

**WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
THURSDAY, JUNE 30, 2005
FOLLOWING SPECIAL MEETING AT 4:00 P.M.**

MINUTES

Present upon roll call: Commissioner Armstrong; Commissioner Reynolds; Commissioner Holmes; Vice Mayor Lishamer; Mayor Beyrouiti; Attorney James Denhardt.

OLD BUSINESS

Phase 1 and Phase 5 Start Date

Mayor Beyrouiti explained that the contract with Rowland, Inc. had been formally accepted, and that Rowland had asked for a delay in the start date. Town Administrator Don Lusk said that a “notice to proceed” letter had been sent to Rowland on May 11, which sets the official start date of the project. Rowland has since asked for extensions due to architect problems and a company wide vacation. Vice Mayor Lishamer said that one of the reasons that Rowland was chosen – other than being the low bidder – was that they assured the Town they would start on time. A discussion ensued regarding permitting Rowland to have an extension to their start time. Administrator Lusk expressed concern that too much accommodation from the Town would send the wrong message. Attorney Denhardt suggested that it is advisable to have the contractor on our side, and to have a good relationship. Vice Mayor Lishamer moved to add 21 days to the start date, which would be June 15, 2005; Commissioner Holmes seconded. Roll call: all yes.

WiFi Presentation – Phil Collins

Administrator Lusk introduced Phil Collins of City WiFi, who gave a presentation on wireless internet access along the Gulf beaches. Mr. Collins expressed interest in providing such service to as many beach communities as possible. He cited St. Petersburg and Dunedin’s market information, which showed a positive percentage of users of wireless internet. Mr. Collins also described in detail some of the advantages to using WiFi, such as cable access, replacement of video cameras, and elimination of “hot spots” where only some areas of town have access to wireless. When asked whether WiFi could incorporate wireless usage in the Town without permission from the Town, Mr. Collins said he was not sure, but that it was basically free air space. Mayor Beyrouiti thanked Mr. Collins for an informative presentation.

NEW BUSINESS

FY 2005/2006 Millage and Budget Discussion

Mayor reviewed the Budget for fiscal year 2005/2006, reading by line item. Administrator Lusk met with Mayor Beyrouiti and Town Clerk Mary Palmer, and most recently with the Finance Committee on June 29th. The millage rate will remain at 1.68, and the Town has a balanced budget. Mayor Beyrouiti expressed thanks to the Finance Committee and to Mr. Lusk and Mary Palmer for their diligent work.

Purchase order Procedure

Administrator Don Lusk reported that the Town auditor recommended that Purchase Orders be written for amounts of \$100.00 or over. Mr. Lusk suggested it remain at \$50.00 purchases. Mayor Beyrouiti also felt that with Purchase Orders of \$50.00 or more there is good control within the office. It was mutually agreed that the

amount will remain at \$50.00.

Discussion of Building Department

Commissioner Reynolds reported that about 2 weeks ago there were issues from some residents about the Town's Building Department. Commissioner Reynolds said he is reviewing all complaints, and will report to the Commission at the regular meeting. Mayor Beyrouti asked that the validity of each signature or complaint be investigated, and said that the Town has a professional in Mike Nadeau – that this kind of complaint is not good for the Town or for Mike. Mike Nadeau, Building Official, asked that this issue be resolved as quickly as possible.

Resident Louis Sanchez commented that he had signed a petition circulating in his neighborhood which criticized Mike Nadeau; he said he signed it “in error,” and found Mr. Nadeau to be available and professional. Mr. Nadeau wants a better product in building.

Lease on Redington Beach Property

Ms. Carol Kemmerer-Klass, President of the La Contessa Condominium Association, asked the Commission to consider extending their lease for the property of 16335 Gulf Blvd. for parking for overflow of cars from the condominium. Mayor Beyrouti explained that, since the Town has acquired this lot from Redington Beach there is a possibility that it will be used eventually for another use. Ms. Kemmerer-Klass said that there are only 8 spaces that are ever used, and the cars park in the area between the sidewalk and fence – not on the grass. Town Attorney Jim Denhardt suggested that any lease might include maintenance of the property by LaContessa, and that a more commercial rate other than \$1.00 is reasonable. It was the consensus of the Commission that a month-to-month lease is preferable, and that a raise in rent is necessary. LaContessa will have a board meeting July 27 to discuss these requests, and will report to the Commission at the July Workshop.

Amending PUD Ordinance

Administrator Don Lusk asked for two changes to the existing PUD Ordinance: the original PUD does not include a process for changing the payments for PUD's; secondly, the PUD is a benefit to redevelopment on Gulf Blvd, and should offer developers 75% retention of existing units if they rebuild. Mr. Lusk said that the PPC has no objection to the idea – the density would provide incentive to redevelop while remaining under the existing structure's density. Attorney James Denhardt was asked to look into the changes, since there would have to be Land Development Code changes involved.

Open House – Building Projects

Building Official Mike Nadeau expressed concern that there may be real estate offices existing in residential areas, specifically on 175th Avenue. Mayor Beyrouti said that one of the homes to be demolished is offering information about the new duplexes being built in that neighborhood, and that it is not causing a problem. Vice Mayor Lishamer said that she will investigate the premises and report to the Commission.

Extension on Board of Adjustment Decision – Villa La Tana Project

Mike Nadeau reported on the request from the developers of the Villa La Tana project at 17720 Lee Avenue to extend the original variance another 6 months. Reasons were given that the plans are being reworked, and that after the November 2004 Planning & Zoning hearing there were problems with the architects. Mr. Nadeau had no problems with giving an extension; the Commission agreed.

Addition to Homestead Exemption

Mayor Beyrouti discussed the possibility of adding an additional Homestead Exemption for any Town resident over the age of 65, and with a limited income. The Mayor said that for every \$1,000 the savings would be about \$16.50 more. Commissioner Jody Armstrong said that she had researched this last year, and found that one

problem is that there is no easy way to find out the monetary impact on the Town. Information was provided from several cities that have recently implemented the extra exemption – most recently Safety Harbor. The impact to this city from a \$15,000 exemption ranges from \$4,000+ (100 homes) to \$12,000+ (300 homes), at a savings of \$41.00 per household. Commissioner Lee Holmes agreed to investigate further.

Pinellas Suncoast Fire & Rescue Request

Building Official Mike Nadeau reported that Pinellas Suncoast Fire & Rescue has requested that it relocate from its current space to the southwest corner of the Yacht & Tennis Club property for a period of 18 months. Chief John Leahy had asked that the previous conditional use permit remain valid, and that the Town exempt them from any permit fees. The Commission will vote on the matter at the July 12 meeting.

MISCELLANEOUS

Resident Joe Diez said that he had previously paid \$200.00 for a Board of Adjustment hearing and had been denied. Mr. Diez felt that the Board does not adequately address the needs of residents. Commissioner Lee Holmes replied that the Board of Adjustment needs to make decisions with all due respect to each circumstance and to the Code. Attorney James Denhardt said that he is glad to hear that the Board respects the Florida Sunshine Law by refusing to discuss the case with a resident individually, even though site visits can be made by one Board member.

Town Administrator Don Lusk asked the Commission to address a 5' easement request at the next Board meeting to place a water line for the development on 174th Ave. This would provide the necessary line for fire hydrants, according to developer Tom Kapper, and would go along the back of Town Hall property.

Regular Meeting – Tuesday, July 12, 2005 – 7:00 p.m.

Workshop Meeting – Tuesday, July 26, 2005 – 4:00 p.m.