

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP MINUTES
January 20, 2009**

The workshop was called to order at 6:20 p.m. by Mayor Maloof.

I. DISCUSSION ITEMS:

1. Consideration of Res. 09-02, Supporting Special Assessments to Fund Law Enforcement Services

Mr. Silverboard has spoken with Craig Kahn, who is the attorney for the League of Cities. This isn't a League item. It is an item that was submitted to the League by communities in South Florida asking for their support when it is submitted as potential legislation. This would allow a community to place a special assessment on all properties in a community, including exempt properties, to raise funds for law enforcement services. This would spread the burden across everyone in the community. The reason that it talks about the initial period is because the way the program is structured it would be revenue neutral the first year. After the first year the community could fund it the way they see fit. They have not put together a white paper on this legislation, and it is not something that they are planning on doing at this time. It will be up to the cities that have advocated this legislation to explain the necessity of it to the legislature, and it was put on the list of legislative priorities at the request of these cities.

Commissioner Bildz asked if we should hold this for when Mayor Yakes is present to discuss it further. Commissioner Minning stated that he would like to see the white paper. This is still a tax. Commissioner Collins clarified how the revenues would be assessed. Mr. Silverboard explained that the general fund revenues would be reduced accordingly. The residents would not be paying more, but might not be paying less, either. He does not believe that Gulfport is one of the communities that are sponsoring this legislation. Commissioner Gayton stated that this is substituting one tax for another, and until we see a white paper he does not want to move this forward.

2. Discussion on a special alcohol tax

This item will be continued to the February 3rd workshop as Mayor Yakes, who was going to speak on this item, is unable to attend.

At this time Mayor Maloof called Julian Fant to the podium to give a presentation on what he saw on a trip to the southern part of the state. He made comments regarding the strip of City property between the hotels and the beach. He stated that the area is unattractive. He and his wife took pictures on a recent trip to Bal Harbour. The pictures were of the Bal Harbour Beach Scenic Trail. The trail was done using native plantings, sand, and crushed shell.

Mayor Maloof stated that she was at a Beaches and Shores meeting when that project was presented.

Commissioner Minning stated that this presentation was made to the Beach Stewardship Committee. Committee Chair Dennis Velasco has been in contact with officials from Bal Harbour. There will be a special meeting of the Beach Stewardship Committee on Friday to discuss this concept. Mr. Fant thanked Commissioner Minning and stated that it had been called to his attention that much of the sand wall is deteriorating, and much of the elements of it are unavailable. He felt that foliage barricades could trap the sand as well as the sand wall.

Commissioner Gayton stated that he has been trying to discuss this for years and he thinks it is a fantastic concept. He gave his support for the project.

Commissioner Bildz stated that he agreed and would be in favor of anything that lessened the concrete.

Mayor Maloof thanked Mr. Fant for his presentation and stated that it was a very impressive trail.

3. Consideration of Res. 09-04, Real Estate Services

Hal Bruce gave a brief presentation on this item. In November he sent out a request for proposal to all real estate offices that were licensed in the city to provide services for the sale of the Causeway House. Two of the realtors that responded are present to answer questions. Mr. Silverboard suggested that they ask any questions that they have, and also discuss the terms and conditions. They have been provided with the appraisal from 2005 as well as the current appraisal, and have also included each of their proposals. Jim White and Leeann Bakos are present to answer questions.

Commissioner Collins asked for clarification on one of the percentages on the proposals.

Commissioner Gayton stated that he had some questions on the property itself. He was there today and said that the property needs some TLC. The fence is about 20 feet towards the property on one side, and about 80 feet on the other side. It extends to the west all the way to the sea wall. Two of the proposals do not mention the sea wall. Mr. Silverboard explained that it is composed of two pieces of land that have been joined together under one common ownership. The Commission needs to decide whether to sell Lot 4 which is where the house is located. The other leg of the property near the sea wall has been owned by the City and contains drainage pipes. He suggested that that leg of property be retained by the City. Commissioner Gayton stated that it is not platted as two pieces of property. Mr. Silverboard stated that the legal description shows two separate pieces of property that are joined together, but it is composed of two separate parcels. Commissioner Gayton stated that the property at 8031 Causeway Boulevard is shown as one piece of property at the Property Appraiser's office. Mr. Silverboard stated that we owned the leg by the sea wall before the Causeway House property was purchased. It is under one ownership. Commissioner Gayton stated that we would have to separate the two properties and take away the sea wall from the Causeway House property. Mr. Silverboard stated that we would sell Lot 4, which does not include the leg of property. He read the legal description from the title insurance policy. Commissioner Gayton asked if the proposals were to sell one piece of property or two. Mr. Silverboard stated that the proposals were to sell a piece of property that was owned by the City, not for those two particular parcels. The appraisal included the property out to the fence line.

