**BOARD OF COMMISSIONERS REGULAR MEETING**
**TUESDAY, MAY 20, 2025 – 6:00 PM**
**CITY HALL CHAMBERS**
**10451 GULF BLVD**
**TREASURE ISLAND, FL 33706**

**MEETING NOTICE AND AGENDA**

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## A. PLEDGE OF ALLEGIANCE

## B. ROLL CALL

## C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

## D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

D.1
Visitor-Hospitality Industry Presentation by Visit St. Petersburg Clearwater (VSPC)

5.20 TI Commission Presentation.pptx

## E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

## F. COMMISSIONER REPORTS

## G. APPROVAL OF MINUTES

G.1 Approval of the following Minutes: February 21, 2023, and January 21, 2025, Regular and Workshop Meetings and April 8, 2025, Special Meeting.
02.21.2023 Regular Minutes.docx
02.21.2023 Workshop Minutes.docx
1-21-25 Workshop Minutes_LM.docx
1-21-25_Regular_Meeting_Minutes_LM.docx
4-8-25 Special Meeting Minutes_LM.docx

## H. CONSENT AGENDA

## I. ITEMS OF BUSINESS

I.1 City Manager Recruitment Update

I.2 Approve Resolution 2025-07 for Appointment and Contract of City Attorney
Resolution 2025-07- Appointment of City Attorney 2025.docx
Signed; City Attorney Contract.pdf

I.3 Temporary Fire and Police Facilities Contract
Parking lot layout Screenshot 2025-02-26 152143.jpg
FD Willscot Quote1996592.pdf
PD Willscot Quote 2037862.pdf
Combined 18 mo Willscot Quote 1996592 (TreasureIs) (BMO Review) (02838540-3).pdf

I.4 Treasure Island Historical Society City Hall Project
FIFTH FLOOR WALL WRAP.jpg
FIFTH FLOOR WALL WRAP1.jpg.png

I.5 Hurricanes Helene and Milton After Action Review
Hurricanes Helene and Milton After Action Review.pdf
Hurricanes Helene Milton AAR.pptx
City of Treasure Island 2024 Hurricane Season Survey.pdf

I.6 Permit Review

## J. ADJOURNMENT

*For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.*

*Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Blvd, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.*

**AGENDA ITEM NO. D.1**

# Item Cover Page

**BOARD OF COMMISSIONERS AGENDA ITEM REPORT**

**DATE:** May 20, 2025

**SUBMITTED BY:** Joan Goodrich, Administration

**ITEM TYPE:** Presentations

**AGENDA SECTION:** PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

**SUBJECT:**

Visitor-Hospitality Industry Presentation by Visit St. Petersburg Clearwater (VSPC)

**BACKGROUND:**

The City of Treasure Island partners with Visit St. Petersburg Clearwater (VSPC) to market and promote Treasure Island as a world-class beach destination to potential visitors both in the U.S. and around the globe. By doing so, we help build a strong economy for our community's benefit including funding for essential services and jobs for local families.

Brian Lowack, President/CEO of the county's tourism destination marketing organization (VSPC) will provide an update touting the positive impact of visitors and highlight the City's partnership with them.

**POLICY/PURPOSE:**

For informational purposes only and to recognize and spotlight the importance of the visitor-hospitality industry in Treasure Island.

**STRATEGIC PLAN RELEVANCE:**

Financial and Economic Development

Goal 1: Foster a vibrant business community

**ANALYSIS/DISCUSSION:**

Since June 2024, Treasure Island hotel, motel, bed and breakfast and other short-term accommodation business owners have generated more than $2 million in tourist development taxes (“bed tax”) for Visit St. Petersburg Clearwater and Pinellas County.

Additionally, Treasure Island's hotel performance (year-to-date change vs. previous year) as reported in March 2025 shows occupancy and revenue per available room is up while some metrics still lag as 2024 storm recovery continues.

- Occupancy: up by 15.3%
- Average Daily Rates: down by 1%
- Revenue per Available Room (RevPAR): up by 14.1%
- Supply: down by 24.7%
- Demand: down by 13.2%
- Revenue: down by 14%

**FUNDING:**

The city has successfully competed for grant funding through Visit St. Petersburg Clearwater’s Elite Event & Destination Enhancement Funding Program including for Treasure Island’s Sanding Ovations, a signature sand sculpting competition and music event.

**MOTION:**

No motion required, for informational purposes only.

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**ATTACHMENTS:**
5.20 TI Commission Presentation.pptx

**AGENDA ITEM NO. G.1**

# Item Cover Page

**BOARD OF COMMISSIONERS AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | May 20, 2025 |
| **SUBMITTED BY:** | Tia Payton, Administration |
| **ITEM TYPE:** | Minutes |
| **AGENDA SECTION:** | APPROVAL OF MINUTES |
| **SUBJECT:** | Approval of the following Minutes: February 21, 2023, and January 21, 2025, Regular and Workshop Meetings and April 8, 2025, Special Meeting. |
| **BACKGROUND:** | Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions.<br><br>The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details. |
| **POLICY/PURPOSE:** | The purpose of this item is to review and approve the February 21, 2023, January 21, 2025, Regular and Workshop Meetings and April 8, 2025 Special Meeting. |
| **STRATEGIC PLAN RELEVANCE:** | . |
| **ANALYSIS/DISCUSSION:** | . |
| **FUNDING:** | There is no cost associated. |
| **MOTION:** | I move to approve the minutes of February 21, 2023, January 21, 2025 Regular and Workshop Meetings and April 8, 2025 Special Meeting. |

**ATTACHMENTS:**
02.21.2023 Regular Minutes.docx
02.21.2023 Workshop Minutes.docx
1-21-25 Workshop Minutes_LM.docx
1-21-25_Regular_Meeting_Minutes_LM.docx
4-8-25 Special Meeting Minutes_LM.docx

**BOARD OF COMMISSIONERS REGULAR MEETING**
**TUESDAY, FEBRUARY 21, 2023 – 6:00 PM**
**120 108TH AVENUE**
**TREASURE ISLAND, FL 33706**

**MINUTES**

## A. PLEDGE OF ALLEGIANCE

Mayor Payne called the meeting to order and led the Pledge of Allegiance.

## B. ROLL CALL

**Present:** Mayor J. Tyler Payne, Vice Mayor Saleen Partridge, and Commissioners John Doctor, Beth Wetzel, and Deb Toth.

## C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

There were no changes to the agenda.

## D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION –

There were no proclamations, recognitions, certificates of appreciation.

## E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. Phillip Collins, Isle of Capri, wanted a debate between the candidates for District 1.

## F. COMMISSIONER REPORTS

Commissioner Toth remarked on community events, stated the other District 1 candidate was opposed to a debate, and noted pavers were available for sale for the entrance to the John Morroni Memorial Dog Park.
Commissioner Doctor stated the Isle of Palms Park was under construction and would be reopened at the beginning of April and shared upcoming community events.

Vice Mayor Patridge and Commissioner Wetzel discussed community events.

Mayor Payne echoed comments about the upcoming community events and relayed a meeting with the City of Sanibel regarding hurricane recovery.

## G. APPROVAL OF MINUTES

### G.1 Approval of the Commission Regular and Workshop Minutes of December 20, 2022

**Vice Mayor Patridge moved to approve the Commission regular and workshop meeting minutes from December 20, 2022, seconded by Commissioner Toth, and carried five to zero.**

## H. CONSENT AGENDA

There were no consent agenda items.

## I. ITEMS OF BUSINESS

### I.1 Public Hearing: Second Reading of Ordinance 2022-16, Adding Article V "Micromobility" to Chapter 50 "Traffic and Vehicles"

City Attorney Jennifer Cowan read the ordinance by title only. Ms. Stacy Boyles, Public Works Director, relayed the item. Mayor Payne called for public comment.

Mr. Bill Rinard, Isle of Capri, opposed the ordinance.

Mr. Gene Altman, West Gulf Boulevard, wanted clarification on what the ordinance allowed and remarked on the dangers of motorized scooters.

Mr. Allan Gellar, 8650 West Gulf Boulevard, was against the ordinance.

Mr. Art Billington, 12148 Capri Circle South, favored allowing motorized scooters to ride on the sidewalks.

**Vice Mayor Partridge moved to approve Ordinance 2022-16 amending chapter 50, Traffic and Vehicles, by adding Article 5, Micromobility, seconded by Commissioner Toth.**

Commissioner Wetzel relayed resident concerns. Responding to Commissioner Wetzel, City Attorney Cowan noted additional language could be added to the ordinance but advised clear language was the easiest to enforce. Commissioner Wetzel continued to address citizen concerns.

