



## MINUTES

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

### **MANAGEMENT & PLANNING WORKSESSION**

**Monday December 20, 2010**

**9:00 AM**

**I. CALL TO ORDER**

Mayor Kiker called the meeting to order at 9:05 a.m. Present with Mayor Kiker was Vice Mayor Raymond, Council members List, Babcock and Mandel along with Town Manager Stewart, Community Development Director Walter Fluegel, Cultural Resource Director Theresa Schober and Town Clerk Michelle Mayher.

**II. PLEDGE OF ALLEGIANCE**

All stood for Pledge of Allegiance.

**III. MOUND HOUSE**

Town Manager Stewart stated they were present to discuss the Mound House and to work toward bringing the project to a conclusion.

The 3 areas Mr. Stewart felt needed discussion during the meeting were:

- To have the architect prepare the construction drawings and put the project out to bid.
- Decision on 216 Connecticut Street, the need for a zoning hearing, the discussion of a flaw in previous work presented to Council regarding the zoning, the fact that CPD would provide limitations to the property and an agreement from Council to move the issue forward.
- Discussion and decision on the observation deck, noting the TDC grant funding had been held since October 2008..

Discussion began with a request for authorization to complete the construction documents and move forward with an RFP; cost of restructuring to the original 1921 home style; possible issues with the southeast corner of the building. It was mentioned that an islander who is also an engineer offered to look into some pro bono work.

Councilmember Mandel worked through preparing timelines such as March for the grounds, summer for the observation pier, October for the house itself and January 2012 for the parking at 216 Connecticut.

Mayor Kiker felt everyone wanted the property to open and be completed, but felt there was another way to deal with the issue, asking if there was a document on hand that could be used for an RFP. Miss. Schober noted that there was not. Mayor Kiker didn't understand why they had to go through all the channels discussed to get the property opened, feeling there wasn't that much to it, voicing his frustration over the project. Mayor Kiker went on to state he wouldn't pay an architect another 10% to tell him how to do the job. He was also dismayed at having to repair cut rafters from when the air conditioning unit had been installed in 2008, taking time to search for appropriate age tiles for the bathroom, and dealing with the lead based paint.

Councilmember List noted that they were hampered by bureaucratic red tape, indicating that architects and engineers were necessary to be able to move forward, then questioned if legally that was what was required.

Councilmember Babcock expressed his frustration with the conversation, feeling Council needed to discuss what they wanted from the house, if they wanted it a nice historic museum or just an old house that's been fixed up.

Vice Mayor Raymond stated what he committed to was for the underground exhibit and grounds to be open by March, wanting taxpayers to be able to use the grounds now.

Town Manager Stewart stated that the gap to finish as an historic project was not a large gap from doing it properly to just finishing it; the work needed to be done by an appropriate contractor, and that there was no leeway regarding the removal of lead paint, due to Florida regulations.

Councilmember List felt it important to get the documents drawn up, and put out to bid, get the jobs done and get the house open. Mayor Kiker commented they were over thinking it, "it is just a house, get it done".

Town Manager Stewart and Director Schober indicated that Florida Communities Trust and its division of historical resources held final approval of any construction work and the architectural construction documents, adding that the Town would be at liability risk should they proceed without FCT approval.

Vice Mayor Raymond requested a walk through of the property noting he had never been upstairs, questioned the grant dollars and whether they could be withheld or lost, as well as if there were any other construction documents that would be needed for other aspects of the project. Town Manager Stewart replied in the affirmative regarding the parking.

Councilmember Mandel asked for a consensus to move forward providing Council and staff with a time line of what needed to be accomplished.

Discussion continued with regard to the approach to current projects, concerns about doing it "piece meal", and questioned the possible expiration of any of the construction documents. Mr. Stewart replied that the construction documents would be good for several years, and any changes could be handled via change orders. The discussion was to be brought back to a Council Meeting on January 18<sup>th</sup>.

Town Manager Stewart will contact FCT then come back to Council with a proposed cost from the architect and the construction documents.

Regarding the observation pier, Town Manager Stewart felt the 3 options would be: do the project as submitted, do nothing, or do the project in the proposed site but on a smaller scale.

Councilmember Mandel felt there had already been public comment regarding the pier and saw the project moving forward. Councilmember List felt it was time to vote on moving forward with the pier on the January 18<sup>th</sup> agenda. It was decided to place it on agenda as soon as it was ready.

Councilmember Mandel suggested staff start the process with the LPA concerning property at 216 Connecticut. There was a consensus to proceed with the zoning process and bring it back to Council.

Councilmember Babcock brought up a memo from June 2, 2008 regarding a not for profit organization for the Mound House and if anything had ever been done regarding the issue. Town Manager Stewart offered to look into it and come back to Council.

***Recess: 11:05 AM      Reconvene: 11:30 AM***

#### **IV. DISCUSSION ON TOWN AGENDA ITEMS**

**Joint Town Council/BOCC meeting January 25, 2011, 2 to 4 p.m.  
Bay Oaks Recreation Center**

Suggestions from Town Manager Stewart

- Estero Boulevard
  - a.) storm water management
- Trolley Service
- North Beach Accesses
- Building/Permitting Services
- Beach Renourishment
- TDC Funding

Discussion ensued regarding storm water management and the need for the county's work on Estero Boulevard to coincide.

Councilmember Mandel suggested the county provide funding due to the fact that county residents utilize the beach for their fun, requesting assistance for town operations from the county and TDC.

Council reviewed items for the joint meeting, the possibilities and the reasoning behind each suggestion. Vice Mayor Raymond wanted trolley service brought up, concerning cost, number and service of the trolleys.

Council concurred that the following items be placed on the agenda for the joint BoCC/Town Council meeting.

- Estero Boulevard
  - a. Storm Water
  - b. Road
  - c. Water System
- Trolley/Public Transportation
- TDC Funding/transfer of County properties within boundaries of town

Town Clerk Michelle Mayher indicated county staff had asked her to provide them with the issues the Council would have on the agenda and the Commissioners would then add to that agenda if needed.

Vice Mayor Raymond would present Trolley/Public Transportation, Councilmember List and Babcock would provide an overview of Estero Boulevard.

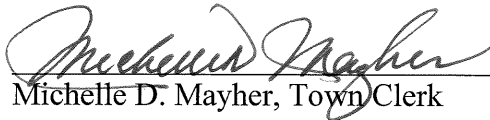
Council agreed to review the items again in another work session prior to their joint meeting with the BOCC.

V. ADJOURNMENT

*Meeting adjourned at 12:45 p.m.*

Adopted 1-18-11 With/Without changes. Motion by Babcock / List

Vote: 5-0

  
Michelle D. Mayher, Town Clerk

- End of document.