

**WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
TUESDAY, AUGUST 31, 2004 – 4:00 P.M.**

MINUTES

Present upon roll call: Vice Mayor Lishamer, Commissioner Armstrong, and Commissioner Reynolds.

OLD BUSINESS

Open Sealed Bids Phase 5 – Vice Mayor Lishamer opened and the sealed bids for Phase 5 of the Stormwater Project. The Bids amounts are as follows:

- | | | | |
|-----|--------------------------|-------------|-----------------|
| 1.) | All American Concrete - | Largo | \$ 1,023,774.00 |
| 2.) | Kloote Contracting - | Palm Harbor | \$ 1,388,695.00 |
| 3.) | Pepper Contracting Svcs. | Clearwater | \$ 891,950.90 |
| 4.) | Steve's Excavating Svcs. | Clearwater | \$ 1,009,470.18 |

Vice Mayor Lishamer recommended the Building Official, Mike Nadeau, to take the Bids to study and make his recommendation at the September regular meeting. Commissioner Reynolds stated that he had commented on some needed repair work on one of the sewer pumps, one quote was for \$ 1,914.20 and another was \$698.12. These are already approved and will be coming up for final approval soon.

Noise Ordinance/Hotel Isis – Administrator Lusk explained the request from the Hotel Isis for an abatement of the Noise Ordinance until January 2005, due to prior scheduled reservations for weddings, etc. He recommended that the Town Attorney, Jim Denhardt, should be consulted before the Commission ruled on any abatement for the Ordinance. Mr. Lusk will speak with Attorney Denhardt and report his recommendations at the regular meeting. Commissioner Armstrong commented that her proposed draft for the Noise Ordinance was with Attorney Denhardt for his input and that it would be able to deal with these types of issues since it had remedies for these types of problems. This proposed Ordinance should be ready for the next Workshop meeting.

Approval of Planning and Zoning Recommendation on Site Plan Harbor Cove, 17495 Gulf Blvd. –

Administrator Lusk reported that the Town Attorney has written a development agreement to go along with the site plan for Harbor Cove. He recommended that the Commission put the site plan in the regular meeting agenda for approval or disapproval. If the site plan is approved it would be subject to the conditions in the development agreement. The development agreement basically reflects the Hotel/Condo Ordinance that is being worked on with two exceptions. The exceptions being the size of the units being larger than the 850 sq. ft. allowed under the Ordinance, the development agreement would reflect the size of each unit. The other exception is the Town Attorney has put in a \$2500.00 fee for work done on this agreement. He also reported that the Commission could make changes to this agreement.

Vice Mayor Lishamer commented that under the development agreement #12, the wording needed to be changed to better clarify the restrictions of owner occupancy. A brief discussion followed on the wording in the development agreement and how it could be misinterpreted and possible solutions. Administrator Lusk will follow up with the Town Attorney and make changes to clarify this area of the development agreement.

Vice Mayor Lishamer also questioned the wording in #14-e, that after 10 years the owners would not be bound by the development agreement. A discussion followed on the other ways the restrictions would be binding even after the agreement was no longer binding. Administrator Lusk pointed out that the zoning would bind the owners to keep the transient use of the facilities, since it is not zoned for multi-family residences. Commissioner

Armstrong pointed out a misspelled word in the paragraph that needs to be corrected which will clarify the meaning, 'turpituity' should be changed to perpetuity to show that the restrictions in to covenants are endless, unless the Town itself releases or changes them in the future. A discussion followed on the restrictions and the limits of development agreements.

Vice Mayor Lishamer commented that the size of the units seemed to be too far beyond the limits set forth in the Ordinance for transient use. Town Administrator Lusk pointed out the attorney for the applicants was in the audience if any of the Commissioners had questions. Attorney Troy Perdue made several comments of the development agreement, and pointed out the word perpetuity made the covenants far more binding in the future than a normal development agreement is normally. He pointed out that the size of the units were determined by a new type of use in demand today, the transient use was being dictated by how often owners could stay in the units and that size should not matter.

Commissioner Reynolds asked when the condo documents would be done, so the Commission could review them. Mr. Perdue pointed out due to the changes requested by the Commission, the condo-docs would not be ready until all the restrictions could be agreed on. Commissioner Reynolds asked that a restriction on the length of stay for tenant could be included in the condo-docs, and that all the other issues seemed to be included in the development agreement.

NEW BUSINESS

Approval Capital Improvement Plan 2002-2007- Administrator Lusk explained that this is a budget requirement that basically just went out one more year and put figures in.

