

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP
November 18, 2008**

The workshop was called to order at 7:15 p.m. by Mayor Maloof. Mayor Maloof welcomed former Mayor Julian Fant and his wife Millie back to Treasure Island after their summer away. She also welcomed former Commissioner Alan Sansotto to the workshop.

I. DISCUSSION ITEMS:

1. Consideration of Sunset Beach Parking

Chief Casey gave an update on the work that has been done on this issue since the last workshop. He has had several discussions with Dr. Nicole Elko regarding the parking requirements that must be met in order to keep the beach renourishment funding. He gave an explanation of the requirements that must be met. It addresses the issue of permit parking, and will reduce parking on both sides of the street. The cost to make the adjustment to the permit parking program is an additional \$500, for a total of approximately \$14,000. He suggested that the lines be painted rather than laid down in vinyl. There will be concern from residents as to where the spaces will be. They will be public parking spaces. The County prefers that the City do what it can to discourage residents from using the public parking spaces. There will be wording in the ordinance to allow police officers to tow vehicles that are blocking the streets. We have a lot of latitude regarding where the spaces are. We can make this happen reasonably close to the original date. It will probably not be the first week in January, but probably towards the end of January. One of the questions from the last meeting was regarding the numbers. The number of spaces from 99th Avenue to the Sunset Chateau is 47 spaces. It has to move with the line of the beach.

Mayor Maloof asked the Police Chief if he had received the document on the modified parking system. He had not seen it. Katie Mattice provided Chief Casey with a copy.

Commissioner Bildz stated that he was in favor of designating two parking spots per street and continuing with the permit system.

Commissioner Collins asked if this would be delayed if they were approving the two spaces together. Mr. Silverboard explained that there would be instances where they would be together and others where they would be separated. It would be determined by field engineering.

Commissioner Minning asked if there was input from the Sunset Beach Civic Association. Commissioner Bildz explained that they met the same night as we did. Dawn Fader, President of the Sunset Beach Civic Association, stated that the Board of Directors of the Civic Association is split half and half, so they have left it to the task force to rally the people of Sunset Beach to get involved. Commissioner Minning stated that they are looking for as much input as they can get, and was looking to the Civic Association to adopt a position. Ms. Fader stated that they cannot do that, as the board is divided on the issue. Commissioner Gayton stated that he felt the input from the community was very important.

Ray Green commented that Sunset Beach has a unique system of communicating. They do not want to have one side of the street parking, or alternating side of the street parking. At first they were convinced that permit parking was the way to go. They recognize the importance of renourishing our beaches, and feel that this is a viable solution.

Mary Daughtry stated that she has mixed feelings about this. She feels that the hours discussed for the permit parking need to be modified. The prime time seems to be between 11:00 and 4:00. This would allow the surfers to show up at the beginning and end of the day, it would allow residents to entertain in the evenings, and allow residents to have service workers come to their homes. She encouraged them to not do one side or alternate side parking. It is too complicated. They have survived on Sunset Beach for many years. There have been other successful bars and it has never been a problem in the past. She encouraged the Police Department to continue patrolling the Sunset Beach area during the peak hours.

Marie Barba stated that the parking permit system seems the most viable. She doesn't understand how they are going to choose the public spaces. She asked what the fairest way of choosing these spaces was.

Commissioner Minning asked if there would be a set-back from the corner before the parking started. Chief Casey stated that there were minimum requirements that would be followed. As far as choosing the spaces there is no a formula that is followed. Typically they would try to place anything that is in front of someone's home as close to the property line as possible. He would like to see a spokesperson from each street to help decide where the spaces should be. They will try to find the spots that will provide the least amount of impact. The actual number of spaces between 95th Avenue and Sunset Chateau will be 22. The rest will be on the side streets. They will choose the locations that will have the least amount of impact. Commissioner Minning asked if the people that own at the street ends know that they will be impacted. Katie Mattice stated that each street is different. They will have to take each street case by case and find the possible parking on those streets. They added other options in the handout. They are suggesting that they ask each business owner to provide one public parking spot. The Sunset Beach Civic Association did not want to participate in this discussion at all. They have talked to neighbors. They have come up with several suggestions. She doesn't think that passing one single piece is going to solve the problem of parking on Sunset Beach. Commissioner Minning clarified that it would be whatever the street would allow. He is concerned that if the Commission moves this forward there will be residents that will come forward later and ask that the spots be moved. They are putting the burden on the Commission and they don't know where the spots are. Ms. Mattice stated that the Commission has to move the item forward. The burden will be with Chief Casey to locate the spots.