Mr. Silverboard stated that the two decisions that they needed to make were whether to sell one property or both, and who was going to sell it.

Commissioner Gayton stated that the appraisal stated a selling price much lower than what the realtors said they could sell it for. He then asked how much of the improvements that were made to the causeway are within the property line. Mr. Silverboard stated that none of the causeway improvements are on this property. Commissioner Gayton stated that this property runs along the same fence line as the property to the east, and all the vegetation that was put in is on that property. If we sell Lot 4 all the vegetation would be included. Mayor Maloof stated that we are more interested in the drainage. Mr. Silverboard suggested that they keep that leg of the property and only sell parcel 4.

Commissioner Collins stated that he agreed with Mr. Silverboard.

Commissioner Minning asked if there was an easement or right-of-way on Lot 4 for the vegetation. There is not, but some of the plantings are on that property. Whoever purchased that property would then be responsible for maintenance of those plantings. Mr. Silverboard stated that we should contact St. Petersburg to ensure that we don't have to replant the property. The plantings would add to the value of the property. Commissioner Gayton stated that we needed to make it clear that the vegetation was included and would add to the value of the property.

Commissioner Minning asked the realtors that are present what the City would net if the property sold for \$200,000. Jim White explained that his appraisal came out between \$163,000 and \$173,000. He introduced Dania Perry. She is the agent that would be handling this sale and is currently the top Century 21 agent in the entire state of Florida. He would charge 5% commission if he or Ms. Perry sold the property. If it sold on the MLS the commission would be 6%. Commissioner Gayton asked if his appraisal went to the fence or included both properties. Mr. White explained that he had the legal description and only included Lot 4, non-waterfront property. He stated that the appraisal that they received is very accurate. Commissioner Bildz asked how much value would be added if the city were to grant an easement to the waterfront. Mr. White stated that it would add value, but he would have to research it. He recommended that the City retain that portion of the property. They would be flexible in working with the City.

Ms. Bakos explained that she went out to the sea wall when she calculated her suggested selling price. Her commission would be 5% if sold on the MLS, and 4% if she found the buyer herself. She would also be willing to work with the City. She stated that her appraisal was over \$300,000, but included the property to the sea wall. She stated that she has worked for Gail Byrne for many years and was a top selling agent in that company. She lives in Treasure Island and is very familiar with the area. Commissioner Gayton asked for clarification on her suggested selling price. She suggested listing it at \$319,900. Since she took both lots into consideration she will have to rethink her price. Commissioner Gayton asked if she suggested that they spend some money to paint and dress it up in order to sell it. Ms. Bakos stated that she would not recommend that with a house in this condition. Commissioner Collins asked what her estimate would be taking the additional property out of it. She stated that she would have to research and come up with a new price. She felt it would still be in the \$200,000's. She agrees that they should exclude that property so that the buyer would not have to maintain the sea wall and would save some money on taxes.

Commissioner Collins asked Ms. Kiefer if we granted an easement to the property what liability the city would have. Ms. Kiefer stated that there were several ways to go. They could grant an easement for specific uses. She does not see liability on the sea wall. They would have a right of use. The city would be responsible for the sea wall. Commissioner Collins stated that he felt that the property would be more marketable if an easement for the use of the sea wall were included. Commissioner Gayton stated that part of the sea wall is in complete disrepair. Ms. Kiefer stated that in the 2006 appraisal the appraiser stated that the house should be demolished. Commissioner Gayton stated that people had more money to tear down and rebuild then. Now it is a fixer-upper. Ms. Kiefer stated that they have several decisions to make. Commissioner Gayton stated that we have been given a lot more information tonight. He feels that they should give everyone the opportunity to rebid once they decide what they are going to sell. He would like to bring this back to another workshop. They have decisions to make regarding the sea wall.

Ms. Bakos suggested that they try to get this done quickly because we are in season now.

Ms. Perry stated that she has sold about 40% of what has been sold in that area in 2008 and she is very familiar with the area. A house in the area sold for \$100,000 less than she expected because of the noise from the bridge. Prices are down about 20% in the past year. She discussed the reasons why they were hiring a realtor and stated that her background as an engineer gave her strong analytical skills. Commissioner Gayton asked about the house that she was comparing and where it was located. It was to the west on the water. It sold for \$605,000. It was completely updated with a pool, and had a new dock and sea wall. Commissioner Gayton asked if she recommended updating the property. She answered negatively. He asked when she thought that the market would come back. She stated that the sale would depend upon it being priced well. We are in a declining market. Prices have declined 50% since December of 2005.

Commissioner Collins stated that he didn't think including the additional property would help to sell the property because it would add to the selling price in this market. He also felt that a buyer would prefer an easement to use the sea wall rather than want to pay for repairs and maintenance. They would get the benefits but none of the liability. Ms. Perry stated that there would be no value to a buyer unless they could put a lift for a large boat in. She thanked the Commission for allowing them to put together a proposal.

