



# **MINUTES**

**Monday, May 20, 2013**

**FORT MYERS BEACH TOWN COUNCIL  
WORK SESSION  
TOWN HALL – COUNCIL CHAMBERS  
2523 ESTERO BOULEVARD  
FORT MYERS BEACH, FLORIDA 33931**

## **I. CALL TO ORDER**

Mayor Mandel called to order the May 20, 2013 Work Session of the Town Council at 9:00 a.m. Present along with Mayor Mandel were: Vice Mayor Kosinski and Council Members Andre and Raymond; Council Member List arrived at 9:53 a.m. Also Present: Town Manager Stewart, Town Attorney Miller, and Accountant Kolar for Town Clerk Mayher.

## **II. PLEDGE OF ALLEGIANCE**

## **III. TOWN HALL LEASE**

Town Manager Stewart gave an update on the Town Hall lease and noted he was awaiting a response from the leasing agent regarding a possible allowance for a 'build out' on the front end of the Town Hall building. He indicated that, as soon as he received a response from the agent, he would inform Council; and pointed out that the Town had preserved their rights under the lease; and staff would continue to work on a long-term lease.

Mayor Mandel requested to move the Town Hall Lease item to every future Work Session Agenda until the time when the matter was resolved.

Vice Mayor Kosinski noted the purchase of the Town Hall building would be difficult due to the partnership of the owners.

Town Manager Stewart explained that the owners were not interested in selling the building at this time due to their involvement in a real estate trust and tax implications.

Town Attorney Miller suggested contacting the attorney for the property owners to determine their tax ramifications and if there could be some type of 'structured' purchase.

Town Manager Stewart offered to forward the contact information for the property owners' agent to the Town Attorney so she might obtain their attorney's contact information.

Council Member Andre pointed out his concern that something should be done to the front of the Town Hall building so it would not look like a vacant building (i.e. install a banner indicating Town of Fort Myers Beach Town Hall).

Town Manager Stewart stated he would inquire from the property owners if the installation of a banner would be permissible.

Discussion ensued concerning the use of a banner as it pertained to the Town's sign code; and the potential use of the additional space in the front of the subject building by the Town.

Council Member Raymond noted his concern as it pertained to the cost differential for utilizing the additional space; and how the additional space would 'open the door' for staff growth.

#### **IV. MANDATORY RECYCLING FOR BUSINESSES**

Town Manager Stewart indicated the Council had previously discussed mandatory recycling for commercial businesses; requested a draft ordinance be brought forward; and for the item to be placed on a Work Session for further discussion. He requested Council discuss if they were still interested in mandatory recycling for commercial businesses, and if so, what were their comments on the proposed ordinance.

Mayor Mandel questioned if the proposed ordinance would be forwarded to one of the Town committees and/or the LPA, and if the Council was interested in mandatory recycling for businesses.

Town Attorney Miller explained the issue would not be required to go before one of the Town committees and/or the LPA.

Council Member Andre indicated his belief that Lee County had a mandatory business recycling program, and that Fort Myers Beach was exempt. He stated he would support the issue and liked to see it move it forward at which time any of the businesses could voice their concerns.

Town Manager Stewart discussed his view that aside from today's Work Session it might be helpful to conduct a 'round table' discussion similar to what was held with businesses on the outdoor display issue.

Vice Mayor Kosinski noted his support of having a 'round table' discussion with the affected businesses prior to Council moving the item forward.

Town Attorney Miller discussed current options for commercial businesses; and noted she drafted the proposed ordinance similar to the County's ordinance.

Discussion ensued regarding the County's ordinance as it pertained to co-mingling recyclable materials.

Council Member Raymond concurred with Council Member Andre's comments.

Discussion was held regarding how to move the item forward.

Town Manager Stewart suggested scheduling Introduction for the second Council Meeting in June which would allow comments to be received during the Council's July hiatus, and then the proposed ordinance would be placed on the Council Agenda for the first meeting in August.

Discussion ensued concerning the co-mingling of recycled materials and the requirement in the proposed ordinance to '*recycle a minimum of one type of recyclable material*'.

Town Manager Stewart noted his concern as it pertained to handling mandatory recycling in the Times Square area where there were no convenient locations to place dumpsters. He reported that he had placed on the staff's Action Register for them to determine if there was a more effective/efficient way to handle trash and recycling matters in the Times Square area than currently used. He explained the historical background as to why the Town collected trash from the commercial businesses in the Times Square area. He stated he would come back to Council with a more accurate figure as it pertained to the cost offset by the collection of trash by the Town in the Times Square area.

