

CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP MINUTES
April 21, 2009

The workshop was called to order at 6:50 p.m. by Mayor Minning.

I. DISCUSSION ITEMS:

1. Consideration of Res. 09-27, Bands on the Sand, July 4th Event

Ms. Hayduke explained that the first two items were actually combined. The 4th of July celebration would be a community celebration and barbeque. The Chamber has collected funds for fireworks for Memorial Day weekend, 4th of July, Labor Day weekend, and New Year's Eve.

Dominique Reiter stated that it was discussed what was missing in our events. They decided that it was fireworks. In a ten day period they collected over \$27,000 from local businesses and residents. She stated that they are still taking contributions. She stated that she is glad that the Chamber is now in partnership with the city. She thinks it is outstanding to bring in these events for all three holidays. They are looking for volunteers.

Commissioner Bildz asked about the \$27,000 and if it was just for these two events. Ms. Hayduke explained that it was for all four, and gave an estimate of each event. Commissioner Collins stated that usually it was \$15,000 for each event and asked if they were scaling down. Ms. Hayduke stated that for smaller events they could get a good show for about \$6,000. It is more expensive for the 4th of July.

Commissioner Bildz asked for clarification regarding the parking and who would get the proceeds. Ms. Reiter stated that they compromised on that item. The City will be handling the parking and using the proceeds to cover the staffing costs. Commissioner Collins asked if they would be having the Boy Scouts assist with parking. Ms. Hayduke stated that they would be using in house staff. It was better from a safety and liability aspect.

Commissioner Bildz asked about the table rentals and whether the Civic Associations and Islettes would use that many tables and chairs. Ms. Hayduke stated that they use them for the concessions that they run. Commissioner Bildz stated that the city is already taking tables and chairs out there, and these groups are very generous. He would support not charging them. Commissioner Coward asked how many tables and chairs they used. Ms. Hayduke stated that it wasn't that many. Ms. Reiter stated that it would be a nice gesture from the Commission to waive those charges. Commissioner Collins clarified that the beer and wine vendor would not be charged. Ms. Hayduke stated that it was part of what the Chamber and City work together on.

Commissioner Collins asked about the signage that the city would provide. Ms. Hayduke explained that we could use the signs from past events and the electronic sign board so there will not be additional cost.

Commissioner Collins asked if the estimated police costs included overtime. Ms. Hayduke answered in the affirmative and said that it is probably on the high side.

Commissioner Gayton asked where the fireworks would be staged. Ms. Hayduke explained that they would be behind the stage on Memorial Day. For the 4th of July they would probably be just north of the municipal beach. Her recommendation is to do them somewhere around the County area since St. Pete will be doing something at their beach. Commissioner Gayton asked if that would require having the Fire Department available. Ms. Hayduke stated that they are on call at the County lot in case they are needed.

Mayor Minning asked if they would be using the banner. Ms. Hayduke stated that the banner is already made, and they have had a sponsor donate all the other signage. The banner will go up on May 1st.

Commissioner Bildz asked Commissioner Gayton about the handout and if that was what he was questioning regarding the fire department as they are not listed. Ms. Hayduke stated that they are available and only come out if called.

Ms. Reiter stated that they are dedicating the Memorial Day event to Larry Hoffman, and will be donating a defibrillator for city hall as it is the only building that doesn't have one. Mrs. Hoffman is very pleased that her husband will be honored in this way.

2. Consideration of Res. 09-23, Bands on the Sand, Labor Day Event

Ms. Hayduke explained that this event would be similar to the other events but on a smaller scale. The bands would be "in between" bands, and it would be a family oriented event. They are working with Sanding Ovations to have sand sculpting events for the children.

Both items 1 and 2 will move forward to the May 5th meeting agenda.

3. Consideration of Res. 09-25, Interlocal Agreement with Redington Shores for Building Inspection Services

Neal Schwartz gave a brief explanation of this item. This would provide needed services while saving money by not having to pay the county for the service. We already have an agreement with St. Pete Beach. Redington Shores has already approved this at their meeting last week.

Commissioner Collins asked about the city being held harmless. He asked if we would still be responsible if their staff did something incorrectly. How comfortable are we with relying on their staff? Mr. Schwartz stated that the "hold harmless" portion addresses that, and we have sovereign immunity. He has worked with Steve Andrews in the past. He is more than qualified to do many things here. Commissioner Collins stated that his concern was what situation we would be put in if someone less qualified than our people were in Redington Shores. Mr. Silverboard stated that we are working on agreements with other communities as well, and we will have the option of choosing anyone that we want. We are not obligated to use employees that we are not comfortable with. Commissioner Bildz stated that if someone is a Building Official they are obligated to keep their licenses current. Mr. Silverboard stated that whether we go to another city or the county we are required to provide these services. Commissioner Bildz stated that if we didn't have an interlocal agreement we would have to go to the county and pay for it, and we would still have the same concern. Ms. Kiefer stated that it is very rare that an inspection is faulty and an injury

is caused. It would not hurt to send the agreement to our insurance company to confirm in writing that it would be covered under our insurance contract.

