MINUTES

Monday, May 7, 2012

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

I. CALL TO ORDER

Mayor Kiker called to order the May 7, 2012 Work Session of the Town Council 4:20 p.m. Present along with Mayor Kiker: Vice Mayor Raymond, Council Members Kosinski, List, and Mandel; Also Present: Town Manager Stewart, Public Works Director Lewis, Parks & Recreation Director Evans, Community Development Director Fluegel, and Town Clerk Mayher.

II. MOUND HOUSE PROJECT COMPLETION

A. Grant

Town Attorney Humphrey announced the Mound House had received the $445,000 grant from the Division of Cultural Affairs which was approved by Governor Scott. He gave a brief history of the grant application and approval processes; and thanked Senators Benacquisto, Richter, Caldwell, and State Representative Aubuchon, and Mayor Kiker for their assistance with obtaining the grant funding. He reported the funding would be available in July at the start of the State's fiscal year. He discussed the Mound House as it related to being a 'historical structure' and how funds should be expended with that factor in mind.

Mayor Kiker stated the grant funding was for the interior of the Mound House

Town Manager Stewart explained the funding could be for furniture, fixtures, displays, and things of that nature for taking the building and turning it into the museum it was envisioned to be in the very beginning. He stated the dollars provided would not go towards the reconstruction/renovation work rather the funds were only to be used for work after the reconstruction. He reviewed how the grant would enable the Council to complete the vision for the Mound House; and noted the State budget would begin on July 1st. He reported staff would begin working on the final design, identification of

vendors, and acquisition of the items needed so that when the renovation was completed the Town would be ready to move forward with the furnishings and preparing the property as a first-class museum.

Mayor Kiker asked if the Mound House would need to be closed down during the work.

Town Manager Stewart responded in the affirmative; and added at this point in time he was unsure how much of the grounds would need to be closed, and that he would report back to Council on the matter. He noted that Public Works Director Lewis would be the Project Manager.

Council Member Mandel discussed the concept of finding an 'expert' person on this time period to insure authenticity, and noted the University of Florida had such a person on staff.

Mayor Kiker reported he recently met a person who had a Calusa canoe who indicated he would like to place the item on display; and that the person had an incredible amount of knowledge on the subject. He stated that if anyone was interested, he would give them the contact information for that person.

Council Member Mandel pointed out the importance of having an expert with a title to insure integrity and possible assistance with acquiring future grant funding. He noted his agreement with the Town Manager's suggestion that they concurrently plan the exhibits while the reconstruction was being done.

Discussion was held concerning furnishings and interactive displays for the interior of the Mound House.

Council Member Mandel restated the need to look for experts with the proper credentials to begin work on the exhibits while the reconstruction of the interior was occurring, and he added that was also CELCAB's recommendation.

Discussion was held regarding grants and grant writers and the importance of maintaining historical authenticity as it related to the ability to obtain future funding; and the maintenance work at the house such as the removal of lead paint.

B. Observation Pier

Council Member Mandel reported CELCAB's interpretation was that they wanted the Town to move forward with the observation pier.

Mayor Kiker questioned the 'fishing' pier.

Town Manager Stewart explained there were three decisions regarding this matter:

1. Move forward with the project as originally approved by the Council and the TDC which has it constructed as an observation/fishing pier.
2. Decide not to do the project and inform the TDC the Town would not require the funding.
3. Go back to the TDC and inform them the Town would prefer to build the structure and request that they remove the requirement that it be a fishing pier as well as an observation pier.

He noted that the Town had spoken with TDC staff concerning the matter of removing the fishing requirement; however, the Town Council needed to take a formal action on the matter in order for staff to have the authorization to ask the TDC to modify the plan.

Discussion was held regarding the 'fishing' pier element required by the TDC; safety issues pertaining to use of the pier by children when people were fishing at the same time; the hours the site was opened as it related to people fishing from the pier; and the three options outlined by the Town Manager.

Town Manager Stewart explained how the Town could control fishing on the pier when classes or tours were using the pier (i.e. signage).

