



**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS REGULAR WORKSHOP
MINUTES
CITY HALL AUDITORIUM, 120 108TH AVE,
TREASURE ISLAND, FL 33706
AUGUST 1, 2017**

The meeting was called to order at 6:05 PM by

I. CITY MANAGER AND CITY ATTORNEY REPORT

Attorney Cowan noted that at the previous meeting the Commission gave direction to staff to address the Planned Development items. She announced the upcoming Local Planning Agency (LPA) meetings and public hearings, along with upcoming legal advertising for them.

Ms. Davis stated she had no reports and announced the new Broyhill beach garbage vehicle was parked outside if the Commission or public would like to view it.

Mayor Minning asked for a status on the beach trail. Attorney Cowan responded the bid is not out yet due to discussions about specifications but she anticipated it would be posted soon.

Commissioner Kennedy inquired about the length of time between the resolution and repair. Attorney Cowan did not have the exact dates available, however stated she believed the settlement was presented to the Commission approximately February or March of this year. She added that an engineer was hired to develop the documents for the repair specifications and that currently those documents are being reviewed by a second set of eyes to ensure they are appropriate.

II. DISCUSSION

1. Consideration of Res. 17-86, Request to Host 5K Run to Benefit Elizabeth M. Vasti Memorial Fund

Ms. Hayduke introduced this item and provided details from the agenda packet. She noted the requestors were in attendance should the Commission have any questions for them.

Commission spoke in support and consensus was unanimous to move this item forward.

Peter Vasti spoke and introduced that his family have been residents of Treasure Island for 17 years. He thanked the Commission for their consideration.

Public Comment

Missy Hahn, President Treasure Island / Madeira Beach Chamber of Commerce

Ms. Hahn spoke on behalf of Chamber and noted the Chamber supports this event and offered their parking lot for overflow parking.

RESULT:	MOVED FOWARD	Next: 8/15/2017 6:00 PM
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2. Consideration of Res. 17-70, Wheelchair Beach Access

Justin Tramble gave a brief recap of the previous workshop's discussion and stated that staff was looking for clarity from Commission on the three options presented: wheelchair seatbelt, purchase a new wheelchair that reclines, and the ADA beach mat.

Commissioner Keys said there had been questions regarding the location of the mat and noted the challenges with the expense involved for a mat at the widest areas of the beach. Mr. Tramble responded

with the reasoning behind staff's recommendation of the placement of the mat, which gave consideration to Florida Fish and Wildlife Conservation Commission's (FWC) regulations. Commissioner Keys commented about possible funding from other agencies and inquired about the proposed location. Mr. Tramble replied that Gulf Front Park was the intended location.

Commissioner Keys asked about the distance from the water line and the end of the mat and Mr. Tramble stated they are looking into 400 feet.

Commissioner Kennedy noted significant support from hotel owners and supported it because it will offer another amenity for Treasure Island. He would like to know about the maintenance.

Mayor Minning stated he met with supporters of the mat on Sunday at the beach. He spoke with County Administrator, Mark Woodard, who was encouraged but shared there was no funding available in the next fiscal year. Mayor Minning noted Commissioner Morrioni and Mr. Woodard sit on a newly formed independent board that may be able to assist with funding. He suggested for the Commission to focus on a new wheelchair and instruct staff to pursue funding opportunities with the new County committee.

Mayor Minning said some citizens have stepped up and offered to raise the funds for the capital purchase, however everyone is interested (County, citizens, those willing to help raise funding) in the maintenance costs.

Commissioner Kennedy believed the mat would be used year round.

Commissioner Lunn stated the existing wheelchair could be equipped with an upgrade and should be relatively inexpensive. He said it would still service some, acknowledged not all.

Commission consensus was unanimous to move forward to purchase a new wheelchair as well as rehab the existing wheelchair with a seatbelt, continue pursuing funding for the mat, establish maintenance costs of a mat, and then to provide that information to the newly formed County committee.

Mr. Tramble announced the City was notified that it did not receive the Disney grant.

