

Chuck Coward, Carol Coward, and John Burke presented a check in the amount of \$3,687 to Cathy Hayduke, Recreation Director for the use of recreational scholarships for children's programs.

Upon roll call the vote to approve was unanimous.

2. Consideration of Res. 08-36, Tampa Bay Beaches Chamber Request for Use of the Beach

It was moved by Commissioner Bildz and seconded by Commissioner Collins to approve the resolution as read. Upon roll call the vote to approve was unanimous.

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

It was moved by Commissioner Minning and seconded by Commissioner Gayton to approve the resolution for Phase I and II only.

Commissioner Bildz stated that he would like to see Phases I, II, & III, or it would be a waste of time. Commissioner Collins concurred with Commissioner Bildz. Mr. Silverboard, City Manager, told the Commissioner that two resolutions were prepared, one for Phases I & II for \$25,000, and one for Phases I, II, & III in the amount of \$33,000. Commissioner Minning stated the he would accept an amendment to his motion. Commissioner Bildz moved to amend the motion to include Phase III.

Commissioner Gayton stated that he learned a lot at the last workshop, and we really don't have a plan for the downtown at this time. He read excerpts from the previous contract with HDR. He stated that this Commission has never received a master plan document. As of now we only have a draft plan. He wonders why we are proceeding when we don't have a master plan that should have been presented under the previous contract with HDR. Mr. Silverboard stated that he spoke with James Moore from HDR, and asked him if a final draft was presented. They will be delivering to us copies of a final plan, as well as electronic copies. He also received a call from Steve Shoecraft. The plan that is dated October 6, 2006 and contains the Appendix A is actually the final plan, per the instructions of the City Manager at that time. He doesn't know why he was instructed to label it as final. Mr. Silverboard will be comparing what he receives tomorrow to see what, if any, changes have been made to the finished product. It was Mr. Shoecraft's contention that the draft that was dated October 6th is the final plan that was approved and accepted by the City Manager at that time. The Planning Board had some suggestions after they saw the plan, and made some recommendations to the City Commission. The City Commission at a regular meeting was presented with a resolution that accepted the plan, which the Commission decided to separate into two resolutions. One accepted the "concept plan", and the other provided for Planning Board input. The Commission did not incorporate the suggestions of the Planning Board in its recommendation to the consultant at that time.

Mayor Maloof clarified that it was the plan and the date that was voted on. Commissioner Gayton stated that they agreed to a "concept plan". After that HDR was supposed to come back to us with a final master plan. What we have is a draft. Commissioner Gayton stated that he doesn't know how we can vote on this tonight if we don't have the final product. Mr. Silverboard stated that according to HDR we do have the final plan that was approved by the City Manager. Commissioner Minning stated that Resolution 06-99 accepts the Downtown Redevelopment Concept Plan.

Commissioner Gayton stated that he believed that they received a draft, and that the contract said that they would deliver a draft, that the document that they have in front of them was a draft, and that they were supposed to incorporate all suggestions and come back with a final plan. As far as tonight's resolution, it says that the Commission has approved the downtown redevelopment plan. We have never accepted the downtown redevelopment plan. We approved the concept, not the plan. If this is what we approved, then we approved a new city hall. Mr. Silverboard stated that a plan is not the law. It is a guide. It does not have the force of law. The only plan that does have the

force of law is a Comprehensive Plan. This plan is the concept of how this Commission and this community would like to see the downtown developed. You are not committed to doing anything other than wanting to see the downtown developed. Either we move forward to implement the concept, or not. We can delay if you want, but at some point we have to decide to move forward or drop it. Commissioner Gayton stated that had he not seconded the motion it would have died. It is not that he doesn't want to move forward. He has received a letter from a resident in favor of the planning efforts, but urges the Commission not to rush. He is not giving up. He is trying to get it right. He referenced the cover memo prepared for tonight's meeting, and read excerpts from it. He stated that the scope and fees from HDR do not include meeting with the LPA. Will they be meeting with the LPA, or will they be doing this without any further discussion? Mr. Silverboard assured Commissioner Gayton that they would be having all of the meetings that were listed in the staff report. Mr. Silverboard stated that if those meetings were not included in the scope of work he would come back and tell them that he has cancelled the contract. Commissioner Gayton then asked about the specific areas in the redevelopment area, and asked which area was going to be considered the core downtown blocks. Mr. Silverboard clarified that it would start at Publix and extends to the Rally station, including Gulf Blvd. If the Commission wants to extend it to the hotel they need to clarify that. Commissioner Gayton stated that nowhere in their materials does it list the area that Mr. Silverboard discussed. Mr. Silverboard gave a brief explanation of the downtown area to be included. Commissioner Gayton stated that it is not as the resolution states. Mr. Silverboard stated that he would clarify it with the consultant.

Commissioner Minning stated that he agreed with the comments. He asked that the comments from the February 18th meeting be incorporated in the documents. He would like to see something in there that references the letter from the PPC that states that the concept plan is deficient. He wants to be sure that HDR addresses all those issues to the satisfaction of the PPC. Mr. Silverboard urged them to keep in mind that the contract will include all those items.

Commissioner Gayton discussed the two different Scope of Services documents that have been received. The February 18, 2008 Scope of Services includes all the meetings. The Scope of Services received on April 23, 2008 eliminates all of the meetings. Mr. Silverboard stated that they will not be eliminated.