Discussion continued on residents' concerns about motorized scooters riding primarily on sidewalks. Commissioner Doctor preferred an ordinance that prioritized the safety of pedestrians on sidewalks. Commissioner Toth requested clarification that the motorized scooters had to ride in the direction of traffic and wanted improvements to their bicycle lanes. On

prompt from Commissioner Wetzel, talks occurred on adding language about safety and reasonable use.

**The motion carried four to one; Vice Mayor Partridge voted no.**

**I.2 Public Hearing: Second Reading of Ordinance 2022-19, Amending Chapter 68 - "Zoning Regulations" regarding Multiuse Private Docks**

City Attorney Cowan read the ordinance title. Staff introduced the item. Mayor Payne called for public comment; there was none.
**Vice Mayor Partridge move to adopt ordinance 2022-19 amending Chapter 68, Zoning Regulations, at this second and final hearing and public hearing, seconded by Commissioner Toth.** Following remarks, **the motion carried five to zero.**

**I.3 Public Hearing: Second Reading of Ordinance 2023-02, Amending the FY2023 Budget to reflect two authorized positions for the Public Works Director Classification**

City Attorney Cowan read the title of the ordinance. City Manager Kim Davis explained the item. Mayor Payne called for public comment; there was no response. **Vice Mayor Partridge moved to adopt Ordinance 2023-02, amending fiscal year 2023 budget to reflect two authorized full-time positions for the Public Works Director classification at the second and final reading, seconded by Commissioner Toth.** After comments, **the motion carried five to zero.**

**I.4 Public Hearing: First Reading of Ordinance 2022-18 clarifying the regulations for alternate setbacks of the City's Land Development Regulations in Sec. 68-561**

City Attorney Cowan read the ordinance title. Ms. Kathryn Younkin, Community Development Director, explained the item. **Vice Mayor Partridge moved to approve Ordinance 2022-18, clarifying the regulations for alternate setbacks of the City's land development regulations in Section 68-561at first reading and schedule second reading for March 7, seconded by Commissioner Toth.** Following comments, Mayor Payne called for public comment. There was no public comment. **The motion carried five to zero.**

**I.5 Motion to Approve City Manager Purchase Authority of $32,360.22 to Sloppy Joe's Restaurant for Bar Management and Operations for the 2022 Sanding Ovations event**

Ms. Cathy Hayduke, Parks and Recreation Director, relayed the item. Mayor Payne clarified profits from the Sanding Ovations event. **Vice Mayor Partridge moved to approve the City Manager's purchase authority of $32,360.22 to Sloppy Joe's for the Management and Operations of the bar for the 2022 Sanding Ovations "Once Upon a Time" event, seconded by Commissioner Toth.** Mayor Payne called for public comment; there was no public comment. **The motion carried five to zero.**

I.6 **Motion to Authorize the City Manager to increase purchasing authority to TLC Diversified, Inc. in the amount of $73,918.06 for the Wet Well Water-Tight Hatch Replacement for Lift Station #3, Lift Station #8 and Lift Station #9 and adding an additional $70,000 in contingency for a total amount of $143,918.06**

Mr. Mike Helfrich, Public Works Director, explained the item and responded to questions. **Vice Mayor Partridge moved the City Commission approve and authorize the city manager to enter into an amendment to the contract and increase the purchase authority, TLC Diversified Inc., in the amount of $73,918.06 for the wet well water-tight hatch replacement for lift station 3, lift station 8, and lift station 9, and an additional $70,000 in contingency for a total additional amount of $143,918.06, and a total authorized amount of $753,884.06, seconded by Commissioner Toth.** After comments, Mayor Payne called for public comment.

Mr. Gary Potenziano,15 Treasure Lane, asked about the price increase.

**The motion carried five to zero.**

I.7 **Motion to Approve a Work Authorization for Kimley-Horn and Associates, Inc. in the Amount of up to $145,000 for the Redesign of the Treasure Bay Golf Course**

City Manager Davis noted a change in the item. Ms. Hayduke relayed the item and highlighted the proposed motion. **Vice Mayor Partridge moved to approve work authorization for Task One only and the associated spending authority for Kimley-Horn Associates, up to the total amount of $25,141, to include a 5-percent contingency for the completion of task 1 and the redesign of the Treasure Bay golf course, seconded by Commissioner Toth.** After comments, Mayor Payne called for public comment.

Ms. Patricia Potenziano requested a citizen-led committee to ensure the community stayed involved.

**The motion carried four to one; Commissioner Doctor voted no.**

**I.8 Approve City Manager to authorize the purchase authority to Duke Energy for Utility Relocation Services from Duke Energy for the Gulf Boulevard Improvement/Beautification Project ($2,068,414.03) and Authorization of Contribution in Aid of Construction to Duke Energy for the Gulf Boulevard Beautification Street Lighting Replacement ($401,358.00)**

Mr. Helfrich explained the item and answered questions. **Vice Mayor Partridge moved to approve the purchase authority relocation services from Duke Energy for Gulf Boulevard improvement/beautification Project $2,068,414.03 and authorize the contribution in aid of construction to Duke Energy for the Gulf Boulevard beautification street lighting replacement 400358 and authorize the City Manager to enter into an attached underground conversion agreement based on a binding cost estimate, seconded by Commissioner Toth.** Mayor Payne called for public comment.

Messrs. Charley Rosey and Valerie Ackery, Isle of Capri, asked about project timing.

Mr. Helfrich addressed the project timeline.

**The motion carried five to zero.**

Off-the-Agenda Item

Mayor Payne noted there was information on the City's website regarding the two charter amendments on the ballot.

## J. ADJOURNMENT

Mayor Payne adjourned the meeting.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

**BOARD OF COMMISSIONERS REGULAR WORKSHOP**
**TUESDAY, FEBRUARY 21, 2023 – 7:00 PM**
**120 108TH AVENUE**
**TREASURE ISLAND, FL 33706**
**(MEETING CAN BE VIEWED AT WWW.MYTREASUREISLAND.ORG)**

**MINUTES**

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The following members were present: Mayor Tyler Payne and Commissioners Deborah Toth, John Doctor, Saleene Partridge, and Beth Wetzel.

Mayor Payne called the meeting to order.

## *A.* CITY MANAGER AND CITY ATTORNEY REPORT

City Attorney Jennifer Cowan did not have an update.

City Manager Kim Davis relayed information on the upcoming election and community events, discussed and answered questions regarding potential funding for hurricane preparedness, and provided an update on the beach renourishment project.

## B. DISCUSSION

B.1 Review the State Requirements for Building Permit Continuation/Expiration

Ms. Kathryn Younkin, Director of Community Development, relayed information provided in background material and explained delays with rebuilding after hurricane damage. Commissioner Toth appreciated staff efforts.

B.2 Request from Isle of Capri Civic Association for the City to Install Fence Around the Rosselli Park Playground and Accept the Association's Donation

Ms. Cathy Hayduke, Director of Parks and Recreation, explained the item and future required action. Commissioner Toth asked if the project cost could be split between the City and the civic association. Commissioners made appreciative remarks. Mayor Payne inquired about fence/gate locations and standards, wanted to ensure a useful tree would

continue to be accessible, and inquired about future playgrounds. Discussion continued regarding future park improvements throughout the City.

## C. PUBLIC COMMENT

Ms. Lisa Ketterer, Isle of Capri, appreciated the City understanding the need for the fence, emphasized the fence would be helpful, and affirmed the need for a fence at Treasure Bay. Discussion followed on project approval and timelines.

Ms. Carol Brady, Island of Capri Civic Association Secretary, agreed with a fourth fence at Rosselli Park.

Talks continued about potential gate placement. On prompt from Mayor Payne, the Commission agreed to place the item on a consent agenda at the next regular meeting.

## D. ADJOURNMENT

The meeting was adjourned.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

**Board of Commissioners Workshop Meeting**
**Tuesday, January 21, 2025**
**City Hall Commission Chambers**
**10451 Gulf Blvd Treasure Island FL 33706**

**Minutes**

## A. CITY MANAGER AND CITY ATTORNEY REPORTS

City Attorney Jennifer Cowan sought clarification that a previously discussed citizens committee would not be given Commission authority, noted the Florida Department of Environmental Protection (FDEP) would be meeting the next day to discuss beach renourishment and encouraged participation from the community, relayed that a historical memorandum of understanding between FDEP and the City was no longer required regarding disputed beach land.