Commissioner Coward asked if Mr. Schwartz had any idea how often this would occur. Mr. Schwartz stated that we have been doing this without an agreement for the past five years. The Beaches Building Association has been working on this to strengthen the relationships. He went to the City Manager regarding this. The Building Official in Redington Shores is out with a back injury, and their first line is Indian Shores. Their official is on vacation, so we have been asked to do some inspections this week. Commissioner Coward if this could be a revenue stream for us. Mr. Silverboard stated that it would not be – that this is like mutual aid.

This item will move forward to the May 5th meeting agenda.

4. Consideration of Res. 09-24, Continuing Services Contract for Planning Services

Mr. Silverboard gave a brief explanation of this item. We have been approached by the agent of the owners of the former Buccaneer property concerning their plans to redevelop their property. They would like to have the city to take advantage of the ordinance passed by the county last year regarding increased density of transient units. This could include having to rezone or adopt a new classification for the areas that the Commission might feel are candidates for increasing the transient density. The process that they have proposed is a Special Area Plan. Staff does not have the capability of getting a Special Area Plan done. At that time it was decided to go out and get proposals for planning services so that if the Commission desires to do a Special Area Plan for an area such as the central beach area or a piece of property as was discussed they will have a contract for planning services in place for that process. We went out for Request for Qualifications and received back a sizeable number of responses.

Ms. Rosetti explained that they advertised the RFQ in the newspaper and on the Florida and American Planning Association websites. They received responses from 14 firms. They ranked the 14 on paper, and then conducted oral interviews of the top six. The areas that we looked at besides Special Area Planning ability and planning ability were also their local experience dealing with the Pinellas Planning Council and preparing Special Area Plans in light of the rules that Pinellas County has in place. They felt it was beneficial to look for someone with expertise and experience in dealing at this level. They also felt it was important to look for someone with good experience in the hospitality industry and the development of hotel regulations and transient type regulations. They were not looking at firms that only had experience with big projects, but firms that had experience working with projects all the way down to one property. She gave an overview of the results of their interviews. They are asking the Commission to approve the staff recommended ranking and authorize the City Manager to negotiate with the firms on the list until they enter into contracts with two of the firms. The contracts do not ensure the firms any work. The contract merely provides for the negotiated framework in which the city would receive services and provide compensation in the event that their services are used.

The initial request that started all of this was the proposal of the representative from the Buccaneer property. They indicated an interest in developing their property in a manner that would utilize the new countywide plan rules that allow greater intensity and density in the development of transient accommodations. They indicated a willingness to pay for a

feasibility study and step back and allow the City to take control of the Special Area Plan. That would keep the study at the city level without bias from a developer. There are two things that we wanted to look at. We can look at a transient accommodation overlay zone. The overlay zone would have to apply to the entire district. It would apply to every piece that is zoned RFH50. Every property would have the ability to ask for the allowances made for its use. The Special Area Plan could have its boundaries delimited. It could go down to a single property, or a couple of properties combined. She has spoken with the Pinellas Planning Council about doing a Special Area Plan for one property. They said that it hadn't been done yet, but it can be. If we do a project we can specify the boundaries. That will make it easier for staff, the Commission, and the citizens to understand the specifics of the plan. She requested that the Commission discuss their preferences for the Buccaneer proposal.

Commissioner Collins asked for clarification regarding their willingness to pay for the study. Ms. Rosetti answered in the affirmative. Commissioner Collins asked if there would be a financial burden placed on the city for this. Ms. Rosetti stated that at this point there is no financial burden on the city as there is no specific project at this time. The owners of the Buccaneer property have offered to pay for the cost of the plan, including the cost of a referendum election. Commissioner Collins asked about the area that they would be willing to pay for. Mr. Silverboard stated that it was conditional upon the cost, but they would be willing to pay for a larger area than just their property with the condition that as other properties took advantage of the plan they be reimbursed for that portion of their costs.