Discussion continued regarding fishing on the pier.

Mayor Kiker noted that if the Town encountered problems with fishing on the pier they had the ability to control them.

Town Manger Stewart suggested the Town begin with the controls on the pier and not wait.

Mayor Kiker requested that the Town Manager have the Parks and Recreation Director to monitor use at the subject site.

Town Manager Stewart stated he would include that information in his Weekly Report.

Discussion was held concerning approaching the TDC in the future, if fishing was determined to be a safety issue on the pier.

Vice Mayor Raymond asked when the pier would be finished, if it was constructed.

Town Manager Stewart stated it was his understanding that all the necessary permitting was received; the Town needed to send out an RFP for construction; and then construction would be approximately 6-8 months.

Public Works Director Lewis reported the specifications for the pier were approximately 75-80% complete and contracts were in place to finish the design. She stated she would add another month to the Town Manager's estimate from today.

Discussion ensued regarding the estimated timeline for the construction of the pier.

Town Manager Stewart reported tomorrow morning at the staff meeting he would dole out to staff what needed to be done in order to accomplish the project.

C. Parking

Council Member Mandel reported CELCAB's recommendations regarding parking:

- A joint agreement for use of parking lot at the Baptist Church at the intersection of Connecticut Street and Estero Boulevard – endorsed and recommended the Town provide a shuttle to transport Mound House visitors.
- Property adjacent to the Mount House – rejected due to cost for the Town of the acquisition of the property and demolition of existing building.
- 216 Connecticut Street – endorsed and recommended rezoning; and believed this option to be a long-term solution to off-site parking.

Vice Mayor Raymond suggested a fourth option that when driving into the Mound House between the site and the water there appeared to be room for 16 diagonal parking spaces, use the Baptist Church for now, and 216 Connecticut Street would be used for overflow or staff.

Council Member Kosinski noted his objections to the use of 216 Connecticut Street for parking.

Discussion ensued regarding parking at the Mound House; obtaining permission through SFWMD and possibly the FDEP due to run-off for the 16 diagonal parking spaces to the right of the water near the entrance; and potential stormwater collection construction that may be required by SWFMD and FDEP due to the proximity of parking to the bay; other costs associated with using 216 Connecticut Street such as but not limited to sidewalks; advantages of using the adjacent property; and use of the Baptist Church parking lot.

Community Development Director Fluegel explained the purpose of a 'joint use parking agreement-secure a joint use parking agreement' and an administrative variance which would be required for the off-site parking at the Baptist Church because the parking exceeded the 750' limit from the Mound House location.

Town Manager Stewart stated staff was ready to investigate the on-site parking if that was Council's direction.

Mayor Kiker indicated there were three Members who wanted staff to proceed with that work.

Town Manager Stewart noted a rezoning would be necessary for the property that abutted the Mound House.

D. House Renovation

Public Works Director Lewis reported the bid package for the renovation was close to being ready to put on the street for bid, possibly next week. She added the bid approval should be ready for the Council's last meeting in June or July. She estimated 'substantial completion' would be approximately the end of November. She stated the bids on the kayak building were received and that she and the consultant were reviewing the bids; and staff was hopeful to bring them before Council at their first meeting in June.

Town Manager Stewart noted the bids came in slightly higher than anticipated and staff has spoken with the WCIND who provided the funds regarding additional funding.

Mayor Kiker reported he spoke with the Town Attorney concerning public input speakers that go beyond the three minute limit and also make remarks or innuendos that were 'mean spirited'. He discussed his belief that these types of actions were not productive to the meeting or respectful to the office. He reviewed how 'point of order' could be used when people make these types of comments or go beyond the time limit and asked for the support of the Council with this matter.

Discussion ensued regarding the use of 'point of order'.

III. ADJOURNMENT

Meeting adjourned at 5:30 p.m.

Adopted 6-4-12 With/Without changes. Motion by Lest / Kasinski

Vote: 5-0

Michelle D. Mayher, Town Clerk

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