The City Manager report was given during the Regular meeting.

## B. DISCUSSION

### B.1. Public Safety Facility Discussion

Fire Chief Trip Barrs introduced the item, asked the Commission for guidance the location of the new facility and approval to issue a request for proposals on the design and build, and reviewed background material. Questions ensued on location cost differences and potential size differences. Police Chief John Barkley responded to Commissioner Minning regarding jailing needs. Chiefs Barrs and Barkley responded to inquiries about how hotel owners felt about proposed locations and police parking capacity. Commissioners Crabill and Toth favored building the facility next to Town Hall. Mayor Doctor wanted more input from the community before making a decision.

City Attorney Cowan clarified what direction was required from the Commission. Commissioner Crabill asked about time constraints. City Manager Chuck Anderson emphasized local government for projects could assist with funding from the Florida Legislature. Commissioner Dickey wanted more information about price differences based on location. Following remarks, there was consensus to put the item on the next agenda.

Mayor Doctor called for public comment.

Mr. Arthur Czyszczon, District 3, expressed concerns with losing parking revenue if the facility was next to City Hall.

Ms. Tammy Vasquez, District 1, wanted a marina on 108th Avenue and did not want to see the project stalled due to not being quick enough to get the money for the facility.

Mr. Andrew Vasey, District 2, believed the cost estimate was correct and the area on 108th Avenue had better uses than being a park.

**B.2. Workshop on the Terrain Modification Program as outlined in Ordinances 2024-11, 2024-12, 2024-13, 2024, 14, 2024-15, 2024-16, 2024-17 and 2024-18. The Terrain Modification Program was scheduled for 1st Reading on January 7, 2025, and Public Hearing on January 21, 2025. At the meeting of January 7, 2025 the City Commission pulled the item from the agenda and directed staff to bring the item to a workshop on January 21, 2025**

Ms. Kathryn Younkin, Community Development Director, and Mr. Justin Keller, President of Advanced Engineering and Design Inc. (AED), presented items provided in background material, answered questions, and sought guidance on whether the program should be mandatory or voluntary.

Commissioner Dickey asked about how the Terrain Modification related to Elevate TI. Ms. Younkin detailed the direction needed from the Commission.

At invitation from Mayor Doctor, Mr. Richard Harris, Local Planning Agency (LPA) Chairman, expounded on the LPA recommendations and answered questions.

Mayor Doctor called for public comment.

Messrs. Mark Hohe, address, and Chris Clark, address, were not in favor of the Terrain Modification Program.

Messrs. Hendrik Bisanz, address, and Mr. Chris Downing, address, were in favor of the terrain modification program.

Messrs. Joe Pultrone, address, and Andrew Vasey, address, and Ms. Sara Pennington, address, were not in favor of the terrain modification program.

Vice Mayor Dickey, Commissioners Minning, Toth, and Crabill; and Mayor Doctor were in favor of moving forward with the Terrain Modification Program with the conditions the LPA was recommending. The Commission directed staff to amend the Terrain Modification Program to include the LPA recommendations, the addition of no funding of

the roads. It was clarified that the program would not require residents to go to the programs' max. The next discussion would identify the changes.

**C. PUBLIC COMMENT**

Mayor Doctor called for public comment; there was no response.

**D. ADJOURNMENT**

The meeting adjourned at 12:05 AM.

_____

John Doctor, Mayor

Attest:

_____

Tia Payton, Deputy City Clerk

**BOARD OF COMMISSIONERS REGULAR MEETING**
**TUESDAY, JANUARY 21, 2025 – 6:00 PM**
**CITY HALL COMMISSION CHAMBERS**
**10451 GULF BLVD TREASURE ISLAND, FL 33706**

# MINUTES

## A. PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 9:53 PM and led the pledge of allegiance.

## B. ROLL CALL

Present – 5 Mayor John Doctor
Vice Mayor Arden Dickey
Commissioner Deb Toth
Commissioner Diana Crabill
Commissioner Bob Minning

## C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

The commissioner unanimously approved the regular and workshop agendas.

## D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

### D.1 Recognition of Employees of the Year 2024

Mayor Doctor announced the item
Ms. Jessica Zamora, Human Resources Director, presented the item and introduced the Employees of the year: Public Works Employee of the Year, Ryan Patten; Administrative Employee of the Year, Jackie Gabriel; and Public Safety Employee of the Year, Adam Drooger.

### D.2 Employee Recognition: Celebrating Officer Darn Chiaputti's 25 Years of Dedication

Police Chief John Barkley presented the item and recognized Officer Darren Chiaputti for his dedicated service to Treasure Island.

## E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. Richard Harris, 374 Bay Plaza, conveyed concern for a Treasure Island property due to its deteriorating condition.

Mr. Mark Hohe, 225 104th Avenue, expressed appreciation for the staff on the front-end helping residents, but would like to triage the permitting process.

Mr. Tony Johnson was concerned sending substantial damage letters was devaluing the property.

Ms. Barbara Adams, Isle of Palms Civic Center Co-President, wanted the City to consider waving permitting fees.

## F. COMMISSIONER REPORTS

At the request of Mayor Doctor, City Manager Chuck Anderson reported on the permitting process, a $6-million staff request to the State for a new public safety building, upcoming events, a conversation with Kimely-Horn regarding a simple fill dirt ordinance, the State's request for procurement with Tidal Basin, and the Finance Director search.

Commissioner Toth congratulated the recognized employees. Commissioner Crabill informed residents of resources that could be helpful and gave appreciation to City staff during permitting day.

After complimenting City staff and volunteers, **Commissioner Minning moved to that the City Commission of the City of Treasure Island, Florida, hereby express its support for the continued retention of Mr. Chuck Anderson as City Manager for the City of Treasure Island, Florida, seconded by Vice Mayor Dickey.** Commissioners Toth and Crabill and Vice Mayor Dickey expressed support for Mr. Anderson. After expressing doubts about Mr. Anderson's performance, Mayor Doctor called for public comment.

Mr. Robert Bazo, Isle of Palms, proposed a lessons learned public meeting.

Ms. Brandy Long was not in favor of retaining Mr. Anderson and expressed frustration with the City staff and permitting process.

The following people were not in favor of retaining Mr. Anderson: Ms. Brandy Long, who expressed frustration with the City staff and the permitting process; Messrs. Jim Earle, Isle of Capri, Mark Hohe, 225 104th Avenue, and West Evans.

Mr. Correy wanted a report on the Federal Emergency Management Agency (FEMA) visit.

Mr. Andrew Vasey, District 2, suggested the motion be tabled and was not supportive of retaining the City Manager or City Attorney.

Ms. Heidi Horak supportive of retaining City Manager Anderson.

**The motion carried four to one; Mayor Doctor voted no.**

Vice Mayor Dickey asked about permit costs and asked to add a waiver of permitting fees on the next agenda. City Manager Anderson relayed collected and expended funds related to permit fees and the building fund. Vice Mayor Dickey suggested adding an item related to a permit fee waiver item and reimbursement on the next agenda.

Noting the waiver of permit fees would be expiring, City Manager Anderson requested a motion to have staff bring back a resolution to the City Commission at the first meeting in February so the time period could be extended to keep the fees being waived, **Commissioner Minning so moved, seconded by Vice Mayor Dickey.**

Mayor Doctor called for public comment.

Mr. West Evans, Isle of Palms, asked if waiving permitting fees would be covered by Federal Emergency Management Agency reimbursements.

**The motion carried five to zero.**

Mayor Doctor wanted to create a mayor's committee to see the disaster plan and have a pre- and post-evaluation.

## G. CONSENT AGENDA

**Vice Mayor Dickie moved to approve the Consent Agenda items, seconded by Commissioner Toth.** Mayor Doctor called for public comment; there was no response. **The motion carried five to zero.**

**G.1 Update the terms and enrollment requirements of the 401a retirement plan**

**G.2 Approval of the Tampa Bay Corporate SportsFest 2025**

**G.3 Pinellas County Combined Mutual Aid Agreement**

## H. APPROVAL OF MINUTES

**H.1 Approval of Minutes: Commission's Meeting Minutes**
12-17-24 Regular meeting minutes

**Vice Mayor Dickey moved to approve the minutes from the meetings, seconded by Commissioner Toth, and carried five to zero.**

## I. ITEMS OF BUSINESS

**I.1 Ordinances 2024-11 to 2024-18 implementing The Terrain Modification Program were scheduled for 1st Reading on January 7, 2025 and Public Hearing on January 21, 2025. At the meeting of January 7, 2025, the City Commission pulled the item from the agenda and directed staff to bring this to a workshop on January 21, 2025 -** Moved to the January 21, 2025, Workshop.

