

Town of Indian Shores

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TOWN COUNCIL WORKSHOP

MINUTES - JUNE 28, 2011

INDIAN SHORES TOWN COUNCIL WORKSHOP MEETING convened at 1:30 P.M.
Those present were Mayor Lawrence, Vice Mayor Herndon, Councilor Smith and Councilor Sutch.

Absent: Councilor Irelan

Also Present: Marcia Grantham, Town Clerk; Mary Karayianes, Director of Finance; Chief Williams, Town Administrator; Lawrence Nayman, Building Official; Art Newsome.

NOTE: Agenda Item 3.0 was discussed first in the meeting.

1.0 Discussion/review of proposed preliminary Budget for FY 2011/2012.

Mary Karayianes, Director of Finance, reported she had received the final numbers from the Property Appraiser, and they are very close to the numbers reflected in the proposed preliminary Budget Workshop packet.

The Director of Finance reviewed with Council members the following items: Property Value Assessment History Chart; 4 Year Taxable Value Reduction Chart; Assessed Value Comparison Chart; Departmental Summary Sheet, which resulted in a reduction of \$46,708.00 in operating expenses, noting they started with a 6% reduction in all expenses; Statement of Estimated Revenues.

The Director of Finance reported that one option explored was the elimination of 3 part-time positions, however this amounted to a reduction of only \$22,061.00, when considering unemployment costs are taken into consideration.

It was a consensus of Council members that the three (3) part-time positions not be eliminated.

James J. Lawrence
Mayor

Joan G. Herndon
Vice Mayor

Carole Irelan
Councilor

Steve Sutch
Councilor

William F. Smith
Councilor

E.D. Williams
Town Administrator
Chief of Police

Mary Karayianes
Director of Finance
and Personnel

Marcia Grantham
Town Clerk

James Yacavone
Town Attorney

Lawrence G. Nayman
Building Code
Administrator

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The Director of Finance reviewed her Memo dated June 28, 2011, reflecting options explored to balance the Budget, together with Staff Recommendations, as follows:

- 1. Increase the millage rate to the rolled-back rate with NO TAX INCREASE to the residents. (Currently estimated at 1.8725)*
- 2. Approve the reduction in expenditures by \$46,708.00.*
- 3. Appropriate the shortfall in revenue from the Unreserved Fund Balance – currently estimated at \$28,625.00.*

Councilor Smith questioned whether this would result in a tax increase.

The Director of Finance stated that using the rolled-back rate of 1.877 would not result in a tax increase.

The Director of Finance also stated if the Town had used the rolled-back rate each year over a four year period, where there was no increase in millage, it would have generated additional revenue totaling \$683,000.00.

The Director of Finance reported that restricted Road & Bridge Funds had not been budgeted.

Mayor Lawrence recommended the Town use a rolled-back rate of 1.8500, and there were no objections voiced.

Chief Williams stated there is very little money in Public Services, and no capital funds.

The Director of Finance addressed her Memo regarding the CIP Budget, reporting only the purchase of a police vehicle and the second half of the FDOT Gulf Boulevard Beautification are the only two projects budgeted for next year.

2.0 Discussion of representative to serve on the Pinellas Planning Council.

Mayor Lawrence reported this item was on the Agenda for BIG-C consideration tomorrow, and wanted to confirm there was still a consensus to support Indian Rocks Beach Commissioner "Cookie" Kennedy, to serve as Group B representative on the Pinellas Planning Council.

It was a consensus of the Council members to reaffirm their support for Commissioner Kennedy.

3.0 Discussion of potential to identify additional parking spaces in Town for beach nourishment requirements.

Councilor Smith presented a synopsis of the status of the proposed beach re-nourishment project for the Sand Key area, wherein the Town has an area in Town of approximately 461 ft of beachfront property, which does not have enough parking to qualify for State funds.

Councilor Smith stated he feels the Town should try and locate more parking. He reported the State wants 100 spaces per one (1) mile. He noted if there is a parking lot, i.e. Tiki Park, and it contains more than 100 spaces it would cover an area ½ mile South and ½ mile North, if less than 100 spaces, it covers an area ¼ mile South and ¼ mile North. He further noted that Sand Castle I, II and III qualifies as a licensed resort condo and qualifies for 90 – 93% of beach front property.