Public Comment

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

Mr. Tong spoke in support of the mat and inquired about the 175 feet. He shared he is ready to start fundraising for this.

Mayor Minning thanked the members of the audience.

RESULT:

RETURN AT A FUTURE MEETING

Next: 9/5/2017 6:00 PM

3. Discussion of Interim City Manager - Requested by Commissioner Kennedy

Commissioner Kennedy announced he asked for this discussion item on the workshop agenda for a number of reasons. He stated Ms. Davis has done a wonderful job. He suggested moving forward the Finance Director should present the budget and not the City Manager.

Commissioner Kennedy believes Ms. Davis was put in an uncomfortable position to counsel/coach and hold accountable staff who will become her peers once she is no longer Interim City Manager. He stated she is not a candidate for City Manager. He noted the imperative issues he believes the City is facing, such as organizational effectiveness, change management, vacancies due to employee turnover, outstanding studies, recreation, bascule bridge, morale/communications to employees is lacking, and policy training on safety should not be outsourced.

Commissioner Kennedy commented the process of filling the role of City Manager will take some time and that Ms. Davis' recommendation is for the new City Manager to appoint a new Fire Chief.

Commissioner Kennedy said he supports an experienced City Manager to come in and assist, and recommended Shane Crawford. He explained this was an effort to act sooner rather than later. He proposed to engage Colin Baenziger & Associates (CB&A) to conduct an expedited Interim City Manager appointment. Commissioner Kennedy added that CB&A also placed Mr. Crawford as the City Manager at Madeira Beach.

Commissioner Lunn commented that Ms. Davis was doing a wonderful job. He said he had the same concerns as Commissioner Kennedy, that the Commission was overburdening her; however he said he spoke with Ms. Davis and she confirmed that once budget was completed it was completely manageable. Commissioner Lunn stated he did not know anyone else that knows as much about Treasure Island as Ms. Davis.

Commissioner Toth agreed with Commissioner Lunn. She said the detailed supervision and trickle down was leftover from an initiative Mr. Silverboard started. She believes the City is moving in a good direction and that Ms. Davis is doing a wonderful job. Commissioner Toth added that bringing anyone in as an Interim City Manager at this point would be disruptive.

Mayor Minning said to consider the timetable set by CB&A, and that by November 1st a new candidate will be brought forth. He stated that given the holidays it is likely a new City Manager will not be in place until after the holidays. He noted that it would be disruptive to the organization to bring in someone who is not as familiar with the City as Amy Davis for such a short period of time and he does not support it. Mayor Minning added that Ms. Davis has the full support of staff and he believes she is doing a fabulous job.

Public Comment

Heidi Horak, Sunset Beach

Ms. Horak agreed with the majority of the Commission and was not in favor of appointing a new Interim City Manager and suggested asking Ms. Davis what her thoughts are and what she needs. She mentioned the upcoming election in March and stated that perhaps the Commission may not want to make an appointment until after those elected take their seats so that they have a say in the selection of a City Manager. She is in favor of holding the decision for a while.

Ms. Davis thanked the Commission and shared she is enjoying her role as Interim; more so now that the budget deadline has been met. She added that she is honored to continue in this role for as long as the City Commission needs to feel comfortable that they have selected and feel good about placing a new City Manager.

Mayor Minning confirmed the consensus majority was for Ms. Davis to continue in her role as the Interim City Manager.

4. Discussion of FDOT Request - Requested by Commissioner Kennedy

Commissioner Kennedy stated he received an email from Mr. Silverboard about a meeting between the City and the Florida Department of Transportation (FDOT) and asked for further information about the letters and meetings that took place.

Mayor Minning explained and noted separate meetings were held to comply with Sunshine Law. He commented the letters were provided in the agenda packet. He added that the State has been consistent with their responses to the City.

Public Comment

Mel Lenehan, District 4

Ms. Lenehan said she sent letters to multiple elected officials up to and including the President and Vice President of the United States regarding this issue. She said she is continually working on this and will continue to pursue other avenues. She asked the Commission to send out additional requests to their contacts.