**I.2 Second Reading and Public Hearing for Ordinance 2024-27 amending Chapter 68.**

City Attorney Jennifer Cowan read the ordinance title. Ms. Kathryn Younkman, Community Development Director, presented the item. Mayor Doctor called for public comment; there was no response. **Vice Mayor Dickey moved to approve Ordinance 2024-27 at the second and final hearing, seconded by Commissioner Toth, and carried five to zero.**

**I.3 Appointment of Interim City Clerk**

City Manager Anderson relayed the need and process for the appointment of an Interim City Clerk and recommended Ms. Tia Payton, Deputy City Clerk, for the position.

**Vice Mayor moved to appoint Tia Payton as the Interim City Clerk until a new Clerk was hired.** Mayor Doctor called for public comment; there was no response. **The motion carried five to zero.**

### I.4 Federal Emergency Management Agency (FEMA)/Florida Department of Emergency Management (FDEM) After Action Review

City Manager Chuck Anderson presented the item alongside Ms. Kathryn Younkin, Community Development Director. Vice Mayor Dickey reviewed the substantial damage data from Tidal Basin and wanted to make sure substantial damage letters went out to those who did not have permits in review. City Manager Anderson reviewed FEMA requirements for inspections and permit reviews.

Mayor Doctor called for public comment.

Mr. Mark Hohe disagreed with the just value being used as the denominator.

Mr. Chris Clark, District 2, said he wanted to continue with Option 2 and that the item favored FEMA not the residents.

Ms. Sara Pennington, District 2, felt the FEMA was not assisting residents, felt the City should not use Option 2, and offered suggestions on how to move forward.

Mr. Andrew Vasey was not in favor of the item and wanted to continue with Option 2.

Mr. Chris Downing, Isle of Palms, recommended not bringing the motion forward, but instead, having a motion to prioritize repair permits.

Mr. West Evans, Isle of Palms, expressed displeasure with staff.

Mr. Robert Bazo, Isle of Capri, was in favor of Option 2.

Mr. Ron Debiase expressed frustration due to permits taking longer than normal.

Ms. Tammy Vasquez mentioned how the process had been confusing for residents and supported continuing with Option 2.

Mr. Jim Earle favored continuing with Option 2.

Mr. Tony Johnson was in favor of continuing with Option 2.

On prompt from Commissioner Crabill and Vice Mayor Dickey, Mayor Doctor shared he believed staff had led FEMA in the meeting. After expressing displeasure, Commissioner Crabill asked what the conversation was regarding assessing the data provided by Tidal Basin. Responding to Commissioner Toth, Ms. Younkin and City Attorney Cowan explained the hold harmless intent.

Commissioner Minning asked clarifying questions regarding the City's code and FEMA concerns. Lengthy dialogue followed on damage determination methods and current City processes.

**Vice Mayor Dickey moved to direct City staff implement the necessary actions to address FEMA's concerns regarding the substantial determination process, including: 1. Provide residents the substantial damage determination letters when the information becomes available or when they apply for a permit whichever comes first; 2. Make substantial damage determinations using all available data; 3. Encourage and allow inspections as needed to confirm or validate damages listed on a permit application; seconded by Commissioner Toth.**

Mayor Doctor called for public comment.

Mr. West Evans, Isle of Palms, asserted substantial damage letters did not need to go out, but the City needed to notify residents they need to get a substantial damage determination.

Ms. Sara Pennington, Isle of Palms, expressed concerns with Commissioner Dickeys' findings that the Tidal Basin data was accurate.

Mr. Andrew Vasey explained an approved permit was a substantial damage determination.

Ms. Brandy Long stated it was voted on in a previous meeting and substantial damage letters could be sent out and expressed frustration with the process.

Mr. Chris Clark did not agree the data was accurate and was not in favor of sending the substantial damage.

Mr. Jim Earle wanted the permits to be focused on.

Mr. Chris Downing put out a notification that residents could request the letter and the City should focus on permits.
Ms. Mary did not feel the staff and Commission were listening to the residents and agreed with sending the substantial damage letters to anyone who requested it, but allow the determination to made through the permitting process as well.

Mayor Doctor asked about the timeline to send out the substantial damage letters.
Commissioner Dickey noted the volume of substantial damage determinations.

**The motion carried four to one; Mayor Doctor voted no.**

## J. ADJOURNMENT

The meeting was adjourned at 9:38 PM.

_____

John Doctor, Mayor

Attest:

_____

Tia Payton, Deputy City Clerk

**BOARD OF COMMISSIONERS SPECIAL MEETING**
**TUESDAY, APRIL 8, 2025**
**CITY HALL COMMISSION CHAMBERS**
**10451 GULF BLVD TREASURE ISLAND FL 33706**

**Minutes**

**A. PLEDGE OF ALLEGIANCE**

Mayor Doctor called to order at 1:30 PM and led the pledge of allegiance.

**B. ROLL CALL**

**Present – 5** Mayor John Doctor
Commissioner Tammy Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

Mayor Doctor called for public comment.

Mr. Robert Bozzo, District 1, requested a lessons learned report, appreciated terrain modification was passed, questioned why the fill dirt ordinance was not passed, desired the Economic Development Director to give monthly updates at meetings, and wanted a public-private partnership to develop the yacht club.

Ms. Diana Crabill, former Commissioner, wanted Commission action to extend the expiration of permits related to Hurricanes Helene and Milton.

Mr. Mark Hohe, 225 104th Avenue, commented on legislation related to small-town consolidation.

Mr. Mitchell Shenkman wanted an update on permit refunds.

Ms. Kimberly Stewart, Isle of Palms, encouraged the Commission not to raise their taxes.

## C. DISCUSSION/ACTION ITEMS WITH PUBLIC COMMENT

### C.1. Authorization of Funds to Extend Augmented Staffing for Permitting.

Human Resources Director Jessica Zamora explained the City received help from State contractors since October 2024, which would end April 8, 2025, and the item would fund five, full-time and two, part-time positions for 6 to 8 weeks.

Commissioner Clark asked about the positions and costs. Responding to Vice Mayor Vasquez, Ms. Zamora confirmed the funds had already been authorized for the contract, but were unspent. City Manager Chuck Anderson expounded on the requested positions and costs and the termination of state personnel assistance. Vice Mayor Vasquez asked how long the requested funding would support the additional staff. Commissioners Czyszczon and Dickey supported the item.

Mayor Doctor called for public comment.

Mr. Robert Bozzo, District 1, and Mr. Andrew Vasey, District 2, spoke against the item.

**Motion: Vice Mayor Vasquez moved to authorize the City Manager to utilize the remaining funding from the Jacobs contract (not to exceed $130,000) for the hiring of temporary employees and contracting with state resources (CRS and/or the Workforce Group) beginning today through May 31st, and instruct the City Manager to bring the contracts back before the Commission for approval on April 15, seconded by Commissioner Dickey, who remarked on the high volume of permit applications.**

Vice Mayor Vasquez expressed concerns with Jacobs and a limited budget. Commissioner Clark was concerned about the lack of data. Mayor Doctor supported moving forward due to the high volume of permits. Discussion occurred on the active, pending, and potential permits. City Manager Anderson explained the request was for a reduced number of staff and the current permits involve rebuilds, which were more complex, and could lead to longer wait times. Vice Mayor Vasquez feared a continuous funding cycle due to the heavy load. Commissioner Dickey emphasized the need to ensure residents are aware of the permit process. Commissioner Clark relayed there was less urgency for those who had waited to pull their permits.

**The motion failed two to three; Vice Mayor Vasquez and Commissioners Czyszczon and Clark voted no.**

**D. ADJOURNMENT**

The meeting was adjourned at 2:12 p.m.