Chris Sierra stated that he was very concerned that staff was considering either alternate side or one side parking. He likes Mary's idea of reducing the permit hours. He agrees that there should be a combination of solutions. It is one business that is causing the problem for everyone. He appreciates their time and consideration.

Holly Hickman stated that she champions the work that Robbie and Katie have done. Last Saturday at 4:15 the mail truck couldn't get through because there were cars parked next to each other. She said that the hours should be extended to sunset. She is also against the alternate side parking.

Rich Hickman suggested that they ask the residents if they would be willing to have the parking in front of their house. He feels that they will find at least one person on each street to volunteer.

Commissioner Bildz stated that it seems like the Civic Association was taking a hit on this. While the Board isn't taking a stand, they did send out a flyer and encouraged the residents to communicate with the Commission and attend the meetings. This is the best solution that we can come up with at this time. The designated spots will be located in spots that will allow for traffic to get through.

Commissioner Gayton asked if they could do the field engineering before they are to pass the ordinance so that everyone will know where the spots will be. Commissioner Bildz suggested that the City Manager bring them an informational only report when the information is available.

Robbie Wellborn requested the Commission to ask the businesses on Sunset Beach to designate one spot as general public parking.

Chris Sierra asked that they install a meter at each public parking space. This would help pay for the enforcement of the parking problem and add to the city's revenue. Mayor Maloof asked if that would be legal. Mr. Silverboard explained that they can meter the spots, but there would be issues with the permit parking. The spots must be made equally available to the public.

Allan Sansotta stated that this is a difficult and complex issue. Everybody is in favor of it until they see that one of the designated parking spaces is in front of their house. He suggested that they not spend much more time on it until they get an engineer to determine the first two choices on each street and see what kind of objections they run into. It would not be a bad idea to get another two also so that they have two primary spots and two alternate spots on each street. This might help the residents agree to it if they would switch to the alternates every few years. He stated that he appreciated them taking the time to listen to what everyone had to say, and he trusts Chief Casey to bring this forward.

Commissioner Bildz clarified that this would be passed by ordinance. He suggested that they try to have an idea of where the spaces would be by December 16th. Mr. Silverboard stated that they would try, but it would depend on the workload.

Ms. Wellborn asked who, if anyone was going to approach the businesses on Sunset Beach. Mr. Silverboard stated that each business is required to have a certain number of spaces designated for their businesses, and they do not have extra spaces. We would have to pass an ordinance waiving one space. The condominiums are not businesses, they are residences, and they have a minimum requirement as well. Commissioner Collins stated that Ms. Elko would probably have a problem with that as well. Chief Casey explained that when we first addressed using private property for public property, Dr. Elko stated that there could be no signage on the business property that states that the parking was for the business only, and somewhere else, public parking. There can be nothing that would prevent a motorist that is not familiar with this area from knowing that the spot is for public use.

Betty Lipke asked if the parking metered spots at the end of Sunset Beach are all in use. Chief Casey stated that they are. She stated that in her observation, they are not in use. There is also a lot across from the pavilion that could be used. If the meters were removed the spots would be used. Mr. Silverboard explained that they are required to have a certain amount of spaces within a certain distance of the beach. Some of the spaces at the end would not count toward the

required number. The on street parking has met the requirement. If we put a permit system in place that creates the problem that we are discussing. We need to ensure that the spaces are spaced properly along the beach to remain eligible for the beach renourishment funding. We have approached the Lion's Club to lease parking to the City, but we have not received an answer from them. There is a business owner at the north end that has told us that if we do permit parking he will try to stop it. If we could use the public parking at the south end and remain eligible the problem would be solved. Ms. Lipke commented on the valet parking at Caddy's.