Commissioner Lunn stated he had a procedural question. He asked Attorney Cowan for guidance on the actions of individual Commissioners. She responded and further discussion ensued regarding the City's legislative body is represented as a collective and unless directed by the board, an individual Commissioner should refrain from representing the comments of the body.

Mayor Minning addressed the public comment that the Commission was not doing anything regarding the bridge. He said he takes personal exception to that because he has been on the Board of Commissioners for nine years and has thoroughly explored any potential avenue of resolution.

5. Withdrawn per Commissioner Toth

6. Discussion of Paint Color for Auditorium - Requested by Commissioner Toth

Commissioner Toth noted that each summer after summer camp that the walls of the auditorium are painted and shared that she would like to work with Ms. Hayduke to incorporate the wall color with the colors of the new chairs.

Ms. Hayduke noted that it is an annual task after summer camp to paint the auditorium.

Public Comment

Mel Lenehan, District 4

Ms. Lenehan suggested that in addition to the wall color, she would like to upgrade the trim and the front of the Commission dais with peel and stick tile. She presented some samples and offered to raise money for it. She said the dais needed to be upgraded from the laminate.

Ms. Davis asked if the Commission was interested in pursuing a change to the face of the dais. Discussion ensued. Mayor Minning stated the timing of how much longer they will be in this location is the question.

Commissioner Toth commented it was advisable to keep expenses down. Commissioner Keys said if there was no cost, then what harm could come from the update.

Commission consensus was for staff to work with Commissioner Toth and then bring back some possible colors for the auditorium for selection.

7. Discussion of Term Limits for Appointed Board Members

Item was withdrawn from the agenda

8. Overview of Short-Term Rentals

Ms. Cohen presented this item and explained some challenges facing short term rentals. She stated she has provided some backup explaining the enforcement of short term rentals.

She noted that the City has an intern working on this project and introduced him. Ms. Cohen then reviewed the process for investigating short term rentals.

Public Comment

Ms. Escobar, Sunset Beach

Ms. Escobar discussed the issues she has experienced as a homeowner with high frequency of neighbor turnover and shared that she has turned in violators to City.

Mel Lenehan, Sunset Beach

Ms. Lenehan stated she attends Code Enforcement Board meetings. She said a citizen loses the Homestead exemption but someone who does not live in the City gets their hand slapped. She would like non-residents to be fined on first offense and a newsletter from Code Enforcement distributed with details of the regulations.

Michelle Smith, Paradise Island resident/Sunset Beach business owner

Ms. Smith stated she was in agreement with the previous speakers. She said the City should hold real estate agents accountable who market these properties as rental investments. She also suggested the homestead properties should receive an annual reminder that there cannot be more than five turnovers.

Arthur Czyszczon, District 3

Mr. Czyszczon agreed this issue is hard to regulate. He said he would like to see changes to get the information to Code Enforcement anonymously to avoid retaliation.

Heidi Horak, Sunset Beach

Ms. Horak said this is not a black and white issue. She does not believe it can be stopped and that we have to better regulate it. She said the City needs to be flexible and stay tuned to what the rest of the country is doing.

Commissioner Keys observed in his district short term rentals is one of the most difficult issues and provided a summary of a recent situation he encountered. There needs to be better communication. He supports a fine for a first offense. Ms. Cohen agreed that education is important. She shared a story about a meeting with a senator regarding short term rental.

Attorney Cowan added that this is a very common problem and that the Code Enforcement process is statute driven.

Commissioner Lunn suggested instituting the services of a magistrate.

Mayor Minning asked if staff was looking for direction from the Commission and Ms. Cohen responded that it was informational only.

9. Consideration of Res. 17-93, Amend Commission Rules of Procedure

Ms. Davis advised this Resolution was drafted as a result of trying out the change to the order of items in the Workshop and to formally update the procedure to reflect the change.

Commission consensus was unanimous to move it forward.