_____

John Doctor, Mayor

Attest:

_____

Tia Payton, Deputy City Clerk

**AGENDA ITEM NO. I.1**

# Item Cover Page

**BOARD OF COMMISSIONERS AGENDA ITEM REPORT**

**DATE:** May 20, 2025

**SUBMITTED BY:** Lisa-Marie Kennedy, Administration

**ITEM TYPE:** For Consideration and Discussion

**AGENDA SECTION:** ITEMS OF BUSINESS

**SUBJECT:** City Manager Recruitment Update

**BACKGROUND:**

The former City Manager is separating from the City. At this point the current City Manager's Severance Agreement/Release is anticipated to come before the Commission for approval on June 3, 2025. Commission was provided with information regarding recruitment strategies and chose a hybrid method to include appointing a City Manager in the interim and using the original search firm, Strategic Government Resources (SGR), to conduct another search.

**POLICY/PURPOSE:** Provide an update on the status of Permanent City Manager Recruitment Process.

**STRATEGIC PLAN RELEVANCE:** .

**ANALYSIS/DISCUSSION:** The City used ICMA's Managers in Transition program to attract candidates who are interested in the position for a temporary period of time. There was no cost associated with that search. SGR conducted the original search last Spring. Their proposal offered a placement guarantee that states if the selected candidate resigns or is released for any reason within 12 months of placement, SGR will conduct a search one time for a replacement. Costs incurred will be for non-fixed fees such as advertising and travel; no professional fees will be applied. Commission directed Human Resources to contact SGR and begin the process of finding a replacement. Commission also directed Human Resources to bring forth

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| | interim candidates who met the criteria of having coastal shoreline and/or Florida experience and are ICMA certified. Individual interviews with each Commissioners are scheduled and it is anticipated a selection will be made at this meeting. |
| **FUNDING:** | The cost to use the original search firm is minimal. The placement guarantee ensures the City is responsible for only non-fixed costs, such as advertising and travel. The professional fee is waived. There is no cost associated with the search for the interim City Manager. Salary will be negotiated from the dais or by a Commissioner appointed by the Commission at a public meeting. |
| **MOTION:** | No action is required. |

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**ATTACHMENTS:**

**AGENDA ITEM NO. I.2**

# Item Cover Page

**BOARD OF COMMISSIONERS AGENDA ITEM REPORT**

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|---|---|
| **DATE:** | May 20, 2025 |
| **SUBMITTED BY:** | Lisa-Marie Kennedy, Administration |
| **ITEM TYPE:** | Resolutions |
| **AGENDA SECTION:** | ITEMS OF BUSINESS |
| **SUBJECT:** | Approve Resolution 2025-07 for Appointment and Contract of City Attorney |
| **BACKGROUND:** | The current City Attorney's resignation is effective May 26, 2025. A request for procurement was advertised, and the City received three responses. Interviews for attorney services were held with the three applicants: Trask Daigneault LLP, Vose Law Firm LLP, and Sabatini Law Firm P.A. The Commission voted unanimously at the May 14, 2025, Special Meeting, to select Sabatini Law Firm P.A. and directed staff to bring back the contract and resolution at the May 20, 2025, Regular Meeting. |
| **POLICY/PURPOSE:** | To secure attorney services from Sabatini Law Firm P.A. |
| **STRATEGIC PLAN RELEVANCE:** | The City Attorney position is outlined and required in Section 4.09 of the City of Treasure Island Charter. |
| **ANALYSIS/DISCUSSION:** | At the direction of the Commission, the City staff has brought back the Resolution appointing the City Attorney and approving the City Attorney contract with Sabatini Law Firm P.A. |
| **FUNDING:** | . |
| **MOTION:** | Move to approve Resolution 2025-07 appointing Sabatini Law Firm P.A. as the City Attorney effective May 27, 2025, and approving the contract with Sabatini Law Firm P.A. |

**ATTACHMENTS:**
Resolution 2025-07- Appointment of City Attorney 2025.docx

Signed; City Attorney Contract.pdf

**RESOLUTION NO. 2025- 07**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA APPOINTING SABATINI LAW FIRM, P.A. AS THE CITY ATTORNEY OF THE CITY OF TREASURE ISLAND, APPROVING A CONTRACT WITH SABATINI LAW FIRM, P.A. AUTHORIZING THE MAYOR TO EXECUTE SUCH CONTRACT; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** in February of 2025 Bryant, Miller, and Olive provided a 90 day advance written notice to the City of its resignation as City Attorney; and

**WHEREAS,** BMO's City Attorney contract concludes on 11:59pm on May 26, 2025; and

**WHEREAS,** a request for proposal was issued in April 2025, and Sabatini Law Firm, P.A. submitted a proposal to serve as City Attorney; and

**WHEREAS,** at its duly noticed public meeting on May 14, 2025, the City Commission reviewed 3 proposals, selected Sabatini Law Firm, P.A. to provide City Attorney services, and directed the contract and necessary resolution be presented to the May 20, 2025, regular City Commission meeting; and

**WHEREAS,** Sabatini Law Firm, P.A. meets all of the requirements set forth in the City Charter for the position of City Attorney; and

**WHEREAS,** the City Commission desires to formally appoint Sabatini Law Firm, P.A. as City Attorney; and

**WHEREAS,** the City Commission desires to provide SLF seven (7) days to work with the existing City Attorney in transiting the current City's projects; and

**WHEREAS,** both the City Commission and Sabatini Law Firm, P.A. desire to enter into a written contract regarding the terms and conditions of its provision of legal services; and

**WHEREAS,** the City of Treasure Island Commission, after due consideration, has determined that executing the written agreement and appointing Sabatini Law Firm, P.A. as City Attorney is in the best interest of the City of Treasure Island.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES RESOLVE THAT:**

**Section 1.** Sabatini Law Firm, P.A. is formally appointed to serve as the City Attorney of the City of Treasure Island, Florida, effective May 27, 2025 at 12:01am.

**Section 2.** That the City Commission accepts and approves the Agreement for City Attorney, a copy of which is attached hereto as Exhibit A and incorporated herein, between the City of Treasure Island and Sabatini Law Firm, P.A.

**Section 3.** That the Mayor is hereby authorized to execute the Agreement for City Attorney on behalf of the City of Treasure Island.

**Section 4.** This Resolution is effective immediately upon adoption.

The foregoing Resolution was offered during Special Session of the City Commission of the City of Treasure Island, Florida, sitting on the 20th day of May, 2025, by Commissioner_____who moved its adoption; was seconded by Commissioner
_____ and upon roll call, the vote was:

**YEAS:** Commissioners

**NAYS:** Commissioner

**ABSENT OR ABSTAINING:** None

_____
John Doctor, Mayor

**ATTEST:**

_____
Lisa-Maria Kennedy, City Clerk

AGREEMENT FOR CITY ATTORNEY SERVICES

This Agreement for City Attorney Services (**Agreement**) is entered into _____, 2025 (the **Effective Date**) by and between the City of Treasure Island, Florida, a municipal corporation with its principal place of business located at 10451 Gulf Blvd., Treasure Island, FL 33706 (the **City**) and Sabatini Law Firm, P.A., a Florida corporation, located at 411 N. Donnelly Street, Suite 313, Mt. Dora, FL 32757 (**SLF**)(collectively, the **Parties**).

WHEREAS, the City issued Request for Proposals #25-010 for City Attorney Services in April of 2025 (the **RFP**); and

WHEREAS, SLF timely submitted a proposal in response to the RFP; and

WHEREAS, the City Commission, after considering the proposals in response to the RFP and the qualifications and proposed services therein, selected SLF to serve as the firm to serve as City Attorney at its duly held public meeting on May 14, 2025 ; and

WHEREAS, the City Commission, after negotiating this Agreement with SLF, awarded this Agreement at its duly held public meeting on May 20, 2025, and appointed SLF as the City Attorney effective as of 12:01 am on May 27, 2025, thereby providing SLF seven (7) days to work with the existing City Attorney in transiting the current City's projects.

NOW THEREFORE, in consideration of the mutual promises and agreements set forth herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The Parties agree that the above recitals are true and incorporate them as if fully set forth herein.

2. **City Attorney Services.** SLF shall provide all city attorney services pursuant to the City Charter and applicable ordinances and as described and on the terms set forth in this Agreement. Specifically, Anthony Sabatini of SLF shall primarily provide the "City Attorney Services" described in (b) below.

    a. ***City Attorney Services***. The City will pay a flat fee of $6,000.00 per month for the following City Attorney Services:

    (1) Preparation for and attendance at all City Commission regular meetings and workshops;

    (2) Preparation for and attendance at monthly Code Enforcement Board meeting and represent staff before the Special Magistrate. Providing follow-up services for issues discussed at the Code Enforcement Board and Special Magistrate meetings;

    (3) Preparation for and attendance at all Planning Board and Local Planning Agency meetings;

(4) Drafting and reviewing ordinances, resolutions, memoranda, and contracts; and

(5) Consultation with the Mayor, City Commissioners, and City management and staff on normal, day-to-day matters.