Katie Mattice suggested that their "Plan B" was to make no changes at all, and allow public parking, and continue allowing residents to post their own "No Parking" signs, or cone off the area in front of their property. She read an excerpt from state statutes. Aggressive enforcement of the cited statutes would alleviate the problem for the residents. An individual could provide a taxi service from the parking lot at the north end of the beach. This would benefit the city and increase revenues from the parking at the north end of the beach.

Commissioner Gayton asked Chief Casey to clarify the numbers of possible spots on the document that he provided to them in a previous packet. Mr. Silverboard explained that if they marked out standard parking spaces the numbers would be reduced. Commissioner Gayton stated that even if the number is reduced, with that many spots the chances are good that two people would agree to allow parking in front of their house.

B.C. Acton stated that there are many under-utilized spaces at the south end of Sunset Beach. She suggested that people be directed to the parking lot by the pavilion. Mayor Maloof explained that it had to be done in the area between 95th Avenue and Sunset Chateau. Commissioner Gayton explained that the parking at the south end doesn't qualify them for the beach renourishment. Mr. Silverboard stated that there is an attraction at the north end of Sunset Beach.

Mayor Maloof commented that when we started this whole thing we had no idea that there was this kind of regulation. We were surprised to find out that we had to provide so many spaces in the renourishment area. The parking lot at the south end is no help to us for that purpose. She is not sure about "Plan B". Commissioner Bildz stated that "Plan B" would work, but is concerned about a driveway being blocked. The state statute doesn't address someone parking across the street from a driveway.

Commissioner Collins suggested that they move this forward and listen to the traffic people. Mr. Silverboard clarified that they will bring forward the parking permit system to the next meeting.

2. Information Item- Location of Bucky the Pirate at Treasure Island Park

Mr. Silverboard gave a brief explanation of this item. This will be the permanent location for Bucky the Pirate. No action is needed on this item.

Commissioner Bildz asked what the time line is on this. Cathy Hayduke stated that they would start before the first of the year. Commissioner Bildz asked how long it would take. Mr. Silverboard stated that it would take no more than a week.

3. Information Item- Reconfiguration of the Pinellas County Fire and EMS System

Chief Fant gave a brief explanation of this item. They have been monitoring this closely due to the revenue reductions. The County has been looking for ways to save money in the Fire and EMS system, which trickles down to the municipalities. We are a municipal Fire Department, so our Fire Department can't be eliminated other than by referendum. The county provides 35% of our funding for 80% of our activity. If that is reduced we will have to find the funding somewhere else.

Commissioner Bildz asked about the timeline on the decision regarding the ambulance and how it would affect us. Chief Fant stated that it wouldn't affect us much. It may shift the responsibility for patient transport to the fire side. They are not currently discussing putting a transport unit at our station. Mr. Silverboard stated that we would not get any of the transport money. There are other implications further on down the line. Depending upon who you talk to, this may or may not happen. Supposedly the decision needs to be made in December. They are running out of time. It wouldn't take affect until the next budget year. They have a lot of details to work out. St. Petersburg wants their independence. Many of the larger cities feel that way. The smaller cities don't have the resources to try to fund a transport unit. We would have to enter into some type of joint powers agreement. We would agree that St. Pete Beach would be doing the transport for us and other cities. None of that has been settled yet.

Commissioner Minning asked if it was fair to assume that we would not be receiving the same amount of money next year. Chief Fant stated that the County agreed to fund us at that level this year, but because revenues are not anticipated to support the contracts, they are planning to cancel the contracts at the end of this fiscal year. The new funding will need to be renegotiated. He has heard that they may continue to fund us to continue to keep us whole. From the day the EMS system was voted in by the voters in 1980 and implemented in 1981, the funding has never been a cookie cutter formula. Each department has different needs. We have been in the middle of the road for funding. He doesn't know if they will try to equalize it. We are monitoring the situation and feel that we are being properly funding for our operation. If this city did not have an EMS contract with the county, what would we need to provide? We would at least have to provide some form of fire protection. How many people would it take to respond? We are at that minimum level with four people. With our EMS work we get 35% of our costs refunded to us. We were one of the pioneer providers and we should continue to be one of the leaders. They have a lot of work to do in a short time frame. Every EMS unit in the county does not have to be transport capable. He will keep them posted.

