



MINUTES

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

WORKSESSION

AGENDA

February 3, 2010

12:55 PM

I. CALL TO ORDER

Mayor Kiker called the worksession to order at 12:55 p.m. Present with Mayor Kiker was Vice Mayor Acken, Council members List, Raymond and Babcock, Town Manager Terry Stewart as well as Town Attorney Anne Dalton and Town Clerk Michelle Mayher.

II. PROPERTY PURCHASES

Councilmember Babcock wanted an opportunity for input from the Town Attorney and Town Manager not only in property acquisition but input regarding the downtown area. Councilmember Babcock was not sure all Council members were aware of what was going on and whether they would like to address discussions that might be taking place.

Councilmember Babcock indicated he had gotten feedback from some people wanting to see a more formal statement from the Town as to what was wanted. Possibly a letter of intent or something less formal, but definitely have more input as to what was wanted for the downtown area.

Mayor Kiker stated he did not feel it was the correct time as no one knew what was going on with the property. Mayor Kiker indicated he had the chance to

Speak with Commissioners. Judah and Hall, with the point being they would put together a group of folks to establish a scope as to what the group might do to identify what was going on with the property and then decide what a good time would be to get information from the Council or Commissioners and bring it back with what the options might be.

Mayor Kiker indicated putting the group together would not only include staff and Mr. Stewart as well as himself, but also Mr. Judah representing the BOCC and Karen McGuire, who was in charge of real estate purchases for Lee County.

Mayor Kiker felt due to all the properties involved, the vast number of owners and attorneys, it would be quite some time before any action would be taken on the properties.

Councilmember List indicated her vision was to form a group similar to what was formed for Bay Oaks; one that would do thorough research on all the pieces and then intelligently consider it as something viable.

Councilmember Babcock indicated that is not what he had thought, asking if it were staying a small group of possibly 5 people, with Mayor Kiker stating the players were not yet put into place.

A discussion ensued regarding all the opportunities and possibilities related to the property in question.

Councilmember Raymond indicated he did not want to see the County take over the property as they already own enough of the Town now. If it were a combination of public and private he was in favor of that; however, at this point in time when no one knows what's going on with the property he would rather see someone find out what was happening and keep it very low key. Councilmember Raymond again indicated he would like to see a combination of the County, the Town and private industry along with an offshoot of a commercial redevelopment committee to bring in private money.

Vice Mayor Acken indicated he would not be able to make comment since he was a tenant on the property in question.

Councilmember Babcock stressed the Council needed to know what the vision was for the Town regarding the property and to make sure the LDC and Comp Plan supported the vision as well as making revisions now to make sure the Town got what they wanted on the property.

Mayor Kiker felt that was two different work efforts, one being putting a vision together for the area with the other being a meeting with a group of people to decide what could be done.

Attorney Dalton indicated she had a concern about going to the table as a purchaser of a private entity and then simultaneously starting a process where you would be affecting the salability of the property to a third party, expressing caution to the Council.

Town Manager Stewart echoed Attorney Dalton's concerns about moving on any Comprehensive Plan changes for property that the Town might be thinking about purchasing where other people would be viable purchasers as well.

Mayor Kiker voiced his opinions and ideas to Council and his desires on how to proceed with a meeting with the County to begin the process of addressing the possible purchase or joint purchase and usage of the available downtown property.

Councilmember Babcock discussed the Comprehensive Plan, the LDC and the FEMA codes indicating the need to be proactive.

III. REVENUE SOURCES

Councilmember Raymond began the discussion with information he accumulated regarding short term rentals; which would be anything that rents under 6 months. Councilmember Raymond stated this concerned not only the licensing of short term rentals but addressing the safety factor of those units, indicating there was no inspections of any of the properties to make sure they were not fire hazards or containing any other form of safety hazard to the renters.

Councilmember Raymond indicated that this would not only provide the Town with revenue but the ability to keep track of the number of units being rented seasonally and the knowledge that the unit had been inspected for safety hazards. To provide an example of what would be involved, Councilmember Raymond supplied copies of the paperwork generated by the City of Marathon, Florida for their seasonal licensing practices.

Town Manager Stewart indicated where ever the topic had been brought up it had created a great deal of debate so Council needed to be prepared for that.

Council was in consensus to have staff begin looking into the issue.

Councilmember Babcock indicated his information was a high level assessment and discussed the issues assigned to him, providing Council with written information on all subjects.

1. Green Technology and Renewable Energy, such as solar, wind, tides, etc.
2. Tolls
3. Fees, such as parking, zoning requests, animal control, rentals, public records request, etc.

4. Fines, such as parking, animal controls, short-term rental violations

Mayor Kiker presented his revenue source ideas.

1. Temporary Parking
2. Parking Garages
3. Land acquisition
4. Water Plant, possibly acquiring local golf course as location for Town water plant
5. Financial structure

Vice Mayor Acken left the meeting.

6. Think tank

Town Manager Stewart provided Council with his thought on revenue sources, indicating his approach was one that the revenue streams were balanced and diverse. Mr. Stewart stated there was a 50% reliance on ad valorem taxes, which was a significant amount and later would share individually with Council ways to address the issue.

Councilmember Babcock addressed items not discussed:

- Ad valorem
- Franchise fees
- Parks and Recreation
- Impact Fees
- Grants
- Storm Water Utility
- Renegotiating Taxes
- In House vs. Outsourcing

IV. ADJOURNMENT

MOTION: Councilmember Babcock moved for adjournment with a second by Councilmember List.

Meeting Adjourned 2:20 PM

Adopted _____ With/Without changes. Motion by _____

Vote: _____

Michelle D. Mayher, Town Clerk

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