(6) The function involves primary responsibility for performing legal research, preparing opinions, and advising City officials. The City Attorney shall serve as chief legal advisor to the City Commission, City Manager, and all City departments.

(7) Represents the City during negotiations for the purchase of rights of way and other property needed by the City.

(8) Maintain legal files and provide the City Manager copies of pertinent pleadings and orders in all litigation the City Attorney is handling for the City. On a monthly (or quarterly) basis, the City Attorney will provide a brief written report on the status of litigation and other legal matters.

(9) Keep the City Commission informed of legislation or judicial opinions that have potential impact to the City by way of memorandum, including regular updates on Florida Legislative Session bills of concern and any recommended courses of action on the part of the City.

(10) Provide in person office hours three (3) days per week of 4 hours in length (as needed) at a City-provided office for pre-scheduled meetings with staff.

(11) Provide annual training opportunities to the City Commission, Board and Committees on Sunshine Law, Robert's Rules of Order, Public Records law, etc.

(12) Excluded from these services should be specialized legal areas of law which the City would typically outsource. Such examples would include, but not be limited to tax law, public finance, pension and employee benefits, intellectual property, creation of a specials district such as fire or lighting, civil rights and labor and employment law.

(13) All services shall be provided in compliance with Florida Statutes Section 112.313.

(14) Mr. Anthony Sabatini has agreed to be personally physically present as all meeting described above, except in the case of illness or 5 day advance notice of unavailability, in which case SLF will provide another qualified local government law attorney to attend in his absence.

b. ***Special City Attorney Services.*** Ms. Sabatini and SLF shall also be available to provide Special City Attorney Services to the City as set forth in this paragraph. Special City Attorney Services will be provided pursuant to separate work orders and as provided herein. Such services are of a nature that requires recognized expertise, experience, or specialized subject matter knowledge or otherwise are above and beyond routine or normal day-to-day City Attorney Services as described in paragraph (1)(b) above, and shall include

the following:

(1) Drafting significant amendments or new provisions to the City's land development code or city code;

(2) Preparation for and attendance at all City Commission special meetings and workshops;

(3) Providing advice and research on the feasibility and legal sufficiency of statutory and home rule alternative revenue sources, including the development or implementation of special assessments, impact fee, user fee, and extraordinary revenue, utility fee, or rate programs;

(4) Negotiating, preparing, obtaining, delivering, and filing all documents in connection with the closing on any acquisition, contribution, sale, exchange, or disposition of any significant City assets, or systems, including real and personal property associated with such City assets or systems;

(5) Where insurance counsel is not available or utilized, prosecuting or defending litigation, including pre-suit mediations, validation proceedings, administrative actions, and arbitrations in the Department of Administrative Hearings, county court, circuit court, federal court and other tribunals, and pre-suit efforts taken in preparation of possible litigation, including but not limited to efforts to negotiate amicable resolutions, preparation of a proposed settlement agreement or release, and to develop and discover information, materials, and legal research to assist in the representation of the City in potential litigation; and

(6) Where insurance counsel is not available or utilized, prosecuting or defending appeals in circuit court, the Department of Administrative Hearings, a district court of appeal, the Florida Supreme Court, other administrative agencies, federal court, and other tribunals.

**3.** The provision of Special City Attorney Services described in paragraphs 1-6 above shall be conditioned upon a scope of services as directed or authorized by either the City Manager or the City Commission, as applicable, and shall be set forth in a written work order at the following hourly rates: $225.00 for shareholders and board certified counsel; and $65.00 for paralegals and/or law clerks. If the proposed compensation for the Special City Attorney Services are within the approved budget, the City Manager may approve the work order.

**4.** **Expenses.** The rates and fees set forth above do not include out-of-pocket expenses, such as fees postage, copies, court reporter fees, title search fees or other third party expenses. Westlaw is only charged if necessary to reimburse for costs incurred outside of SLF's Westlaw plan and if previously approved by the City. SLF will not charge for any travel to and from the City. SLF will not charge for any travel for necessary legal services included in the retainer. SLF will be reimbursed for travel expenses in accordance with the City's Travel Policy, related necessary legal services in support of the City Commission.

5. **Payment.** SLF will invoice the City monthly for services incurred for the prior month. Our statements contain a summary of each matter for which legal services have been rendered. All undisputed billing changes are due and payable in accordance with the Florida Local Government Prompt Payment Act, F.S. 218.70 et seq. Any dispute regarding payment will be promptly addressed and a resolution attempted in accordance with a dispute resolution procedure established pursuant to the Florida Local Government Prompt Payment Act. Any payments made on past due statements are applied first to the oldest outstanding statement.

6. **Term and Termination.** The term of this Agreement shall commence on the Effective Date and shall continue until terminated by the either of the Parties. This Agreement is terminable at will by either party. The City Attorney may terminate the contract with ninety (90) days advanced written notice to the City. The City may terminate the contract with thirty (30) days advanced written notice to the City Attorney. However, the termination of this Agreement will not terminate the City's obligation to pay fees and expenses incurred prior to the termination.

7. **Evaluation.** The City Commission will conduct annual evaluations of the City Attorney performance at a regularly-scheduled Commission meeting.

8. **Insurance.** SLF will maintain, at a minimum, insurance on the terms and in the amounts stated in the RFP throughout the Term. Specifically,

   SLF shall provide the following described insurance, except for coverage specifically waived by the City, on policies and with insurers acceptable to the City.

   These insurance requirements shall not limit the liability of SLF. The City does not represent these types or amounts of insurance to be sufficient or adequate to protect SLF's interests or liabilities, but are merely minimums.

   Except for workers' compensation and professional liability, SLF's insurance policies shall be endorsed to name the City as an additional insured to the extent of the City's interests arising from this Agreement.

   Except for workers' compensation, SLF waives their rights of recovery against the City, to the extent permitted by its insurance policies.

   SLF's deductibles/self-insured retention shall be disclosed and may be disapproved by the City. They shall be reduced or eliminated at the option of the City. SLF is responsible for the amount of any deductible or self-insured retention.

   Minimum Limits for Liability Coverage

   The SLF shall purchase and maintain coverage on forms no more restrictive than the latest editions of the Commercial and Business Auto policies of the Insurance Services Office.

   1. Minimum limits of $1,000,000 per occurrence and a $2,000,000 policy aggregate for all liability must be provided, with excess or umbrella insurance making up the difference, if any, between

the polity limits of underlying policies (including employers liability required for Workers' Compensation Coverage section) and the total amount of coverage required.

2. Commercial General Liability. The occurrence form of Commercial General Liability must be provided. Coverage A shall include premises, operations, products and completed operations, independent Contractors, contractual liability covering this Agreement, and broad form property damage coverage. Coverage B shall include personal injury coverage C, medical payments, is not required.

3. Business Auto Liability. Business Auto Liability coverage is to include bodily injury and property damage arising out of operation, maintenance or use of any auto, including owned, non-owned, and hired automobiles and employee non-ownership use.

4. Workers Compensation Coverage. SLF shall purchase and maintain workers' compensation insurance for all workers' compensation obligations imposed by state law and employers liability limits of at least $100,000 each accident and $100,000 each employee/$1,000,000 policy limit for disease.

5. Professional Liability. SLF shall procure and maintain for the life of this contract, Professional Liability Insurance. This insurance shall provide coverage against such liability resulting from this contract. The minimum limits of coverage shall be $1,000,000 per occurrence with deductible or self-insured retention (SIR) indicated.

Certificates of Insurance.

Required insurance shall be documented in Certificates of Insurance which provide that the City shall be notified at least 30 days in advance of cancellation, non-renewal or adverse change (increase in rate, elimination of key coverage, etc.) New Certificates of Insurance are to be provided to the City at least 15 days prior to coverage renewals. If requested by the City, SLF shall furnish complete copies of the SLF's insurance policies, forms and endorsements. For Commercial General Liability coverage, SLF shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage.

Receipt of certificates or other documentation of insurance or policies or copies of policies by the City, or by any of its representatives, which indicate less coverage than required does not constitute a waiver of SLF's obligation to fulfill the insurance requirements herein.