Lynn Rosetti, City Planner, stated that when we received the PPC comments on April 22, 2008 it was sent to HDR. They didn't have time in one day to incorporate everything, and wanted to get something to the Commission by the 23rd. There is a verbal proposal that includes everything, and it will all be incorporated into the contract. Commissioner Gayton stated that he doesn't like to vote on anything verbal. He asked why the City was going to be doing any of the impact assessments. Mr. Silverboard stated that we would not be doing the impact assessments. We will only be providing them with the information that we have available. Commissioner Gayton read from Phase III regarding the City preparing a draft. Mr. Silverboard stated that it was a typo and that we are not preparing anything. Commissioner Gayton clarified that HDR would be providing both of those services. Commissioner Gayton asked if they could see the contract before they voted on this item. Mr. Silverboard stated that they could bring it up again at another meeting if that was what they wanted. He can send them the contract for their review before executing it. Ms. Kiefer stated that the resolution authorizes the City Manager to

execute the contract. He is to finalize and execute it per your direction. She does not see a huge gap between what they are saying and what he has been negotiating. She will take an extra look at it before it is executed. Commissioner Minning stated that he wanted to vote on this this evening, but would be willing to see the contract before it is executed. Commissioner Collins asked if it would incorporate everything that was discussed tonight. Commissioner Gayton asked if the staff report would be incorporated into it as well. Mr. Silverboard stated that everything would be incorporated in the contract before it is executed.

Commissioner Gayton asked why it was necessary to do Phase III now. Commissioner Bildz stated that without the LDR revisions we are spinning our wheels. Why would we do I & II without the revisions. Commissioner Gayton asked who would be doing the LDR's. Commissioner Bildz stated that the City would be doing some of that. Commissioner Collins stated that for the additional \$8,000 it was worth it. Commissioner Bildz stated that we don't have experience with form based codes, and we need the assistance.

Pam MacIntyre asked if this was in the budget. Mr. Silverboard stated that we did not budget for doing anything with implementation of the downtown redevelopment plan. We are suggesting that we take this money out of our General Fund fund balance, and include it in the supplemental budget. Ms. MacIntyre asked if we could wait until it was in the supplemental budget. Mr. Silverboard stated that we don't gain anything by waiting, and we generally only bring one supplemental budget forward at the end of the year, because we don't know what will come up before the end of the year. When this is brought up the Commission would know that they committed to it earlier in the year. Ms. MacIntyre stated that if there isn't money in the budget we should not do it. She feels it is irresponsible to spend money that was not budgeted. Mr. Silverboard used the example of having a checking and savings account, and transferring money from savings to checking. He explained that we often follow that practice when we get grant money that requires an expenditure before we receive a reimbursement. There is nothing irresponsible about the way we are funding this. Commissioner Gayton stated that he doesn't believe that we can replenish the fund balance out of next year's revenues. Mr. Silverboard explained that it may be that we don't expend everything out of the budget, and we may not need to transfer all \$33,000 for it. Commissioner Gayton commented on the budget cuts and revenues that we will not receive this year. He would like to move this forward as soon as possible. He was hoping to see where we stood at the six month point. He does not want to increase ad valorem taxes. Fiscally he can not vote to approve something that he doesn't know that we have. He would vote for the plan if he knew that we can afford it. Mr. Silverboard stated that he agrees with the concept that Commissioner Gayton is trying to get across, but he does not agree with the numbers. They will have the six month figures for the next meeting. There are projects coming up that could eliminate the predicted short falls in the building permit revenues. We know that Sales Tax collections will be short, but we know that we will not be expending the entire budget. He does not think the picture is as dire as was portrayed last week. It is without a doubt that our budgets in the coming years will be different than they have been in the past. Commissioner Gayton stated that there were things that he wanted to see in the six month budget review before he votes on this. He made a motion that they table the vote on this until the next meeting. Ms. Kiefer stated that there was already a motion on the table. Commissioner Gayton stated that you can always make a motion to table. Commissioner Bildz stated that after talking with the City

Manager regarding the budget he is in favor of expending the funds. He is not in favor of tabling it. Commissioner Collins stated that worst case, by the time we get the contract we will have the figures. He would like to move ahead with this. We can always stop it. There being no second, the motion to table does not carry.

The amended motion was seconded by Commissioner Collins. Upon roll call the vote to approve the amendment was 4-1, with Commissioner Gayton being the dissenting vote. Upon roll call, the vote on the resolution, as amended, was 4-1, with Commissioner Gayton being the dissenting vote.

Mayor Maloof read a quote from a speaker she had heard, and stated that by passing this resolution they are looking towards the future of the community.

4. Consideration of 08-42 Rescinding Resolution 06-98

It was moved by Commissioner Bildz and seconded by Commissioner Minning to approve the resolution as read. Commissioner Bildz stated that we are taking this action because we are talking about a central business district, and the Pinellas Planning Council requires us to have a Special Area Plan. Upon roll call, the vote to approve the resolution was unanimous.

5. Consideration of Res. 08-40, Proposal for a Traffic Signal Warrant Study for Intersection of 104th Avenue & Gulf Boulevard

It was moved by Commissioner Bildz. There being no second, the resolution fails. Mr. Silverboard stated that they would include that in the budget for next year.

G. ADJOURNMENT

The meeting was adjourned at 7:13 p.m. by Mayor Maloof.