



## **MINUTES**

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

### **MANAGEMENT & PLANNING WORKSESSION**

#### **AGENDA**

**February 24, 2010**

**9:00 AM**

#### **I. CALL TO ORDER**

Mayor Kiker called the Management Planning Worksession to order at 9:03 a.m. Present with Mayor Kiker was Council members List, Raymond and Babcock, Town Attorney Stewart and Town Clerk Michelle Mayher.

#### **II. PLEDGE OF ALLEGIANCE**

All stood for Pledge of Allegiance

Vice Mayor Acken joined the meeting.

#### **III. RFPs**

Mayor Kiker indicated there were no materials in the packet for RFPs and asked Town Manager Stewart for his information.

Mr. Stewart stated per the information he had been given, Council would talk about looking at services provided to the Town such as services outsourced to Lee County.

Mayor Kiker felt Council needed to take a look at all the services; however suggested Town Manager Stewart go through all the contracts that were outsourced and bring a list back to Council.

Council discussed the role of Council versus the Town Manager regarding overseeing contracts with the Council establishing a policy that all contract services go out on a schedule.

Mayor Kiker felt after listening to the discussion that there should be a recommendation as to what is normal in terms of 3 to 5 year periods being put into contracts.

Town Manager Stewart presented Council with the following reasons to do an RFP: Changes in the economy, changes in Town requirements, changes in the provider, demonstrating to the public that they were getting the best return or performance on the dollar for their taxes.

Town Clerk Michelle Mayher read from the purchasing Ordinance: Except if otherwise authorized within the purchasing procedures all contracts for the purchase of goods or contractual services in excess of \$25,000 within a fiscal year shall be awarded by competitive sealed bid.

It was decided that action items could be presented when appropriate for further discussion by Council and the Town Manager.

#### **IV. BUDGET REVIEW**

##### **A. Budge Modification**

In starting the discussion Town Manager Stewart requested time to talk about the schedule for getting through the budget, noting it was required to be turned into Council by the 15<sup>th</sup> of July, but requesting a much more ambitious schedule if Council was comfortable with that decision. Manager Stewart indicated he would like to push for a June date.

Council discussed the system used by Councilmember Raymond's budget spreadsheets, using Bay Oaks as an example. Councilmember Raymond indicated he had not entered in the monies brought into Bay Oaks to offset the expenditures. Cost analysis, run rate, revenue, and expenditures were all discussed along with decreased property values and the distribution of tax monies to the Town. The discussion continued with information regarding donor communities and setting up a coalition with like communities. Councilmember Babcock indicated he was already beginning that process for another reason but stated the coastal communities were definitely experiencing repercussions.

Councilmember Babcock reviewed some data he had obtained from the Appraiser's Office, indicating that 91% of all ad valorem taxes collected on the island come from the residential community with 74% coming from non-homesteaded property, with 95 + % of the money going across the bridge.

Councilmember Babcock indicated that the 8% coming from the commercial, hotel motel industry is what supported the Town's budget. Councilmember Babcock continued by commenting on sales tax which was calculated by number of residents, tourist development tax, and value of vacant commercial property which was approximately \$37 million.

Mayor Kiker voiced his differing views, indicating the Town needed to take the numbers regarding taxes, revenues, project costs and articulate them to the appropriate State Representative.

Councilmember List indicated her desire was to focus on the distribution of funds that had been collected from the various communities, stating she liked how each community had autonomy in deciding what to do in their communities. Councilmember List said it seemed that every time the Town wanted to do a project with any depth it was very dependent on people outside of the Town giving back some of the money, noting her interest in a coalition of coastal communities to look at the distribution of funds.

Town Manager Stewart stated the set of dynamics that worked against communities like Fort Myers Beach, meaning that tourism caused friction between the residential community and the business community, noting it was not the fault of the community but the fault of the system for distribution of the taxes, as the money generated here does not come back to the island on an equitable basis yet leaves the island to deal with the issues such as Estero Boulevard and utility systems placing the burden on the community. Mr. Stewart went on to note that the State of Florida needed to allow us to provide services to the citizens and the visitors alike to enable success.

