

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP MINUTES
November 17, 2009**

I. DISCUSSION ITEMS:

1. Consideration of Res. 09-91, Final Plat for Residence Inn Marriott located at 11908 Gulf Boulevard (No discussion – Quasi-Judicial)

Ms. Rosetti explained that she is not positive that everything will be done in time to get the plat material to the Commission by the packet deadline for the meeting of December 1st, so she will provide it for the meeting of December 15th. We can't discuss this tonight, so they will get the information in the December 15th packet.

2. Discussion, Caddy's Offer

Mayor Minning asked Tony Amico to give them some background. Mr. Amico stated that he was at a meeting several weeks ago where he said that if the City wanted to control what went on at Caddy's then the City should buy it. He has presented the City with an offer to sell the property to the City. Mr. Silverboard stated that he has spoken with Kevin Mooney with the Trust for Public Lands regarding the availability of Florida Community Trust funding for purchase of property like this. He was told that last year the state eliminated funding for this. The agencies are doing what they can to have the funds restored in the upcoming legislative session. All the projects submitted last year are still in line, so we would fall in that line. The state will not know if there will be funding until April or May. The next round of funding begins in February and it does not look like there is state money available at this point in time to purchase the property. Even if we got Community Trust money we would have to put some matching money up. It would have to be more than just a token amount of money.

Commissioner Collins asked how the city would get revenue from the property and what the City would consider doing with it. Mr. Silverboard explained that if they got Community Trust money to purchase it the land would have to be restored to passive recreational use. They would allow nominal parking, but nothing else. It is not likely that it would be income producing.

Commissioner Gayton stated that he has broken down the parcels of land in the offer by Mr. Amico. He read from his documentation, listing all the properties, their purchase prices, and assessed values. All the properties that are being offered have a total assessed value of \$5,200,000, and the purchase price offer is \$8,500,000. That is an inflated sale price on all the properties combined. We should mention that all the properties in yellow and in green on the sheet that he provided were involved in a civil lawsuit between Gulf Sands and the State of Florida. There are deeds that have not been filed yet. He asked how much has been done and when it would be done. He feels that those things should be done before we consider purchasing this property. It is convoluted and the price is inflated. He appreciates Mr. Amico making the offer, but he is not in favor of considering it.

Mr. Amico explained that when a paper says \$10 and other valuable consideration it could mean that he paid more than \$10. He also explained that some of the lots are not submerged. They are white sand lots. Block 12, Lots 1-5, the majority of those lots are submerged, but once the renourishment is finished they all become unsubmerged and accessible. He has to work out with the bank to release their interest because of his mortgage. He has the quit claim deeds signed by the appropriate people from the state. He can produce them tomorrow if requested. Regarding the price, you have to value what something is worth. What is a beach bar worth that does \$5,000,000 per year? A business has a value. If you have a business that doesn't make money the value would be lower. There has to be something for giving up that business. The last bank appraisal for those lots, including the two lots across the street was over \$11,000,000. The business appraisal for Caddy's was \$6,000,000. He feels that the price is very fair. After this season the price will go up because he expects to do \$1,000,000 more each year.

Commissioner Gayton stated that the two properties across the street are not included in the sale. He asked if the business was included in the offer. Mr. Amico answered in the affirmative. Commissioner Gayton stated that he didn't think that the City was in the business of running a bar. It is his responsibility to provide the information to the people in this city.

Commissioner Collins stated that regardless of whether they bought the property for \$100,000 or \$100,000,000 it will not likely be a revenue generating property for the City.

Commissioner Bildz stated that the City has a precedent for buying bars and closing them. They bought Bedrox for \$1,000,000 and closed it. To say that he makes \$5,000,000 per year and will make \$1,000,000 more a year makes him a great businessman. He stated that the question is what is this one business doing to this neighborhood? He wants to know what the traffic rate is for West Gulf Boulevard, and what the capacity is for Caddy's. You can't make that much money if all those people aren't his customers. We will have this problem until we find a solution for this.

Commissioner Gayton stated that we have to look at what the value of the property is to the city, and how would we pay for it when we can't even keep up with our beach trail. He is not in favor of it with the problems that they have at Sunset Beach.

