

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS REGULAR WORKSHOP MINUTES
CITY HALL AUDITORIUM, 120 108TH AVE, TREASURE ISLAND, FL 33706
APRIL 18, 2017**

The meeting was called to order at 8:43 PM by Mayor Robert Minning

I. DISCUSSION

1. City Manager Recruiting

Jennifer Poirrier briefly summarized the direction provided by the Commission at the previous meeting. She explained she has been responding to requests for City Manager applications by advising interested parties that critical details had not been established yet to create an application or guideline; however, it would be posted to the City's website once determined. Ms. Poirrier stated she had an advertisement for the position ready to run and asked the Commission to provide her with a deadline to accept applications and a salary range for the position.

Ms. Poirrier introduced Mark Durbin, Senior Advisor with ICMA (International City Management Association), who is now retired after 23 years as City Manager of Kissimmee, FL.

Commissioner Kennedy asked Ms. Poirrier about the Commission's feedback regarding position qualifications and criteria and if that would be discussed and she confirmed it would.

Mark Durbin with ICMA spoke. He shared some positive observations he made of the Commission in action tonight. He agreed with their choice and stated it was not appropriate for Ms. Poirrier to head up the search and be Interim City Manager. Mr. Durbin suggested that they needed to provide a salary range and acknowledged most cities do not have a formal range. His recommendation was \$120,000 - \$150,000 annual salary based on other City Manager salaries in Pinellas County. He said that most Commissions are hesitant to do that but reminded them that they will remain in the driver's seat. Mr. Durbin recommended a deadline to accept resumes and to set it up at 45 days due to advertisement delays. He shared his belief is that it is important to have a deadline and not to consider anyone submitting a resume after it.

Commission consensus was unanimous that June 2, 2017 would be the deadline for applications.

Commissioner Toth was agreeable to the annual salary range of \$120,000 - \$150,000. Commissioner Keys said he would prefer it be a larger range. Ms. Poirrier distributed a salary survey to the Commission. Mr. Durbin indicated there are some beach communities that are paying high salaries and noted that \$120,000 is at the low end. Commissioner Toth stated a salary range gives the Commission bargaining power.

Commission consensus was to set the salary range between \$120,000 - \$150,000.

Ms. Poirrier provided qualification criteria she gathered and asked if the Commission was in agreement with the items she reviewed: Bachelor's degree in Public Administration or related field. Master's degree preferred; ten (10) years of progressively responsible experience in local government. City Manager experience preferred; ICMA credentialed manager desirable; Florida experience preferred. Commission consensus was unanimous to use the criteria.

Mr. Durbin clarified that although an annual salary range of \$120,000 - \$150,000 was set that the Commission could offer less if feels that is necessary.

Mr. Durbin said he would be with the Commission every step of the way. He stated he will narrow down the list and will present 8-12 viable candidates to the Commission. Mr. Durbin also offered to help further narrow the candidate list and to attend interviews if the Commission would like for him to do so.

2. Consideration of Res. 17-49, Bilmar Beach Resort Parking Space License Agreement Fee Amendment

Cathy Hayduke spoke and provided details from the cover memo. Amy Davis shared background information regarding the overhaul of the City's parking program such as increased rates, increased number of metered spaces, upgraded pay stations, and changed parking enforcement fees. She explained the new system will provide parking utilization data.

Clyde Smith, General Manager of the Bilmar Beach Resort, spoke regarding the parking and said it was a tremendous challenge for them. He explained the parking used was for Bilmar staff only, that they do not use for guest parking. He advised that the Bilmar has paid the City over \$90,000 for parking and his staff has contributed 200 volunteer hours to the community, as well as multiple food donations for various City events. Mr. Smith acknowledged that although he is asking for the City to help make this manageable, he wanted to recognize the Bilmar's efforts to give back to the City.

Public Comment

Mel Lenehan, District 4

Ms. Lenehan noted the number of meters and daily annual revenue equated to \$1300.00 per parking space and the 35 spaces allocated to Bilmar has a value of \$45,500.00 per year. She suggested Bilmar's parking spaces should be charged at the value of \$1300.00 per space.

