

**MINUTES
LONGBOAT KEY TOWN COMMISSION
SPECIAL MEETING
MAY 13, 2011 – 1:00 P.M.**

Present: Mayor Jim Brown, Vice Mayor David Brenner, Commrs. Lynn Larson, Jack Duncan, Hal Lenobel, Phillip Younger, Pat Zunz

Also Present: Town Manager Bruce St. Denis, Deputy Town Clerk Jo Ann Mixon

CALL TO ORDER

The May 13, 2011, Special Meeting of the Longboat Key Town Commission was called to order at 1:00 p.m., in the Town Commission Chamber, 501 Bay Isles Road, Longboat Key, Florida.

DISCUSSION ITEMS

1. Discussion Regarding Bayfront Park / Albritton Property Development

Mayor Brown provided a historical background of the discussions and actions of the 2003 Community Center Advisory Committee (CCAC), and the Longboat Key Community Center Concept Design.

Town Manager Bruce St. Denis explained in the 1980's "public" recreation was provided by a private non-profit entity known as the Longboat Key Community Center, Inc. (Center). The Center donated the bayfront property to the Town in 1993.

Mayor Brown gave a PowerPoint presentation and discussions were held on the following topics/issues:

- conceptual design created by the 2003 CCAC
- concept site plan
- adjacent land owned by Sarasota County (known as the Albritton Property).

Sarasota County Recreational Tourism Development Manager John McCarthy displayed a site plan, identified property ownership, and explained the development process that included design workshops and community input.

Discussions were held on the following topics/issues:

- relocation of the tennis courts
- exercise/nature trail
- interior roadway design
- shelters along the pathway
- open green space/mangrove plantings
- children's play area
- maintaining the current Recreation Center building
- location of the proposed Community Center
- parking design and locations
- oak hammock (retaining the existing oak trees)
- dog park (leash free area)

1. Bayfront Park / Albritton Property Development - Continued

- kayak launch location
- floating dock/fixed dock location
- stormwater management/retention areas
- hurricane (storm safe) building/related cost
- cost to upgrade to a Category 5 storm protection construction
- roadway designed for after storm staging area
- alternative uses for the multi function rooms in the Community Center
- maintaining the existing recreation building
- ball field eliminated in the Sarasota County 2009 Concept Design
- locating the Community Center behind the Avenue of the Flowers center
- use and perceived use of a Community Center
- maintenance costs (old and new structures)
- revenue to offset the related cost of the facility
- open green space area.

Town Manager St. Denis reviewed the timeframe to hold a referendum election and if the Town Commission wished to move forward with the project and advised that Staff would need direction to initiate the State required Consultant Selection Process to select a design professional and proceed through the contract process. Discussions were held on the following topics/issues:

- 2003 Longboat Key concept versus 2009 Sarasota County concept
- concentrating on the Community Center and not the entire site development
- projected cost for development of the Community Center (\$7 million)
- maintaining a dog park as part of the project
- moving forward without a referendum (possible/need to identify funding source)
- defined usage
- community based project/2003 discussions identified uses with community input
- referendum defeated in 2003 by a large margin and the economy was good
- project expense prior to the referendum (maximum \$150,000.00)
- obtaining citizens input
- setting the referendum under \$7 million
- project cost/funding source (Infrastructure Surtax dedicated 25% of funds).

Wannemacher Jensen Architects, Inc., President Lisa Wannemacher, AIA, reviewed the proposed project cost estimate and discussed comparisons required to be considered, building to Category 3 Storm protection standards, and infrastructure development cost.

Town Manager St. Denis explained the Town had consistently completed construction projects under the estimated budget and inquired as to proceeding. Discussions were held on the following topics/issues:

- Consultants Competitive Negotiation Act (CCNA) process/timely requirements
- design/build concept
- private sector involvement.

1. Bayfront Park / Albritton Property Development - Continued

Mr. McCarthy commented on the design/build concept, required funding, and establishing a parallel track for moving forward with the project. Discussions were held on the following topics/issues:

- Scope of Services for development
- private development
- design/build contract
- selection process
- Town's financial standing (annual operating cost for the proposed development)
- Sarasota County's private/public construction projects (roads/parks)
- Longboat Key construction projects completed under budget
- available funding sources/current available funds
- Community Center construction.

RECESS: 2:39 p.m. – 2:53 p.m.

Discussions continued with Mr. McCarthy on the following topics/issues:

- private/public development (rowing facility)
- concept planning completed for the overall park site in 2009
- successful park planning sessions with public input
- engaged community/cross section of participants
- beachside access across from the Recreation Center.

Ms. Madeline Spoll, Harbourside Drive, commented on building a centrally located community center, and providing meeting rooms for community based organizations.

Mr. George Spoll, Harbourside Drive, suggested the Town Commission look to the future, identified a need for revitalization, and supported proceeding with the planning and design aspects of the development.

Discussions were held on the following topics/issues:

- community demand for a community center
- current economic situation/timing of the referendum
- moving forward with the project
- Town revitalization
- funding/infrastructure surtax

Ms. Susan Upton, Gulf of Mexico Drive, commented on her utilization of the Bayfront Recreation Center and the condition and access to the building.

Mr. Richard Pelton, Gulf of Mexico Drive, supported proceeding with the project.

Discussions were held on the following topics/issues:

- retaining consultants/maximum consultant award \$25,000.00

1. Bayfront Park / Albritton Property Development - Continued

- issuing a \$25,000,00 consultant contract to develop a prospectus
- creating a citizens committee
- providing funds to finalize a conceptual plan
- development of a community center part of the revitalization of the Town.

Ms. Wannemacher discussed the timeframe (approximately two months) and the scope of the prospectus being clearly defined.

Discussions were held on the following topics/issues:

- moving forward with the CCNA selection process/purchasing requirements
- Wannemacher Jensen Architects, Inc. currently under contract with the Town
- referendum timeframe flexibility/economic situation
- previous Community Center referendum results
- funding/funds available in reserves.

Following discussion there was majority consensus to move forward the Community Center project.

Mr. Spoll supported proceeding with the planning process for the entire site development.

Discussions were held on the following topics/issues:

- five month procurement process (CCNA) and required advertising
- dual track process running concurrently/associated costs
- finalizing the concept design during the five month procurement process
- design/build and identifying available funds
- hiring one architect for the entire site development
- deferring this issue to a future meeting
- identifying if Wannemacher Jensen Architects, Inc. were eligible to be hired.

Vice Mayor Brenner moved to develop one conceptual site plan combining the 2003 Longboat Key concept plan and the 2009 Sarasota County concept plan, and to proceed with the CCNA purchasing process.

Discussions were held on the following topics/issues:

- selecting process for an engineer and architect
- identifying any land use issues to ensure proper zoning
- extending the existing contract with Wannemacher Jensen Architects, Inc.
- review of the motion on the floor.

The motion, seconded by Commr. Larson, carried by a 6-1 roll call vote, as follows: Brenner, aye; Larson, aye; Duncan, aye; Zunz, aye; Lenobel, no; Brown, aye; Younger, aye.

1. Bayfront Park / Albritton Property Development - Continued

Vice Mayor Brenner discussed the development of a Citizens Committee. Mayor Brown suggested the Commissioners each identify an individual who could serve on a committee and to further discuss the possibility of creating a Citizens Committee at the May 26, 2011, Regular Workshop.

ADJOURNMENT

Mayor Brown adjourned the May 13, 2011 Special Meeting at 4:15 p.m.

/s/ Trish Granger

Trish Granger, Town Clerk

/s/ James L. Brown

James L. Brown, Mayor

Minutes Approved: 07/11/2011