Mayor Minning stated that they recognize that the city doesn't have any money. He has asked the City Manager to search out any possible funds available. If funding is received by the Trust for Public Lands they do their own appraisal and offer to pay what they feel is fair. He feels that if they can find grant funding for this then they should do it. If bonding was involved they would have to send it to referendum for the voters to approve. If it was being paid for out of specific revenue sources such as Penny for Pinellas or as part of the General Fund that would not require a referendum, but we do not have a funding source that is far enough.

Commissioner Gayton stated that he would never support it if it involved one penny of city funds. We have been talking about undergrounding utilities and we can't come up with money for that. We don't have the money to keep up the Sunset Vista Park area, or our beach trail.

Commissioner Bildz stated that the Mayor was suggesting that they find money from federal grants, not using taxpayer money for this.

Mayor Minning polled the Commission as to whether they should pursue funding for this. Commissioner Gayton asked what they were buying. Mayor Minning stated that we are not buying anything at this time, but saying that we are willing to research this and see if there is value there. Commissioner Gayton asked who would be purchasing the property and who it would belong to. Mr. Silverboard explained that the State would take care of the negotiations and purchase, and then they would turn it over to the city for management. If it were another funding source it could be the city. The mayor stated that he doesn't think that it hurts to look. Commissioner Bildz agreed with the Mayor. Commissioner Collins stated that the price may be negotiable. He felt that in looking for this we might stumble on money for the other projects that we need done. Everything in life is negotiable. Looking for grant money does not commit the city to doing anything.

Mr. Silverboard stated that Commissioner Coward had asked him to forward an e-mail giving her opinion. Commissioner Gayton read the e-mail. She is not in favor of the city purchasing the property. She suggested that the residents of Sunset Beach create a special assessment district and purchase the property to do with as they choose. Her constituents are resentful of the money that the city spends on Sunset Beach.

Mayor Minning stated that it is the consensus of the Commission to explore the funding options for this. Commissioner Gayton asked that it be noted that he is not in favor of this.

Mr. Amico stated that he does not want to sell Caddy's, but doesn't like all the bickering. He will continue to do what he can to stop it.

3. Consideration of Res. 09-86, Purchase of Replacement Dumpsters

Mr. Bruce gave a brief explanation of this item. The Public Works Department is asking to purchase replacement dumpsters. They have received the same price this year as last year.

Commissioner Collins asked what happened to the old dumpsters. Mr. Bruce explained that they are repaired once, and the second time they are sold for scrap.

4. Consideration of Res. 09-87, Purchase of a Police Cruiser

Chief Casey gave a brief explanation of this item. They would like to replace vehicle 39. There are six significant points of concern with this vehicle. It is significantly compromised mechanically. It is not safe to operate on the beach. The repairs would be very expensive. He gave a list of the mechanical problems with the vehicle and some of the costs to repair them. It is at the seven year mark, which is the point where manufacturers reduce the amount of repair parts available for vehicles. The Commission approved the funds to purchase this vehicle at \$25,725. It is a couple of hundred dollars more. The difference will come out of the vehicle repair account.

Commissioner Collins asked what he anticipated receiving for the old vehicle. Chief Casey stated that it should be somewhere in the \$4,000 range. Commissioner Collins asked if the purchaser would be looking at the odometer, or at the hour meter, and stated that he felt it would be worth more than that. Mr. Bruce explained that the mileage is noted on the windshield along with any major flaws.

Commissioner Gayton asked how many of the eleven vehicles were take home vehicles. Chief Casey stated that it was four. Commissioner Gayton asked if any of the four vehicles were used as patrol service vehicles. Chief Casey stated that they were not, except for special events. Commissioner Gayton asked for clarification of where the funds were coming from. Chief Casey explained that it was coming out of the LOISS money.

Commissioner Bildz asked why they needed a third key. Chief Casey stated that they always ordered a spare so that there could be one left in the building and one with the mechanics.