Commissioner Minning stated that he agreed with Commissioner Collins and asked Mr. Bruce to come in with an estimate for the repair of the sea wall. Commissioner Collins asked if they could repair it with rip wrap. Mr. Bruce stated that they would probably have to have the entire thing replaced. He stated that the force main for the sewer line was located on that property and he suggested that they retain it. He stated that it would be up to the City of St. Pete on what could be done there regarding a dock and the necessary dredging. Mr. Silverboard stated that the City Attorney needed to take a look at it to see if any issues would be created. We have the same problem when some property owners complain that their neighbors are infringing on their Riparian rights. Mr. Silverboard clarified that the Commission wanted pricing on repairing the sea wall, repairing using rip wrap, and repairing using an end cap. They will also ask the realtors to give them pricing on selling Lot 4 with a waterfront easement. Ms. Kiefer asked if they would specify the uses in the easement. Mr. Silverboard stated that they would not at this time.

This item will return at a future workshop.

4. Consideration of Res. 09-05, Supporting Requiring the Florida Legislature to Operate Under the Florida Government in the Sunshine Laws

Mayor Maloof stated that this is something that gets discussed at every meeting that she goes to. Commissioner Minning stated that everything should be in the sunshine. Commissioner Bildz stated that the Florida legislature meets 60 days per year. It would be illegal for legislators to talk outside of those 60 days. Commissioner Minning stated that it is a valid point, but considering some of the events that have happened recently it is a small price to pay.

This item will move forward to the next meeting agenda.

II. OLD BUSINESS:

Commissioner Collins stated that last week he saw the street sweeper going down the street, and it did not appear that there was water in the machine. He is requesting that they use water in the machine, or we stop paying them to provide the service. Commissioner Bildz stated that when he sees it they are using water, but agrees that it is the sweeper's responsibility to ensure that there is water in the machine.

Commissioner Gayton stated that he has received a resignation from a District 2 Planning and Zoning Board member. There are no applicants at this time, and he encouraged anyone interested to apply.

Commissioner Gayton asked if there was still a hearing scheduled on the Schwarz foreclosure tomorrow. Ms. Kiefer stated that she has not heard back from Attorney Verona and there is no hearing tomorrow.

III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

Mr. Silverboard explained that we are putting together a project list to be sent to Washington. We are looking at bridges and streets. There may be some money available under the Firefighter's Assistance Program. There is a need for a new fire truck. There may be some money available for the records management at the Police Department. We are waiting to hear about the stimulus package. There will be no earmarks on it.

Mayor Maloof asked if the bill that we were named in was still alive. Mr. Silverboard stated that we have \$500,000 earmarked, and it will be voted on in the next month or so. Mayor Maloof stated that she was listening to Tampa Mayor Iorio, who was hoping that the stimulus money would go directly to the cities rather than through the state. Mr. Silverboard stated because so much of these funds will be going through the state the Commission may want to consider hiring a lobbyist that is familiar with the proceedings in Tallahassee, at least on a temporary basis. He will provide them with further information at the next meeting.

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Collins offered to speak at condo association meetings.

Commissioner Collins thanked the fire department for their response to his house.

Commissioner Bildz stated that Bucky the Pirate was installed last week and it looks very nice.

Commissioner Bildz stated that Sunset Beach Civic Association is discussing whether they would provide containers for recycling on the beach. If the City was agreeable to pick them up they would donate the containers.

Commissioner Bildz stated that long time Sunset Beach resident Rosalee Brownley passed away.

Mayor Maloof stated that she is going on the Suncoast League bus to Tallahassee on February 9th.

Commissioner Minning asked if the meeting regarding drilling was ever scheduled for the Mayors' Council. Mayor Maloof stated that it had not.

V. PUBLIC COMMENTS:

Kathleen Wagner stated that she and some of the residents on 104th are concerned about the traffic at the corner of 104th and Gulf Boulevard. They are concerned about the speed of the traffic on that street. She suggested speed bumps. There are a lot of elderly people and animals in the area, and they are afraid someone will get hit. She also commented about the trucks from Publix. She has spoken with Commissioner Bildz about this already. She asked if there were any plans for a light.

Mayor Maloof stated that they have discussed it and wanted to see how it was during tourist season. They have received other complaints.

Commissioner Bildz asked about the cost of the study that was done around the clock tower and asked if it could be done at 104th. That was done by the police department. Mr. Silverboard stated that they would get it done, as well as step up enforcement on 104th. Commissioner Gayton suggested that they do it on 108th as well due to the speed of the cars. Mr. Silverboard will talk to Chief Casey. Mayor Maloof stated that her street is a speed zone early in the morning and late at night.

VI. ADJOURNMENT:

The workshop was adjourned at 7:55 p.m. by Mayor Maloof.