Insurance of the Firm Primary

Insurance required of SLF shall be considered primary. Insurance of the City shall be considered excess, as may be applicable to claims which arise out of the Hold Harmless, Payment on Behalf of City, Insurance, Additional Insurance and Certificates of Insurance provisions of the Agreement.

9. **Hold Harmless.** SLF will hold the City harmless on the terms and conditions as stated in the RFP. SLF shall hold the City, its employees, agents and elected officials harmless against all claims for bodily injury, sickness, disease, death, personal injury, damage to property or loss of use resulting

therefrom, arising out of performance of the Agreement, including the acts of the subcontractors, unless such claims are a result of the City's own negligence.

Consideration for Hold Harmless/Payment on Behalf. SLF agrees to accept, and acknowledge as an adequate amount of remuneration, the consideration of $10 for agreeing to the Hold Harmless, Payment on Behalf of City, Insurance and Certificates of Insurance provisions in this agreement or contract. SLF agrees to pay on behalf of the City, and to pay the cost of the City's legal defense, as may be selected by the City, for all claims described in the Hold Harmless paragraph. Such payment on behalf of the City shall be in addition to any and all other legal remedies available to the City and shall not be considered to be the City's exclusive remedy.

10. **Public Records**. Pursuant to section 119.0701, Florida Statutes, for any tasks performed by SLF as an agent on behalf of the City as provided under section 119.011(2), Florida Statutes, SLF shall: (a) keep and maintain all public records, as that term is defined in chapter 119, Florida Statutes ("Public Records"), required by the City to perform the work contemplated by this Agreement; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided in chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement, if SLF does not transfer the records to the City in accordance with (d) below; and (d) upon completion of this Agreement, (i) if the City, in its sole and absolute discretion, requests that all Public Records in possession of SLF be transferred to The City, SLF shall transfer, at no cost, to the City, all Public Records in possession of SLF within thirty (30) days of such request or(ii) if no such request is made by the City, SLF shall keep and maintain Public Records required by the City to perform the work contemplated by this Agreement. If SLF transfers all Public Records to the City upon completion of this Agreement pursuant to (d)(i) above, SLF shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements within thirty (30) days of the termination of this Agreement and provide the City with a letter confirming that this has been done within thirty (30) days of completion of this Agreement. If SLF keeps and maintains Public Records upon completion of this Agreement pursuant to (d)(ii) above, SLF shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology of the City. If SLF does not comply with a public records request, or does not comply with a public records request within a reasonable amount of time, the City may pursue any and all remedies available in law or equity including, but not limited to, specific performance. The provisions of this section only apply to those tasks in which SLF is acting on behalf of the City.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (PHONE) 727-547-4575 (EMAIL)**

**CITYCLERK@MYTREASUREISLAND.ORG OR (LISA-MARIE KENNEDY) CITY CLERK, 10451 GULF BLVD., TREASURE ISLAND FL 33706.**

11. **E-Verify.** SLF shall comply with all applicable provisions of sections 448.09 and 448.095, Florida Statutes, as may be amended. The definitions in section 448.095(1), Florida Statutes, as may be amended, apply to this section of the Agreement. SLF shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all employees of SLF. SLF may not enter into a contract with a subcontractor to perform work under this Agreement unless and until the subcontractor registers with and uses the E-Verify system. If SLF enters into a contract with a subcontractor to perform work under this Agreement, SLF must obtain a properly executed affidavit from the subcontractor stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. SLF must maintain copies of all such affidavits for the duration of this Agreement. City may terminate this Agreement for cause if City determines that SLF or SLF's subcontractor has not complied with any applicable provision of sections 448.09 or 448.095, Florida Statutes, as may be amended. City will terminate this Agreement for cause if City has a good faith belief that SLF has knowingly violated subsection 448.09(1), Florida Statutes, as may be amended. If the City has a good faith belief that a subcontractor knowingly violated section 448.09(1), Florida Statutes, as may be amended, but City determines that SLF otherwise complied with section 448.09(1), Florida Statutes, as may be amended, City will notify SLF as such, and SLF must immediately terminate SLF's contract with said subcontractor. If this Agreement is terminated under section 448.095(c), F.S.: (a) such termination is not a breach of this Agreement and may not be considered as such; (b) SLF may not be awarded a public contract for at least 1 year after the date on which the Agreement is terminated; and (c) SLF is liable for any additional costs incurred by the City as a result of the termination of the Agreement.

12. **Representations.** SLF agrees that SLF does not and will not, nor will it allow a subcontractor to, use any funds from the City for the purpose of issuing an identification card or document to any individual who does not provide proof of lawful presence in the United States.

13. **Scrutinized Companies.** By executing this Agreement and each and every renewal hereof (if renewal is separately provided for herein), pursuant to section 287.135, Florida Statutes, SLF certifies, represents, and warrants that: (a) it is not on the Scrutinized Companies that Boycott Israel List, and (b) it is not engaged in a Boycott of Israel, and that all such certifications were true at the time it submitted its bid or proposal for this Agreement, as of the Effective Date of this Agreement, and as of the effective date of any renewal of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the City may terminate this Agreement immediately if: (1) SLF is found to have submitted a false certification regarding (a) or (b) above in accordance with section 287.135, Florida Statutes, or (2) SLF has been placed on the Scrutinized Companies that Boycott Israel List or is or has been engaged in a Boycott of Israel. Such termination shall be in addition to any and all remedies available to the City at law or in equity. The term "Boycott of Israel" used in this section is defined as in, and the Scrutinized Companies that Boycott Israel List is the list maintained pursuant to, Section 287.135, Florida Statutes

14. **Amendment.** This Agreement may not be amended or modified except in writing, executed by the Parties.

15. **Third-Party Beneficiaries.** This Agreement is entered into solely for the benefit of the Parties and shall not be construed as a benefit to any third parties, including but not limited to the general public, constituents or citizens of the City, nor shall it be construed as enforceable by any third parties.

16. **Choice of Law.** This Agreement shall be construed by and controlled under the laws of the State of Florida.

17. **Counterparts; Electronic Signatures.** This Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument. This Agreement may be executed by electronic signature technology and such electronic signature shall act as the Parties' legal signatures on this Agreement and shall be treated in all respects as an original handwritten signature.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by duly authorized representatives as of the Effective Date.

CITY:

_____

Mayor

ATTEST:

_____

City Clerk

SLF:



_____

Anthony Sabatini

**AGENDA ITEM NO. I.3**

# Item Cover Page

**BOARD OF COMMISSIONERS AGENDA ITEM REPORT**

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|---|---|
| **DATE:** | May 20, 2025 |
| **SUBMITTED BY:** | William Barrs, Fire |
| **ITEM TYPE:** | Contracts |
| **AGENDA SECTION:** | ITEMS OF BUSINESS |
| **SUBJECT:** | Temporary Fire and Police Facilities Contract |
| **BACKGROUND:** | As directed by the Commission at the 4/8/25 workshop, this provides for temporary workspace for both police and fire departments on 108th Avenue, in the city employees' parking lot. |
| **POLICY/PURPOSE:** | This contract provides for placement of temporary public safety facilities for police and fire departments to operate from during construction of permanent facility(s). |
| **STRATEGIC PLAN RELEVANCE:** | Goal 2: Maintain a safe community |
| **ANALYSIS/DISCUSSION:** | Temporary facilities are necessary for the Police and Fire Departments to provide public safety services. If this contract is not approved, we will be continuing with the current temporary facilities at 4x the cost of the proposed contracts with Willscot, Inc. The current facilities were acquired by an emergency purchase during the emergency declaration for Hurricane Helene and were intended for short-term use. They leak when it is raining and are beginning to have mechanical issues with the electrical and plumbing systems.<br><br>The Willscot contracts provide for options that use less complex structures at substantially less expense than the current portable facilities. The current portable facilities cost $77,500 per month. The Willscot lease for both FD and PD portable facilities averages $16,095 per month, depending on length of contract selected. |

Build-out and setup of the new temporary facilities will take approximately 6-8 weeks from the date the contract is executed. Facilities will be needed for 18 months or until permanent public safety facility is completed.
An additional benefit of leasing these facilities will be their location on 108th Avenue, freeing up the current temporary fire and police station lots next to city hall for parking, allowing for increased downtown parking revenues, should an alternate site be selected for construction of the permanent public safety facility.