Mayor Minning stated that what is in front of us this evening is a continuing services contract. It is specifically related to do we or do we not want to move forward with the selection of planning consulting services. It does not apply to the future development issues. Commissioner Collins explained that the reason he brought it up was because he has had residents voice concern about the city spending money for a Special Area Plan.

Commissioner Gayton stated that we can narrow this down to one subject, but we are giving background, we have discussion items, source of funds, and additional considerations that we have been asked to discuss tonight. That is in the information that we received here tonight and should be part of our discussion. They are asking us to have that information available for them by our next meeting. He would like to have some discussion about what staff has put in this agenda item.

Mayor Minning stated that if we trace this back to how this moved forward, the Commission voted to move forward to issue an RFP for planning consultant services. We were not moving forward on a plan. What was advertised was planning consultant services. Should we put it on the agenda to come back and discuss the remainder of what is in the report if we choose? We can discuss anything that we want. Commissioner Gayton stated that this was first brought up at the November 3rd workshop. The representative from the Buccaneer stated that they were willing to pay the costs to move this forward. Staff was asked to come forward with a resolution. Resolution 08-106 was never brought forward to the Commission or general public. It was asked to have an official meeting to see what the general public wanted to move forward. What was discussed at that meeting was not to go out and get a request for qualification for consulting services, it was to get pricing that the developer would pay for. We want to know how much it is going to cost to do this Special Area Plan. That was the original intent based on the minutes and a review of the tape. We never voted on this. Mr. Silverboard stated if you review the tape there was an extensive discussion back in November. The way to get the price for the developer is to get a consultant on board first

before we can get prices. It was always the intent of doing it that way. The agent for the Buccaneer has always known and always said that he is willing to consider paying for it depending upon what the price is. Initially we were considering going from 104th to 119th, which could be a very pricey project. There were objections from two Commissioners who preferred narrowing it down to just the Buccaneer property. Whether it is the Buccaneer property or the entire district we have to get a consultant on board. If you have no interest in increasing the density for transient lodging then you need to tell us. During this time Commissioners have asked him if there is any other way to do this without a Special Area Plan, and this is what we have done. We have had numerous conversations with the Pinellas Planning Council. You have information provided to you to help you decide which direction you want to go in. There was also discussion about how to sell this to the public. We have tried to address that process by having a logical sequence of steps. If the Commission can tell us what their preferred method is we can then sit down with the consultant to get a price to present to the developer to see if they are still willing to pay. Nobody is trying to hide anything. It is a very transparent process. You get someone on board who can do the plan or overlay, and for the Commission to decide what is their preferred method of proceeding. Commissioner Gayton stated that he was not aware that individual Commissioners have approached the City Manager. Mr. Silverboard stated the Commissioner Gayton said at that meeting that he was only interested in pursuing this for the one property. In going back and forth with the Planning Council they finally agreed that there was nothing to prevent this and would consider doing it that way. Commissioner Gayton stated that he has constituents and that's who he follows regarding whether we increase height and density. Commissioner Gayton read an excerpt from the staff report and asked what they should be discussing tonight. Mayor Minning stated that we advertised a continuing services contract for planning services. The staff has been requested to provide us with this backup material, but that doesn't mean that we have to act on all of this at this time. Commissioner Gayton stated that the agenda item is to discuss the Buccaneer property now. Commissioner Coward stated that it seems to her that the only thing that we can discuss tonight is the contract. She doesn't see how we can discuss the other items because we don't have the figures, and it is not appropriate to talk about height and density now. It is her opinion and that of some of her constituents that they do a plan for the entire beach and not "piece meal" it out. Commissioner Bildz stated that as the City Manager stated, we should get a firm under contract who can give us a bid later. Mr. Silverboard stated that part of the problem is that we don't know what to ask them for an estimate for. The Commission will need to decide what they are interested in pursuing. The Commission will need to have a discussion on that so that we can get pricing. Step number one is to get one or more firms on board. If the Commission wants to discuss the different methodologies tonight we can do that. If the Commission wants to put that on a workshop for the next meeting we can do that too. Commissioner Collins asked if we can get a bid on all the alternatives at once that can stand alone. Mr. Silverboard stated that the Commission needs to have a discussion regarding what direction they want to go in. The bid process is not as firm in terms of what you want to do. Anyone would want to know how many meetings were included, how they wanted to outreach to the community, how many property owners are affected. This type of study is typically not done with a bid process because we don't always have all the information needed. Commissioner Collins asked what Mr. Silverboard would recommend as the first step. Mr. Silverboard stated that they should approve negotiating a contract with one or more firms. If they want to discuss the type of plan we can do that, or we can do that at the next workshop. Commissioner Bildz stated that we know that this was a transparent plan and nobody was being accused of trying to slip anything through. He stated that Volkert has always done an excellent job for the city and ranked at number one. He doesn't feel that this will pass with the citizens, and would only support going forward with