Mr. Smith responded that the five-year agreement limits their use to 100 days per year.

Ms. Hayduke summarized that the previous agreement charged the Bilmar fees whether the parking spaces were used or not. She noted the change with this agreement would be to charge the Bilmar for actual usage. She shared staff's recommendation is to not continue with parking license agreements, however to allow a one-year agreement with the Bilmar so that they have time to address options for their parking challenges. Commissioner Kennedy stated that the challenges will still be present a year from now.

Commissioner Toth shared she would like to negotiate the percentage discount and work with the businesses.

Commissioner Lunn inquired how the 50% was determined & Ms. Hayduke responded. Discussion regarding 50% discount this year, which could be adjusted next year and Bilmar employees clocking in and out by the meter.

Public Comment

Greg Tong, Chairman of Treasure Island / Madeira Beach Chamber of Commerce

Mr. Tong commented this has been a situation that has been going on for a while. He said the Chamber is looking to hold a townhall meeting along with the City. He proposed the Commission table this item until they have their townhall meeting because there was no input from the business community.

Commissioner Keys observed Mr. Tong is here at every meeting and that this discussion is not new. Mr. Tong responded.

Mr. Silverboard clarified that staff is not recommending new license agreements; that they are recommending to modify the rate for one year and then terminate the agreements. He explained the goal is to reap the benefits of the enhancements made to the parking program. Mr. Silverboard also discussed the feasibility study and the possible addition of a parking garage to address this.

Commission consensus was unanimous to move this item forward.

RESULT:

MOVED FOWARD

Next: 5/2/2017 6:00 PM

3. Consideration of Res. 17-50, Sunset Vistas Beachfront Suites Parking Space License Agreement

Ms. Hayduke provided information from the staff memo.

George Hoch, General Manager of Sunset Vista, addressed the Commission with the concerns he has regarding parking for his operational staff. He expressed that they are requesting 12 spaces for Sunset Vista's staff use, which is primarily Monday - Friday. Mr. Hoch shared that during peak season, such as spring break, his employees are not displacing paying customers because the lot is never full. He proposed to pay \$.15 per hour and explained that staff's suggested 75% discount would increase his expense from \$2000 per year to \$13,000 per year.

Public Comment

Mel Lenehan, District 4

Ms. Lenehan stated she has seen the parking lot full recently. She stated she agrees with working with the business but thinks the amount of \$2000 per year is too low.

Mr. Hoch responded that \$2000 per year is not under discussion.

Commissioner Toth suggested offering the same terms as Bilmar Beach Resort and for one year. Commissioner Lunn clarified Sunset Vista is asking for more of an accommodation. Mayor Minning shared that the parking survey offered some validity to the claim that this lot has less utilization than the Community Center.

Commissioner Kennedy stated it should match the agreement with Bilmar and Commissioner Lunn agreed because of the practicality of having different percentages for different companies.

Ms. Hayduke shared Parking Enforcement completed the two-week survey. Mr. Hoch commented that at a 50% discount his annual expense would increase to \$26,000 for parking. He compared his use of 12 spaces for that amount versus Bilmar's use of 35 spaces for \$21,000.

Public Comment

Clyde Smith, General Manager of Bilmar Beach Resort

Mr. Smith spoke as a competitor of Sunset Vistas, he would agree they have a different business model. He offered he would not have an issue with Sunset Vista having an agreement different than Bilmar's due to the differences in locale and weekday usage.

Mayor suggested considering Sunset Vista's proposal and noted next year they will be forewarned.

Commissioner Lunn asked once all meters are installed whether there would be different rates at different locations based on utilization. Ms. Davis responded it is possible based upon the data they will collect.

Commission consensus was unanimous to move this item forward on Staff's recommendation.