Commissioner Collins asked if any of the take home vehicles were four wheel drives. Chief Casey stated that his car is a four wheel drive. He gave the Taurus to one of the detectives. The car that he is driving now is the one that they will be getting rid of. Commissioner Collins asked if the new vehicle had to be a four wheel drive. Chief Casey answered in the affirmative because it would be a patrol vehicle. Commissioner Collins stated that he didn't feel that the take home vehicles should be four wheel drives. Chief Casey explained that he really does need a four wheel drive vehicle as he frequently has to go out on the beach. In this case he will have a used four wheel drive vehicle when this is done.

Commissioner Bildz asked about the canine and whether that officer had a take home car. Chief Casey answered in the affirmative.

This item will move forward to the next meeting agenda.

5. Consideration of Res. 09-89, Establishing Charter Review Committee Rules

Mr. Silverboard gave a brief explanation of this item. The two resolutions presented are based on the previous resolutions that were passed the last time there was a charter review. There are a few things that the Commission needs to decide, such as the size of the committee.

Mayor Minning asked for suggestions regarding the blank items. Commissioner Bildz suggested that they mirror what was done the last time. The committee shall consist of seven members – one appointment from each Commissioner and the Mayor, and two additional members at large. The quorum would be four.

Ms. Kiefer stated that she respects their opinion, but it is her opinion that they would get more done with five members. She works well with five. She feels that the Code Enforcement board is the perfect size, and allows for one member from each district, and an appointment by the Mayor. Commissioner Collins stated that his concern is that if a couple of people can't make it that doesn't leave many left. Commissioner Gayton stated that he feels the seven member board worked well before and he feels more comfortable staying with seven.

Ms. Kiefer asked that they put the meeting times in the resolution. The volunteers would know up front what their commitment would be. She requested that every meeting be held on a Tuesday, and that the meetings be from 12:00 to 4:00 on Tuesdays. She has to be at a City Commission meeting every Tuesday, so she wouldn't schedule anything else on those days. The Commission agreed that it was a good idea. It was agreed that the window for the meeting would be from 12:00 to 4:00 on Tuesdays, but meetings could be held any time within that time frame.

Commissioner Gayton announced that people that are interested should fill out an application that can be obtained from the City Clerk or on the city's website. Commissioner Bildz asked when we wanted to do the resolution to appoint. Mr. Silverboard suggested that they appoint whoever has applied at the next meeting. It was agreed to wait until the meeting of December 15th.

Mr. Silverboard asked if members of existing committees and boards could serve. The Commission agreed that the board should be made up of citizens that are not already serving on another committee. Anyone is welcome to attend the meetings. This will be added to the resolution.

This item will move forward to the December 15th meeting agenda.

6. Consideration of Res. 09-90, Appointment of a Charter Review Committee

Discussed with Item 5

7. Consideration of Res. 09-88, Supporting the Countywide School Zone Improvement Program

Mr. Silverboard gave a brief explanation of this item. The MPO is asking all the cities to approve a resolution that will endorse a county-wide school zone improvement program. The resolution states what the program will include. They want to standardize what is done in every school zone in the county.

Commissioner Collins stated that he feels that it is a worthwhile endeavor. Mayor Minning agreed with Commissioner Collins. Commissioner Bildz commented on the school zone in St. Pete Beach and stated that it is not that big a school. Commissioner Collins stated that the purpose is to have uniformity throughout the county. Commissioner Bildz suggested that when they send this resolution in they also suggest that they get the timing of the lights corrected.

This item will move forward to the next meeting agenda.

8. Discussion, Vision Plan

Mayor Minning stated that he hoped that they could proceed forward in updating the Vision plan. There are a number of issues in front of us now.

Commissioner Bildz stated that it is evident that the 1998 Visioning cost the city some money and asked if we have money budgeted for this. Mr. Silverboard stated that there is \$15,000 budgeted, primarily for facilitating. What is missing from the 1998 visioning was to have a broader dialogue among the residents to discuss the survey results. We have talked a number of times about the idea of having a small town ambiance, but when you say that, what do you mean? That wasn't defined. In addition, what wasn't defined was how we get there, and what should government be doing. What are our priorities? Those are the types of things that need to be further addressed in this new vision plan. The second point is that the world has changed since 1998. Just like we are required to take a look at our comprehensive plan every five years, we should be doing the same thing periodically with the vision plan to be sure that what we came up with in 1998 is still valid today. We have

taken some interim steps, but it wasn't a broad based outreach to the residents and getting them to sit with each other to reach consensus.