Mayor Kiker voiced caution to Council indicating there were other reasons why the Town had not received their fair share, noting the Town had not asked for it, had not done their job and were not good customers and had not done what was asked by the County in order to get in line for the money.

Councilmember List agreed with Mayor Kiker regarding the County but wanted to reiterate her issues were with the State regarding distribution of funds.

Councilmember Babcock stated the need for Council to use data to drive the appropriate behaviors by Council and to the people the Town needed to negotiate with.

Vice Mayor Acken asked Councilmember Babcock to email each Council member the information needed to obtain the numbers he referenced.

***Council Recesses (time not noted)***  
***Council Reconvenes (10:55 a.m.)***

Council along with Town Manager Stewart discussed the need for an end of the month report and a year to date on a quarterly basis which would provide dialogue between staff and Council along with an analysis of how the Town was doing. Mayor Kiker then suggested adding a projection column and Mr. Stewart indicating they would also add revenues. Town Manager Stewart stated his desire to get to the point of operating under a programmatic budget.

Council continued to discuss programs and the ability to track the expenditures and revenues associated with the programs.

Councilmember Babcock stated per his calculations that the year to date budget amount under Councilmember Raymond's spreadsheet for Town Council was \$54,547 which indicated the Town was actually under running. For the Town Manager section it was \$57,161 which said the Town was way over running the budget. The Town Clerk's budget was \$68,092 which was under. The Legal budget was \$66,993 which was over budget year to date. General Services was \$260,206 which also was under budget. Finance showed \$82,863, Public Works was \$124,481 which indicated the Town was way under budget. Parks and Recreation was \$241,206 compared to the \$197,866 indicating it was under run. Maintenance was \$195,582 which was an over run. Maritime was \$62,663, Times Square was \$23,631, Parking \$107,052, Community Development Administration \$152,478, Building and Safety was \$132,795, Code Compliance was noted as being under budget with no figure given, LPA was \$20,396, Mound House \$56,900, Newton Park \$4,233. The bottom line per Councilmember Babcock was \$1,818,428 versus \$1,525,823 which indicated the Town was approximately \$300,000 in the black.

A discussion ensued as to the best way to use unused monies due to budget under runs as well as the guidelines for Council, the Town Manager and the fine line of micromanaging of the Council.

Vice Mayor Acken asked Town Manager Stewart what information he would like from Council in order to start setting the budget priorities. Mr. Stewart responded that he felt strategic planning, setting goals and priorities asking Council whether there were things changed since the last budget process that they would like to alter .

Councilmember Babcock felt the last time Council took a strategic look was two years ago, noting a lot had changed such as Bay Oaks, Downtown Redevelopment and Estero Boulevard. Councilmember Babcock suggested moving the M & P meeting to the 24<sup>th</sup> of March for strategic planning changing the April 21<sup>st</sup> meeting to charter and water utility. Discussion continued to changing topics for various work sessions, and planning meeting dates in conjunction with Council member flight schedules.

Councilmember Babcock brought up seminar information distributed by the Town Manager regarding public private partnerships, feeling the Town should have representation. The seminar was March 31<sup>st</sup> in Boca Raton.

Mayor Kiker felt he needed to attend unless he was no longer on Council. Councilmember List suggested having the seminar brought to our area. Town Manager Stewart indicated he could contact someone who may be interested in bringing the information to the Town.

Councilmember Raymond also addressed his desire to send the Town's lobbyist back to Tallahassee.

**V. ADJOURNMENT**

MOTION: Councilmember List made a motion to adjourn with a second by Vice Mayor Acken.

**VOTE:** 5 to 0

*Meeting adjourned at 12:15 p.m.*

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

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

\_\_\_\_\_  
Michelle D. Mayher, Town Clerk

▪ End of document.