## **V. PARKS & RECREATION DEPARTMENTAL REPORT**

Randy Norton, Recreation Manager - Parks & Recreation Department, summarized the Bay Oaks portion of the monthly overview of the Parks and Recreation Departmental activities:

- Contracted Programs
  - Beach Yoga – continued growth
  - Paddle Boarding Classes at the Mound House

Council Member Raymond queried if there was information available about the cost of programs versus revenues from the programs.

Recreation Manager Norton reported that the contract programs 'broke even' [80/20 split – Instructor/Town].

Town Manager Stewart noted that when the contracts were coming up for renewal they were being changed to a 75/25 split [Instructor/Town].

Discussion ensued regarding the percentage split for contract programs; pricing for members and non-members for contract programs at Bay Oaks; and increased class participation.

Town Manager Stewart requested Recreation Manager Norton to inform Council the next time he presented information on the increased revenue for the current year over last year (dollars and percentage).

Mayor Mandel questioned the time period for the number of visitors to the Mound House (261).

Recreation Manager Norton reported it was for the time period of April 1<sup>st</sup> through April 26<sup>th</sup>.

Town Manager Stewart discussed the training session schedule for Mound House volunteers.

Discussion ensued concerning parking at the Mound House and the overflow parking at the Baptist Church; an advertising/marketing plan for the Mound House and Bay Oaks; marketing plan for 'Every Resident a Member'; and rack cards for the Mound House.

Town Manager Stewart reported he had copied emails to Council regarding the State of Florida grant for the Mound House; and announced the Town was approved for the encumbrance extension for 120 days. He noted he submitted a separate request for an extension of the completion date.

Randy Norton, Recreation Manager - Parks & Recreation Department, summarized the Bay Oaks Recreational Campus New Membership Report as of May 1, 2013:

- Categories of membership
- 720 new members as of 5/1/13 since January 1<sup>st</sup>
- Last year in the same time period there were 269 new members
- 'Every Resident a Member' Program has been a success
- Class participation increased 65% during the same time period from last year
- Weight room participation increased; discussed weight room user demographics

Council Member Andre questioned the status of 'corporate membership'.

Recreation Manager Norton reported 'corporate membership' had been advertised in the newspaper, a press release had been prepared, and he was currently working on a marketing plan.

Town Manager Stewart noted staff was working on promoting the 'corporate membership' through the Chamber of Commerce.

Recreation Manager Norton discussed the BORC 2<sup>nd</sup> Annual Poker Crawl fundraiser which benefited the Youth and Teen programs; and the positive feedback received from the participating businesses.

Council Member Andre noted a previous discussion to obtain information about a 'national subsidy' from the National Parks & Recreation Association.

Town Manager Stewart stated Recreation Manager Norton was currently working on obtaining that information.

## **VI. COUNCIL MEMBERS ITEMS**

Vice Mayor Kosinski – reported he had received a good deal of feedback on a parking garage, and requested Council’s permission to take the matter a step forward. He asked for approval so that he could arrange for Walker Parking Consultants to present a brief overview at a Council Work Session [no cost].

Consensus agreed to approve Vice Mayor Kosinski’s request to arrange for Walker Parking Consultants to present a brief overview at a Council Work Session at no cost.

Vice Mayor Kosinski suggested a 20 minute presentation at the June 3<sup>rd</sup> Council Work Session.

Consensus agreed to schedule the presentation at the June 3<sup>rd</sup> Council Work Session.

Council Member Raymond – no report.

Council Member Andre – recounted a discussion he had with “Georgia” during the Film Festival as it pertained to a website and the Town’s logo which did not have a ‘high enough resolution’.

Town Manager Stewart indicated he believed the problem with the resolution was resolved.

Council Member Andre – noted at a prior Council Meeting the Matanzas Pass Preserve funding request had been tabled; and he questioned when it would be addressed.

Mayor Mandel indicated his belief that it would be addressed during the budget process.

Discussion ensued regarding the Matanzas Pass Preserve request.

Council Member List – arrived at 9:53 a.m. and explained it had been her understanding that the meeting time had been changed to 10:00 a.m. due to a prior request from Council Member Andre.

Discussion ensued as to the Work Session commencement time.

Consensus agreed to change the Work Session commencement time from 9:00 a.m. to 10:00 a.m. unless there was a heavy agenda, then it would commence at 9:00 a.m.

Mayor Mandel – no report.

Council Member List – reported she would be attending the Beach Elementary School graduation at 6:00 p.m. tonight and that she might arrive late at tonight’s Council Meeting.

## **VII. ADJOURNMENT**

Meeting adjourned at 10:02 a.m.

Adopted \_\_\_\_\_ With/Without changes. Motion by \_\_\_\_\_

Vote: \_\_\_\_\_

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Michelle D. Mayher, Town Clerk

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