RESULT:

MOVED FOWARD

Next: 8/15/2017 6:00 PM

10. Consideration of Ord. 17-16, City Commission Salary Adjustment

Ms. Davis introduced this item which was generated by Commission discussion and to provide comparative information requested during the budget workshop. She then turned the discussion over to Attorney Cowan who explained the process.

Attorney Cowan stated that the amount of the Commission's salary is provided in the City Charter and although there is language stating that amount could be changed by ordinance, according to Florida Statute, any change to a Charter would be a Charter Amendment, which would require a referendum. She advised she researched opinions of the Attorney General's Office (AGO) and although there was not an exact opinion, there was a similar situation and the AGO's opinion was to follow the statutory process. Attorney Cowan shared there were a couple of options for the Commission to consider: the Commission

could adopt an ordinance with specific figures and send that to referendum; they could adopt an ordinance that changed the Charter language so that each salary change in the future would not require a referendum vote but noted that must go to referendum for final decision; or because there is not a specific opinion by the AGO, the City could request for the AGO to provide clarity to determine whether there is an option to proceed with a salary change without a referendum. Attorney Cowan advised if the Commission wanted to proceed without referendum that she would only recommend they do that if the AGO opinion supported it, so that they would be insulated in case of a challenge.

Commissioner Keys stated he brought this up and thought it should go to the referendum. He suggested to set it for a date forward so that none of the sitting Commissioners were voting for a salary increase for themselves but instead for a future Commission.

Commissioner Lunn agreed to go to referendum and added he liked the thought to allow for adjustments of salary in the future. He stated the Commission owed it to future Commissions to have a reasonable adjustment provision.

Commissioner Keys asked for former Commissioner Ed Gayton's opinion. Mr. Gayton stated he is not in favor of any legislative body increasing their own salaries.

Public Comment

Mel Lenehan, Sunset Beach

Ms. Lenehan commented she believed that the Commission's salary should be raised and that voters should be provided options.

Mayor Minning inquired about how many Commissioners utilize healthcare insurance. Ms. Poirrier stated three Commissioners have health insurance through the City. Mayor Minning stated that is a huge benefit that far outweighs the salary. He shared he is not in favor of a salary increase.

Commissioner Kennedy stated he ran for his seat and did not care about the amount of the salary. He added he was amazed it was being discussed.

Commissioner Lunn commented he did not give any consideration to the compensation when he ran for office.

Commissioner Keys said he mentioned it because his predecessor mentioned it while still in office. He said after reviewing a salary survey he believed the Commission's pay was in line with the community.

Commissioner Toth noted she is happy to serve. She said it takes a lot of time but she chose to do it and chose to run. She was glad for the comparative information and that the information provided a good base for the future.

RESULT: NOT MOVED FORWARD

III. OLD BUSINESS

Commissioner Kennedy asked for status on receiving an organization chart, job descriptions, and projects status. Ms. Davis responded and stated she would be sending the organization chart and job descriptions, along with budget changes to the Commission. Commissioner Kennedy mentioned Commissioner Toth requested the status of projects. Commissioner Toth agreed and asked about a status of current studies.

Commissioner Toth added that she supports fining violators of short term rentals and not a slap on the hand for noncompliance. She shared a system being utilized by New Orleans, LA to address short term rentals. Attorney Cowan responded by describing the code enforcement process being statutorily driven.

IV. CITY COMMISSION REPORTS

None

V. PUBLIC COMMENT

Mel Lenehan, Sunset Beach

Ms. Lenehan discussed fines for short term rentals. She commented on salary increases for the City Commission and that it was discriminatory for those who do not make as much money. She would like the Commission to consider increasing it.

Arthur Czystczon, District 3

Mr. Czystczon mentioned short term rentals and that he agreed with Ms. Horak. He believes the fine amount is dated and should be heftier. He addressed Ms. Lenehan's comments regarding salaries and added the amount has not been updated since 1996 but there are not many people lining up to run for office.

VI. ADJOURN

Mayor Minning adjourned the workshop at 9:20 PM.