the Buccaneer property. Commissioner Gayton stated that the only reason he brought up the other discussion items is because of what is put in the agenda item. If the Commission doesn't want to discuss this now, and wants to wait until another workshop he thinks the most important thing is that if we are going to discuss something as important as this it should be done at a special advertised workshop where people have the opportunity to have input. We are not through with downtown yet, and now we are going to jump into something else. He has no objection to voting on a firm, or two firms, and give us the opportunity to ask for proposals. When we start talking about everything that it is in this item it is confusing and he thinks that it should be at a special workshop.

Pam MacIntyre stated that she is trying to grasp this idea. Why obtain services if there is no project? Why are we involved in a private property? Have any of the Commissioners been asked by constituents to support this? What about liabilities to the city? Why is the city involving itself with a private landowner? The city has already spent funds if staff time has been committed to this. Ms. MacIntyre asked if the Commission supported increasing height and density. She stated that they should hold a special workshop to discuss this.

Marie Barba stated that she read this yesterday and ran it by several people. This is encompassing city wide with the three areas. She feels that it is misleading. Staff should be clearer in what they are presenting. What they are targeting is a planned redevelopment with a mixed use. The people voted to not allow increases in height and density throughout the city. It is not just about money, it is about the spirit of the people and what they want. If they want to vote one project at a time then she can support that. The one thing that is missing was the condition of a certain percentage of land on this island at any given time. The thing that people voice out is the downtown area to be redeveloped. Now you are taking this all over the city. This is going too far, and they are not taking into consideration the spirit of the city and what they voted. When the Buccaneer came forward they were going to make the proposal on their own. If they move this forward she would like to put a restriction on the money that can be appropriated. She doesn't want the city to spend what their limit is continuously. She wants to prohibit and restrict the use of money during these recessionary times. She thinks they should tread more carefully on what they are proposing to the people.

Allen Cowen, Director of Development for the property that is known as the Buccaneer property, spoke. He stated that they want nothing more than to get people's input in a plan that will be helpful and reasonable with enough input from citizens and professionals to develop a plan that will pass. What happened a few years ago was the citizens saying that they didn't want the Commission to make the decisions – they wanted these types of issues brought to them. That is what we are trying to do. If the people, the Commission, or the staff want to narrow that we are fine with it. If you want it to be for just this property, then we are fine with that too. This town is set up to allow these types of decisions to go to referendum. We are willing to pay for that provided that it is within market rate and reasonable. We are willing to pay for this providing we can get a reasonable plan. He feels that they can get to something that everyone will be happy with, and everyone can be involved in. All they are asking for now is to get to the next step. He remembered when they were talking about the code enforcement issues Commissioner Bildz said "let's get going", and he shares that desire.

Commissioner Collins stated that his concern is that this not cost the city any money.

Commissioner Gayton read an excerpt from the staff report regarding approving items that reach the level of their purchasing authority. Mr. Silverboard explained that the City Manager

is authorized to approve purchases up to \$8,000. For this type of service it would be more than \$8,000, so it would come to the Commission.

Commissioner Bildz stated that Ms. MacIntyre asked why the city was involved with this. He explained that when any property owner was asking for special consideration it was brought to the city Commission. Ms. Barba asked about the budget. We are required to have a balanced budget. Regarding his comments during the code board discussion, this is two years in getting going.

Commissioner Collins read an excerpt from the staff report regarding the contracts and the compensation of the consultant for their services. Mr. Silverboard stated that the wording in this staff report is very similar to the wording in the staff reports for the continuing services contracts that you approved for transportation and sewer services. It is referring to providing the process of how we are going to request from the consultant a price for the particular project. The city will pay for the Special Area Plan. We are getting the money from the developer to pay for it. That way the consultant is working for us and not the developer.

Commissioner Gayton stated that from everything he has heard tonight, without compensation the Special Area Plan will not move forward. Mr. Silverboard stated that that was correct. If the developer did not want to pay it could not go forward. We do not have funds in our budget to pay for this.

This item will move forward to the May 5th meeting agenda. Mayor Minning asked if the Commission wanted to add a discussion item to the workshop to discuss the options and the area involved. It was suggested that they discuss the three options for the central beach area only. Commissioner Collins stated that originally there was no discussion of the Blind Pass area. Mr. Silverboard stated that the original discussion was only regarding the central beach area. Commissioner Gayton stated that this was too big an item for a regular workshop and he preferred to have an advertised special workshop. Commissioner Bildz stated that at the next meeting we were going to hire consulting firms. He suggested that they wait to discuss this until after the consultants were hired so that they could be involved. It was agreed to proceed that way.