Commissioner Collins read an excerpt from the materials provided. This is going to cost \$15,000. People will be saying that we have been doing this and spending money on it, and now we will be spending another \$15,000 to do it further. How do we answer that? Mr. Silverboard explained that he is not sure that the concept or plan that we have for our downtown has been accepted by everyone. There is more than just the downtown area. There is the beach area, Sunset Beach and the problems there, Sunshine Beach, the beach trail that we have done nothing with because of the cost. Commissioner Collins stated that we have been discussing this. He is not convinced that by spending the money we will have a general consensus. The same people that can't come to consensus now will be the ones involved. Mr. Silverboard explained that that was the reason to have a facilitator. Commissioner Gayton stated that we have had a facilitator for downtown and meeting after meeting for five years. He is all for visioning. In 2005 we had the civic leaders doing their own visioning. We have a vision of what we want to do. He doesn't like spending another \$15,000 when we have spent almost \$200,000 already and are no closer than we were five years ago. He feels that our former Mayor, Mary Maloof would be a great facilitator and we would save the money. Commissioner Collins stated that that was his point. He is not comfortable spending \$15,000 to further continue something that was already done, and feels that Mayor Maloof would be great. Mr. Silverboard stated that he doesn't feel that Mayor Maloof has the training to be a facilitator. We did not hire a facilitator in the past, we hired a consultant. The vision plan is not just for downtown, it is for as many issues as the participants want to discuss. It would not be driven by the Commission or by staff, but by the participants. There is not a plan for the beach trail. The beach stewardship committee is trying to come up with something for a portion of the beach trail, but that is not what a visioning is. The point is to address issues in the community that we have not been able to agree on. We know the citizens want small town ambiance, but we don't know what that means. Commissioner Collins stated that if we have a facilitator there will still not be a meeting of the minds. Mr. Silverboard stated that if they have not gone through a true visioning process then he can understand his skepticism. He has gone through one. There was no discussion with the community on this to try and flesh it out. Commissioner Collins stated that we have had these discussions. Mr. Silverboard stated that we haven't reached a consensus on several things, such as the bike trail. Commissioner Collins disagreed. Mr. Silverboard stated that there were alternatives that he was asked to come back with opinions on. He explained that it is to have a meeting where it draws in the entire community, rather than just a small group like the civic association leaders. Commissioner Collins stated that the public is always invited to these meetings and it is the same people who participate. Mayor Minning stated that he hoped that they would get participation and at the end of the process they come to some sort of agreement. Commissioner Collins stated that we've tried it in the past and it has not worked. He is not in favor of spending another \$15,000. Mayor Minning stated that the difference is the facilitator. Once consensus is achieved the plan gets implemented. That is the difference. It is a waste of money if we do not implement the plans. Commissioner Gayton stated that it costs money to implement them, and if the money is not available then we can't do anything. Until we can find the money to maintain our beaches and beach trail, then he is not in favor of supporting this. Mr. Silverboard stated that that is exactly why they should do the visioning process, because when they complete the process then they will use that to prioritize in the budget. Cities use the visioning process for budgeting. Some cities create a visioning stewardship committee at the end of the process to see that the city is implementing the vision plan. Commissioner Bildz asked if \$15,000 is enough to do what we want to do. Mayor Minning stated that we would have to send out an

RFP. Commissioner Bildz stated that he is all for visioning, but he doesn't think that we should spend money on staff doing things that we don't want them to do. There are a lot of things that the city does that the residents don't want. He feels they should get what small town ambiance means nailed down before we spend more. Mayor Minning stated that this is all we have budgeted for this, so this is all that we can spend. He hasn't heard anything that tells him that we shouldn't do it. We want to get our citizens involved. We have opened a door already tonight to participate in a charter review, and this is another way to get them involved. Visioning is an essential part in any community moving forward. We have waited ten years, which is more than sufficient time to redo it. We allocated the \$15,000 for it. Commissioner Bildz clarified that moving it forward would mean that we would vote to go out for an RFP, which would not obligate the expenditure of funds.