Florida Coastal Cleanup – Commissioner Armstrong announced the dates and times of this year's Coastal Cleanup. A brief discussion followed on how many T-Shirts to order for volunteers and how to better advertise the event. She will recommend purchasing 30 T-Shirts for the Fall Coastal Cleanup at the regular meeting.

Resolution 11-04, Amending FY 2003-2004 Budget – Administrator Lusk explained that this is used to bring the proposed budget figures in line with the actual figures. He reported that the Town had budgeted \$100,000.00 in next year's budget for seawall repairs. The repairs were started this year and the Town will receive a billing for the seawall repairs completed this year, for approximately \$61,000.00. This year's Budget will have to be amended to reflect this payment, and next year's budget will need to be changed to reflect this payment. Basically this just brings the proposed budget into line with the actual expenditures.

Building Permit Policy – Building Official Mike Nadeau explained the need for a list of things that did or did not require a permit. He worked with his peers and made the list for informational purposes for homeowners, so they will know when they need to apply for a permit. He requests that the Commission approve this policy.

Building Fee Schedule – Building Official Mike Nadeau explained the need to change to a sliding scale to balance the payments of fees from small to larger projects. Due to the current fee schedule the larger projects were paying inordinately large fees for projects, while the small projects were not paying a fair share of the building department costs. He researched other cities and County fees, and found a sliding scale works better to prevent overpayment of fees for the larger projects, while keeping the costs down on the smaller ones as well. A short discussion followed on fees and how we compared to other cities and counties on our current and the proposed fee schedule. The Town had a sliding fee schedule in the past, and this is just going back to one that is similar to that fee scale. He requests that the board consider this new fee schedule at the regular meeting.

Additional Fees Cumby & Fair – Phase 1 Project – Vice Mayor Lishamer described the project and the area of the project that the Grant will not pay. If the stormwater does not drain into a CDS Unit the Grant will not pay for it. The Town has received a bill from Cumby & Fair for this of \$20,642.00.

Expand Contract Cumby & Fair – Phase 5 Project – Vice Mayor Lishamer described the project and the area of the project that the Grant will not pay. If the stormwater does not drain into a CDS Unit the Grant will not pay for it. The Town has received a bill from Cumby & Fair for this of \$13,000.00. This brings the total due on both Phase 1 and Phase 5 up to \$33,642.00. Due to this the Budget will need to be amended for next year.

A brief discussion followed on the fees, the grant amounts and restrictions, and the budget amendment needed.

MISCELLANEOUS

Mower Purchase – Commissioner Armstrong discussed the need for a new riding mower for the Maintenance Department. The old one is a residential mower purchased in 1997 for \$2,400.00 it is costing more now, on maintenance and having multiple break- downs. The old mower cannot be repaired locally, and need to go into Hillsboro County for repairs. Currently, the islands are being cut by hand due to the board on the palm trees. In November the boards will come off the trees and the riding mower will be needed. There is enough money in the Machinery and Equipment Account this year to purchase a heavy-duty commercial grade mower under state contract for approximately \$5,000.00. This mower will also meet OSHA standards for safety. She recommends that the Board purchase a mower that complies with the new OSHA standards, and can be repaired locally. She requested that this item be put on the agenda for the regular meeting.

Commissioner Armstrong reported a proposal of \$850.00 to trim the trees at Constitution Park prior to the Town Picnic. A brief discussion followed on other areas that might need to be done and the costs involved. It was decided that the trees at Constitution Park needed to be done now, and later on the Board could look into getting sealed bids for all the other areas in Town that need to have the trees trimmed.

Vice Mayor Lishamer asked if anyone in the audience would like to speak. Mr. Chris Ryan spoke on the damage that was done to Del Bello Park and other areas around town by the contractors repairing the seawalls. He wanted know if the landscaping was included in the seawall repair contract,

A discussion followed on the other areas that needed to be landscaped, possible grants that could be applied for, and the need for landscaping. Vice Mayor Lishamer described the history of the paving and stormwater drainage projects. She also explained that when the projects are completed the Board of Commissioners would look into ways of beautification and landscaping in the affected areas. Vice Mayor Lishamer expressed the need for a committee to look into a possible beautification project for the whole town.

Vice Mayor Lishamer announced the following meetings:

Special Meeting – Wednesday, September 8, 2004 – 5:15 p.m., Final Millage and Budget

Regular Meeting – Tuesday, September 14, 2004 – 7:00 p.m.

Workshop Meeting – Tuesday, September 28, 2004 – 4:00 p.m.

ADJOURNMENT

Respectfully submitted,

Marie Hamilton, Admin. Secretary