5. Report From the Planning & Zoning Board

Ms. Rosetti reported on the Planning & Zoning Board's discussion regarding changing the size of the board. They have recommended staying at 15.

Commissioner Bildz stated that all they can do is give a recommendation. The Commission has the final say. We appointed two members in one district tonight, but we still have no other applications. He feels that the community does not support this and we should cut the size down to ten – two from each district. Commissioner Gayton stated that we don't have applications for other boards and committees either, but we can't cut them out. He feels that the board has the best feel for how they should operate. He feels they should accept their recommendation and keep the board as is.

Commissioner Coward asked if there was a way to enhance how we advertise. Not everyone watches our TV station. Commissioner Collins asked if the Beach Beacon charges for public notices of this nature. Mr. Silverboard stated that we advertise vacancies, put it in the e-newsletters, and on our website. Commissioner Collins suggested that we put up

notices at Treasure Bay. Commissioner Gayton suggested that they advertise in their Civic Association newsletters and at Civic Association meetings. Commissioner Gayton stated that we are fortunate to have the number of volunteers that put in the amount of time that they do. We should thank them for being on the boards during these difficult times. If fifteen people want to serve we should honor that and accept their recommendation to leave the board as is.

II. OLD BUSINESS:

Commissioner Collins stated that last fall he asked that the Causeway House be put up for sale, and have it done while the snowbirds were here. Two weeks ago he asked about a sign, and there is still no sign up. He feels that we are wasting time and is disappointed that the sign isn't up yet. He wants to see a sign up there by the end of the day tomorrow. Commissioner Gayton asked Mr. Silverboard to check to see if it was being advertised in the Multiple Listing Service.

Mayor Minning asked if the Finance Director would have a report at the next meeting. Mr. Silverboard answered in the affirmative.

II. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

Mr. Silverboard gave a report on the recent Relay for Life event that was held on the beach on Friday night. Team T.I. raised \$2,000. The event raised a total of \$15,000.

Mr. Silverboard announced that registration was open for summer camp. He talked about the activities that the children participate in and stated that it is a very good camp and a good bargain. He encouraged people to enroll their kids in summer camp. Commissioner Gayton asked what the age limit was. It is from 5 to 13. Commissioner Gayton stated that it is a great program.

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Collins offered to speak to condo associations.

Commissioner Coward announced that the Rotary Club, Chamber of Commerce, Civic Associations, and City of Treasure Island had a very successful Easter egg event. About 200 children participated.

Commissioner Coward has heard from a constituent regarding the traffic on Paradise. A study has been done and she has a copy of the report if anyone would like to see it.

Commissioner Bildz announced that the library has hired a new Library Director. Part of the agreement is that she will make at least two visits to each city – once during the budget season, and one other time during the year. There will be a wine and cheese reception for her on Wednesday, May 6th.

The Sunset Beach Civic Association had a very successful barbeque last night. Former Mayor Maloof and Mayor Minning both attended.

Commissioner Bildz stated that this past weekend was the most crowded weekend yet at the beach, and asked when the rest room trailer would be installed. Mr. Silverboard stated that the building official has called Mr. Amico. The unit that he was going to buy has been sold and he is

looking at two other units this week. He has been put on notice that the port-a-potties are not permanent. Commissioner Bildz asked about the city port-a-potties. Mr. Silverboard stated that they have been moved and will be returned if necessary. The police have been talking with Mr. Amico.

Mr. Silverboard stated that Commissioner Coward has had a question from a constituent regarding when Verizon would be providing high speed internet. The constituent was told by Verizon that the city was prohibiting them from doing so based on their franchise agreement with Brighthouse. He has read the franchise agreement with Brighthouse and there is nothing in the contract that would prohibit us from entering into a franchise agreement with anyone else. Commissioner Gayton stated that if we are going to allow them to come in we should discuss with them the undergrounding of utilities.

Mayor Minning stated that he felt that the Relay for Life event was a very nice event and well done.

Mayor Minning has written a letter regarding the agreement between the state and Tony Amico and has contacted Nicole Elko regarding whether the county had heard anything from the state. It has been forwarded to the attorney at the beaches section. She expects to hear something by the 30th.

V. PUBLIC COMMENTS:

VI. ADJOURNMENT:

The workshop was adjourned at 8:37 p.m. by Mayor Minning.