4. Consideration of Ord. 08-20, Solid Waste

Public Works Director Jim Murphy gave a brief explanation of this item. With the addition of Publix, it has caused a situation to the public works department. They have a solid waste receptacle larger than they can handle. The city code requires the city to collect all the solid waste within the city, and we don't have the equipment to do that. We would have to modify the city code to allow private individuals to collect solid waste within the city with a license issued by the city manager. It would also allow the city to collect a 15% surcharge on the gross revenues of the activities.

Commissioner Bildz asked how often that receptacle needs to be emptied. Mr. Murphy stated that it is once a week. Commissioner Bildz asked why we would have to charge them 15% of the gross fee. Mr. Silverboard stated that it would be because we are losing revenue by letting a private hauler collect garbage for us. This is a common provision by many cities that don't have the equipment to collect all of the garbage. This is the only business in town that we cannot

collect. In the future as the city redevelops and we have more modern waste management systems we may be faced with this more often. Commissioner Bildz stated that we don't collect construction materials, and asked if we collect a 15% charge on that. Mr. Silverboard stated that we do not because our ordinance specifically states that we do not. Commissioner Bildz asked who has been collecting their garbage to this point, and why this was not brought up before they opened. Mr. Silverboard explained that they have been having a private contractor collect their waste.

Commissioner Collins asked if Publix has been made aware of this, and if so, what their reaction was. Mr. Murphy stated that they have been made aware and are agreeable to the ordinance change. Mr. Silverboard stated that this is a common practice in other cities. Mr. Murphy stated that this should have been caught in the design review phase of this, but it wasn't and now we have to respond to it. They use this type of compacted dumpster systemwide.

Commissioner Bildz asked if we should put something in the ordinance requiring at least weekly pickup. Mr. Silverboard stated that he didn't feel that it was necessary, and we could come back later and amend if necessary. Commissioner Collins asked what types of waste this was used for. Mr. Silverboard gave an explanation of the type of waste they are putting into the dumpster.

This item will move forward to the December 2nd meeting for first reading.

5. Consideration of Ord. 08-17, Parking and Parking Violations

Chief Casey gave a brief explanation of this item. This is an administrative item to clear up some loose ends. It gives them authority to remove vehicles blocking the roads. It provides a solution to deal with leasing an impounded car back to a lien holder who wants to repossess a vehicle.

Commissioner Bildz asked a question regarding the enforcement penalties. Ms. Kiefer explained that those were the statutory fines that they discussed previously. We cannot supersede the state statute if it is for the same thing. If we create a parking violation that is not addressed by the state statute then we can decide on the fine. Commissioner Bildz asked if this would require the city to remove vehicles if a big storm comes. Mr. Silverboard stated that this gives us the ability to remove a vehicle that breaks down on the bridge in the event of an emergency evacuation. Ms. Kiefer explained that there are many situations that can come up with impoundment, so this ordinance will clarify some of that.

This item will move forward to the December 2nd meeting for first reading.

6. Consideration of Ord. 08-16, Foreclosures

Ms. Kiefer explained that this was part of the ongoing effort that the city is embarking on to address the properties that are abandoned or in foreclosure. This ordinance will require that the financial institutions that are involved in the foreclosures be required to maintain the property and be in contact with the city. This would set up an ordinance allowing us to cite the lien holder in code enforcement violations. All laws depend on over 90% voluntary compliance. This will give us the tools that we need in terms of code enforcement.

Commissioner Collins asked for clarification regarding how we would police whether people are following the proper notification procedures. Ms. Kiefer stated that it would be mostly voluntary compliance. Ms. Kiefer explained that when there is a code violation we research the property

and track who is involved. Once we get a bank and inform them of the ordinance they will be required to follow it. It will take a couple of times before we get the banks to pay attention to the local ordinance. Commissioner Collins asked what the penalty would be for not registering an impending foreclosure. Ms. Kiefer explained that the penalty would be the same penalties that the code enforcement board can assess. The difference is that a code enforcement violation can only be assessed after they fail to comply within the city's deadline. This type of violation can be assessed as soon as the ordinance is violated. Commissioner Collins suggested that the properties be required to be maintained on a bi-monthly basis during the summer months. Ms. Kiefer stated that monthly is the absolute minimum, but that they are also subject to the community appearance codes.