Councilor Smith stated that due to where the shortfall area is located, only parking on 199th Avenue or 200th Avenue will help. He further stated he believed there could be a couple spaces added at 199th Avenue W. and maybe 6 – 7 in front of The Pub.

Chief Williams stated that assuming Council could change it, all parking viability, except for 200th Avenue, are all FRDAP parks dedicated for 25 years as part of the grant process, with parking allocated.

Chief Williams reported he thought one (1) parking space could be identified at 199th Avenue W; one (1) space on 199th Avenue E., by removing a Palm tree; two (2) spaces for perpendicular parking on 198th Avenue E.; four (4) possible spaces on South side of La Concha Plaza, but would need a survey, and could install pavers for approximately \$8,000.00.

Chief Williams further reported that when the Town was involved in the road project, that FDOT did not want the area in front of The Pub marked for parking, as it would interfere with the pedestrian/bike paths.

Chief Williams stated that he was in the area a couple days ago and saw a car turn into 200th Avenue E. and drive down the sidewalk area, and in looking around believes it might have the potential for development, with a 25' ROW, with a guess that it would cost around \$10,000.00.

Council members discussed the pros and cons of the parking situation and various viable areas with Chief Williams and Lawrence Nayman, Building Official.

It was a consensus of Council members for Chief Williams to have both street ends (199th Avenue E. and 200th Avenue E.) surveyed, if necessary, for the potential of locating approximately nine (9) spaces.

4.0 Discussion of proposed offer from Crown Castle for buy-out of lease.

Chief Williams stated he had previously mentioned this to Council at a recent Council meeting and advised them he would come back with an offer.

Chief Williams reported the offer received from Crown Castle is a lump sum payment of \$355,200.00 to buy out present lease, in return for the Town giving them a perpetual lease.

Chief Williams further reported he has discussed this offer with Staff and initially feel this would be a good offer for the Town.

Chief Williams advised that presently the Town receives approximately \$25, 000.00 - \$30,000.00 a year in lease fees. He reported that the CPI applies to their escalator, and took the lump sum over 18 years at 4% interest, it would double, and in another 18 years would double again for an approximate total of \$1.5 million dollars at the end of 36 years. He also reported that with the present revenue received over 30 years would be approximately \$1.1 million dollars, pointing out that this revenue stream would go away, and the lump sum could be put in a reserve fund.

Chief Williams stated he believes the present technology will be out grown in 30 years, noting Crown Castle needs the long term.

Chief Williams reported that Attorney Yacavone knows of an expert in predicting future revenue –vs- present value, and he could make a presentation should the Council wish to invite him, noting he would anticipate a cost associated with his attending a meeting.

It was a consensus of the Council members to request Chief Williams proceed with looking into inviting the expert known by Attorney Yacavone to attend a future meeting.

5.0 Discussion of proposed increase of Town parking fines.

Chief Williams reported the Town's present parking fine of \$15.00 has been in place for 20 years, and the fine for handicap is \$100.00, plus court costs, which is lower than the standard fine of \$250.00.

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Chief Williams further reported he would like for both towns to be in sync, and feels it is time to increase the Town's parking fine to \$25.00 (\$50.00 if not paid within 15 days), and increase the handicap parking fine to the standard of \$250.00.

Mayor Lawrence reported the Suncoast Fire & Rescue Department recently had an ISO inspection, and went from a Class 3 to a Class 4, which is not as good.

Mayor Lawrence further reported that Chief Polk believes that they should have gained on certain things, and will soon be meeting with his evaluators.

Mayor Lawrence stated he had received a call from Joyce Blue asking how many pavers have been sold to date.

Art Newsome reported that approximately 70 – 75 pavers have been sold.

INDIAN SHORES TOWN COUNCIL WORKSHOP MEETING adjourned at 3:30 P.M.


MARCIA GRANTHAM, CMC
Town Clerk