RESULT:

MOVED FOWARD

Next: 5/2/2017 6:00 PM

4. Consideration of Res. 17-54, Health Insurance Renewal FY 17-18

Jennifer Poirrier presented her item and shared details from the staff report. She also provided details of the benefits realized by the City as a member of the insurance pool. She noted the Town of Indian Shores pays the City a 3% administration fee to piggyback on our policy. Ms. Poirrier explained the

results of an RFP to market our current health insurance plan, which provided verification that the City's current plan is competitively priced.

Commissioner Keys inquired about the administrative fee charged to Indian Shores. Ms. Poirrier responded that it was not particularly labor intensive and historically the program runs itself, so the 3% administrative fee is adequate. She did note that should an employee with Indian Shores have a large claim that it would affect the City's rates and that Treasure Island is absorbing their risk. Ms. Poirrier shared that the possible premium increase would be capped, however the risk is there.

Commission consensus was unanimous to move this item forward with Indian Shores.

RESULT:	MOVED FOWARD	Next: 5/2/2017 6:00 PM
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5. Discussion of Hours for Alcohol Sales - Requested by Commissioner Keys

Ken Keys said he had been approached by several bars owners in the area regarding the change in hours for alcohol sales. He reminded the Commission that they previously supported this change at the County level.

Mr. Silverboard stated that the Police Chief is not in favor of adding the hour from 2:00 AM - 3:00 AM, however has no objections to changing the Sunday morning time to 8:00 AM.

Attorney Cowan specified three aspects of Pinellas County's ordinance: it changed the days to make Sunday sales consistent with the other days of the week; it changed the times to allow sales until 3:00 AM; and it removed the exceptions. She inquired if the Commission would like to follow suit and remove the exceptions, as well.

Commission consensus was to move forward with 8:00 AM - 2:00 AM seven days a week and simplify the restrictions.

6. Consideration of Res. 17-51, Award of Bid to Clark Sales Display, Inc. for Holiday Decorations

Ms. Hayduke presented details from the staff report.

Commission consensus was unanimous to move this item forward.

RESULT:	MOVED FOWARD	Next: 5/2/2017 6:00 PM
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7. Consideration of Res. 17-57, Purchase Police Parking Enforcement Vehicle

Chief Boudreau presented his item with details from the staff report and shared some of the challenges his Parking Enforcement Officer has been contending with.

Commissioner Kennedy inquired about using the current vehicle for a volunteer neighborhood watch program. Chief Boudreau responded that the difficulty with neighborhood watch is that there is not an effective way of communication between Police Officers and the volunteers.

Mayor Minning inquired about the revenue generated by parking tickets. Chief Boudreau responded and Ms. Davis provided additional detail.

Commission consensus was unanimous to move this item forward.

RESULT:

MOVED FOWARD

Next: 5/2/2017 6:00 PM

II. OLD BUSINESS

Commissioner Keys asked to add to a workshop item to discuss parking on one side of the street in Sunset Beach. Mr. Silverboard advised there is no reason to workshop it because he could direct the Police Department to go to the area and get a consensus from the residents.

Commissioner Toth received several complaints regarding garbage pickup. Commissioner Keys stated he also received complaints. Mr. Helfrich responded with details. Commissioner Toth suggested increasing the code red messages. Stacy Boyles spoke regarding the recollect app and said she would be distributing information on it. Mayor Minning said it just takes time and need to educate the community.

III. CITY MANAGER AND CITY ATTORNEY REPORT

Attorney Cowan spoke regarding a letter to editor in the St. Pete Times alleging that the City failed to comply with the law when adopting a Comp Plan Amendment last year. She said that matter is currently in litigation and noted that the City did follow the statutory process for adopting the Comp Plan.

Attorney Cowan provided an update regarding Thornton Williams. She advised that since the City is pursuing a letter to Federal Highway Administration (FHWA), to have Attorney Williams review the letter and once FHWA responds, then have Attorney Williams appear. She explained this is supplemental to his legal opinion. Commission consensus was in favor with this course of action.

IV. CITY COMMISSION REPORTS

None

V. PUBLIC COMMENT

None

VI. ADJOURN AT 10:41 PM BY MAYOR MINNING