Commissioner Gayton asked for clarification on the enforcement of penalties and whether on the second day they would be subject to the \$500 per day fee as a second offense. Ms. Kiefer stated that it would depend on the violation. Some would go to county court, and some would be fined per the code enforcement rules. Commissioner Gayton asked how they could be a repeat offender on the 2nd day if they were not adjudicated. Mr. Silverboard explained that they would be issued a citation each day that they were in violation. Ms. Kiefer explained how the notice would be worded. Commissioner Gayton stated that doing that would not give them the opportunity to comply. He feels that the ordinance is well written, but feels that in order to have a repeat violation the owner must be given the opportunity to correct the violation. Ms. Kiefer stated that this is different than the normal code enforcement violation. Commissioner Gayton stated that someone in bankruptcy would probably not come forward with the required \$100 fee and register their property. She explained that we are really focusing on the banks.

Commissioner Bildz asked for clarification on the requirement to retain a local property management company and which county they must be from. Ms. Kiefer suggested that they remove the specific county requirement.

This item will move forward to the December 2nd meeting for first reading.

II. OLD BUSINESS:

Commissioner Collins asked if we had had any luck in getting an appraisal done on the Causeway House. Mr. Silverboard stated that we have not done the appraisal yet.

Commissioner Minning stated that we have an appointment with Tampa Bay Regional Planning to discuss what services they could provide regarding our Visioning project. Mayor Maloof has contacted several organizations and is waiting for their response.

II. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

Ms. Kiefer stated that they had the joint public meeting with the City of St. Petersburg, and then moved into mediation. Impasse was declared.

Ms. Kiefer stated that a motion for reconsideration was submitted to the 11th Circuit Court of Appeals regarding their decision. The status conference with Judge Moody was cancelled and will be held in abeyance until a decision has been made.

Mr. Silverboard gave a reminder about the Thanksgiving holiday and that City Hall will be closed. He also gave a reminder of how the garbage pickup will be handled.

Mr. Silverboard stated that we have received the proposed contract from PSTA. We will put it on the next workshop agenda because the contract expires at the end of December.

Mr. Silverboard explained that the dispute resolution meeting concerned the surcharge on our sewer treatment.

Mr. Silverboard made comments regarding the parking pass system that we are currently using. We have been told that what we charge for one pass we have to make available for everyone. We are being monitored quite closely by various agencies. He would propose that we continue to sell the \$5.00 hanger pass for this year and discuss it again at the budget hearings for next year.

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Collins wished everyone a Happy Thanksgiving.

Commissioner Gayton stated that he walked the beach trail, and feels that they did an excellent job at 119th. The concrete wall has been removed. The walkway across the bridge on the Isle of Palms looks very good. We have a good crew that does excellent work.

Commissioner Minning agreed with both Commissioner Gayton and Commissioner Collins and wished everyone a Happy Thanksgiving and stated that they did a very nice job at 119th.

Commissioner Minning explained that the County is trying to come up with uniform signs for beach accesses in County parks. We are working with them on signage.

Commissioner Bildz wished everyone a Happy Thanksgiving. Sunset Beach Civic Association will have their annual Christmas Party at their next meeting on December 1st.

Mayor Maloof announced that the Tobacco Free Coalition of Pinellas County will be holding an open house on Monday, December 8th from 5:30 to 7:00 at the Family Resource Center in Pinellas Park.

Mayor Maloof showed the new utility bill that the City will be sending out shortly. These will be printed by the County. All the information about holiday trash collection schedules for the entire 2009 year will be printed on the back.

Mayor Maloof stated that the John's Pass Bridge demolition will begin on Thursday, November 20th with the bridge closure starting at 7:00. They will be closing Gulf Boulevard. There will be warning sounds before the detonation. They will have helicopter and boats spotting for them.

Mayor Maloof stated that she will be attending the final legislative meeting in Orlando on Thursday.

Mayor Maloof wished everyone a very happy Thanksgiving.

V. PUBLIC COMMENTS:

VI. ADJOURNMENT:

The workshop was adjourned by Mayor Maloof at 9:26 p.m.