This item will move forward to the December 1st meeting agenda.

II. OLD BUSINESS:

Commissioner Gayton discussed an e-mail received from Mr. Silverboard regarding county funded recycling. The County has decided not to do a recycling program. Commissioner Gayton asked why that decision was made. Mr. Silverboard explained that the County decided to keep the money in reserve to do upgrades to the burn plant and landfill so that they can keep the tipping fees from increasing. This was a surprise as they had been told that the county was ready to release an RFP. They had all thought that the RFP had gone out, but then were told that the county decided to do something else with their money. Commissioner Gayton stated that they should take a look at what is going on with this, because there is the same bickering going on over this as there is with the beach communities over the undergrounding money. He suggested that Commissioner Collins discuss this at the BIG-C.

Commissioner Gayton asked how the beach renourishment project was coming along, and what the dates were. Mayor Minning stated that it will probably be springtime. The funding and project are intact, but it will not happen until May or June of next year. Commissioner Gayton asked who our contact is now. Mr. Silverboard stated that it is Andy Squires and Will Davis. Commissioner Gayton asked who the City's contact is with Mr. Squires. Mr. Silverboard stated that it is either him, Mr. Murphy, or Mr. Raus. They met with him about three weeks ago. Mayor Minning explained that the purpose of that meeting was to ensure that the project was on track. The Corps is very committed to seeing that this project happens. The Corps has taken over the permitting. Commissioner Gayton clarified that the permitting issues are the reason for the delay, and that has been resolved.

Commissioner Bildz asked that the beach pavilion rentals be placed for discussion on the next workshop as he has heard other complaints.

III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

None

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Collins stated that on December 9th the County Planning Department will be at the BIG-C meeting to discuss the Gulf Blvd. undergrounding project. This discussion will follow the normal BIG-C meeting.

Commissioner Collins discussed the meeting that was held in Gulfport regarding the offshore drilling. The speaker feels that there isn't oil in the gulf due to the conditions.

Commissioner Collins stated that he has received compliments on how 4th Street was addressed.

Commissioner Bildz reported on the Beach Stewardship Committee that was held last week. The hot topic was the beach raking. There were many representatives from the hotels and motels. They are unhappy with the condition of the dunes and do not want to see more planted.

Commissioner Bildz reported that there was a Library board meeting held yesterday. The topic was the former librarian. He also has the tickets for the Food for Thought event which will be held in February.

Commissioner Bildz wished everyone a happy Thanksgiving.

Mayor Minning mentioned the Sand Sculpturing event again.

Mayor Minning offered condolences to Maggie Hendricks on her husband's passing.

Mayor Minning wished everyone a happy Thanksgiving.

V. PUBLIC COMMENTS:

Kevin Johnson thanked the Commission for not wanting to spend taxpayer's dollars. He is going to get his dictionary out to find the definition of small town ambiance. He read an excerpt from the visioning report. He wished everyone a Happy Thanksgiving.

Tony Amico stated that what they are proposing for visioning wasn't realistic without money. Everything he has worked on he has tried to make better. A business has to grow. It must make money to survive. How does a city increase that without raising taxes? The way to do that is to bring more people, but you don't want to increase density. You need to make the city more desirable so that more businesses will want to come here. People complain about Caddy's, but he has cleaned it up. Businesses have to grow. We are in a state that promotes tourism. Are we using the dollars available to promote tourism? Do we want to be a tourist destination? If you want to, he can help you. He can fill the rooms, bars, restaurants and shops in this city. It will bring more business to the city. There are ways to get money out of this economy. He volunteered to head up a committee or serve on a committee. If they want to be progressive he will help them. There are a lot of people that we can sell package deals to. They could include meals in our area. We have to think to do it, and he would be happy to help. He could keep it full seven months of the year.

VI. ADJOURNMENT:

The workshop was adjourned at 8:20 p.m. by Mayor Minning.