**FUNDING:**

This is a general fund expenditure. Currently there is a 75% Federal cost share through FEMA and the State is covering 12.5% through FDEM. It is unknown how long these funding sources will be maintained.

Our insurance carrier may also cover the cost for an indeterminate amount of time, this is still in review by the carrier. If the old station is determined to be substantially damaged, our insurance carrier will cover temporary station costs until the rebuild is complete. If less than 50% substantial damage, we will receive temporary station coverage for the amount of time it would have taken to make repairs to the old station.

The pricing is as follows:

- Lease for both FD and PD for 18 months = $289,710
- Set up and removal charges (combined 18 month contract)= $102,146
- Lease with PD < 12 months and FD 18 months = $237,945
- Set up and removal charges (18 month FD / 12 month PD contracts)= $99,993

**MOTION:**

I move to approve the city manager to enter into a contract with Willscot Inc. for $391,856 to provide 18 months of temporary public safety facilities to the police and fire departments.

OR

I move to approve the city manager to enter into a contract with Willscot Inc. for $337,938 to provide 18 months of temporary fire department facilities and 12 months of temporary police department facilities.

---

**ATTACHMENTS:**
Parking lot layout Screenshot 2025-02-26 152143.jpg
FD Willscot Quote1996592.pdf
PD Willscot Quote 2037862.pdf

Combined 18 mo Willscot Quote 1996592 (TreasureIs) (BMO Review) (02838540-3).pdf


Treasure Island
Fire Department
Recently viewed
108th Ave
212
211
R Bar
Grill
108
Sandcastle Realty
108th Ave
Law Offices of
Michael J. Heath, PA
175
1st St E

**Your Sales Representative**
Chris Ahr
(813) 376-8027
christopher.ahr@willscot.com

**Agreement Number:** Q-1996592
**Revision:** 2
**Date:** 4/15/2025
**Expiration Date:** 5/15/2025

**Master Lease Agreement and Order**

| **Lessee:** | **Contact:** | **Ship To Address:** |
|---|---|---|
| City of Treasure Island | Trip Barrs | 180 108th Ave |
| 120 108th Ave | 10451 Gulf Boulevard | Treasure Island, FL 33706, US |
| Treasure Island, FL 33706 | Treasure Island, FL 33706, US | **Estimated Delivery Date :7/14/2025** |
| | Phone: (727) 547-4590 | |
| | Email: wbarrs@mytreasureisland.org | |

| **Rental Pricing Per Billing Cycle** | | **Quantity** | **Price** | **Extended** |
|---|---|---|---|---|
| 64x36 Modular (60x36 Box) | | 1 | $ 4,500.00 | $ 4,500.00 |
| Appliance - Rental | see scope of work | 1 | $ 1,485.00 | $ 1,485.00 |
| Personal Property Expense | | 1 | $ 225.00 | $ 225.00 |
| Restroom - ADA/IBC | | 3 | $ 40.00 | $ 120.00 |
| Loss Damage Waiver (11/12) | | 3 | $ 175.00 | $ 525.00 |
| ADA/IBC Steps w/ Canopy | | 2 | $ 225.00 | $ 450.00 |
| ADA/IBC Switchback Ramp - 36ft & Larger | | 1 | $ 625.00 | $ 625.00 |
| Minimum Lease Billing Period: 18 | | | Total Recurring Building Charges: | $ 4,500.00 |
| Billing Cycle : 28 days | | | Subtotal of Other Recurring Charges: | $ 3,430.00 |
| | | | **Total Recurring Charges Per Billing Cycle:** | $ 7,930.00 |

| **Estimated Delivery And Installation** | | | | |
|---|---|---|---|---|
| Ramp - Knockdown & Return | | 1 | $ 800.00 | $ 800.00 |
| Return - 12' wide | | 3 | $ 975.00 | $ 2,925.00 |
| Essentials Delivery Charge | | 1 | $ 600.00 | $ 600.00 |
| Standard Complex Setup and Anchor | | 1 | $ 14,725.00 | $ 14,725.00 |
| Standard Complex Vinyl Skirting | | 1 | $ 4,860.00 | $ 4,860.00 |
| Standard Complex Knockdown | | 1 | $ 9,575.00 | $ 9,575.00 |
| Modification to Unit L | bldg mods for required layout | 1 | $ 12,755.00 | $ 12,755.00 |
| Modification to Unit M | | 1 | $ 7,880.00 | $ 7,880.00 |
| State Approved Building Plans | | 1 | $ 2,200.00 | $ 2,200.00 |
| Fuel Surcharge Delivery | | 3 | $ 224.25 | $ 672.75 |
| Fuel Surcharge Return | | 3 | $ 224.25 | $ 672.75 |
| Ramp - Delivery & Installation | | 1 | $ 800.00 | $ 800.00 |
| Delivery - 12' wide | | 3 | $ 975.00 | $ 2,925.00 |
| | | | **Total Delivery and Installation Charges:** | $ 61,390.50 |

**Estimated Final Return Charges***

| | |
|---|---|
| **Due On Final Invoice*:** | $ 0.00 |

**Total Including Recurring Billing Charges, Delivery, Installation and Return**:** $ 204,130.50

**Scope Of Work**

QUOTE DOES NOT INCLUDE FIRE SUPRESSION SYSTEM OR DESIGN, FIRE ALARM SYSTEM OR DESIGN, FIRE EXTINGUISHERS, OR SMOKE DETECTORS. APPLIANCE RENTAL INCLUDES (1) DISHWASHER, (1) ELECTRIC 4-BURNER STOVE, (1) WASHER, AND (1) DRYER. UTILITY CONNECTIONS ARE BY OTHERS.

**Your Sales Representative**
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**Agreement Number:** Q-1996592
**Revision:** 2
**Date:** 4/15/2025
**Expiration Date:** 5/15/2025

**Summary of Charges**

| | | |
|---|---|---|
| Model: 64x36 Modular (60x36 Box) | Quantity: 1 | Total Charges for (1) Building(s): $ 204,130.50 |

**Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)**

**BY INITIALING BELOW, BUYER/LESSEE/CUSTOMER HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.**

| Initial | Recommended Items | Billing Frequency | Qty | Price | Extended |
|---|---|---|---|---|---|
| [ ] | Standard Complex Skirting Removal | Initial | 1.00 | $ 3,267.00 | $ 3,267.00 |

**Your Sales Representative**
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**Agreement Number:** Q-1996592
**Revision:** 2
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**Expiration Date:** 5/15/2025

## Master Lease Terms & Conditions

1. This Master Lease Agreement shall apply to any Order between Williams Scotsman, Inc. and/or any affiliate ("Lessor") and City of Treasure Island ("Lessee") for any Equipment as defined below ("Agreement"). This Agreement and any Order governs Lessee's use of Lessor's Equipment. By (1) signing this Agreement, (2) executing an Order that references this Agreement, (3) taking delivery of the Equipment, or (4) other commercially acceptable methods of acceptance, Lessee agrees to the terms of this Agreement.

2. Definitions

a. "Delivery Date" shall be defined as the date the Equipment was physically delivered. Within 48 hours of delivery, Lessee shall inspect the Equipment and notify Lessor in writing of any defects. Lessee must contact Lessor to relocate any Equipment and obtain Lessor's written consent prior to doing so. Lessee shall pay Lessor's relocation rates if the Equipment is moved without Lessor's written consent. Lessee acknowledges that delivery of Equipment may be in parts and not all at once.

b. "Equipment" means products leased from Lessor, which include Storage Containers, Refrigerated Storage Containers, Ground Level Offices ("GLO"), Modular Equipment, FLEX offices, Blast Resistant products, ancillary products and essentials, Additional Rental Equipment, and any additional products or services available for Lease from Lessor at the time of an Order. Any Lease for Equipment such as an Over the Road Trailer, Temporary Structure or other Equipment may be subject to an Addendum or Equipment specific terms and conditions. Lessee agrees Equipment shall not be used for residential occupancy.

c. "Lease" is defined as any Order for the Lease of Equipment by Lessee from Lessor.

d. "Lessee" means in the case of an individual accepting this Agreement on his or her own behalf, such individual, or in the case of an individual accepting this Agreement on behalf of a company or other legal entity, the company or other legal entity for which such individual is accepting this Agreement, and affiliates of that company or entity (for so long as they remain affiliates), which have entered into an Order.

e. "Order" means a WillScot document or online Order forming an individual Lease, specifying the Equipment to be provided hereunder that is entered into between Lessee and Lessor or any of their affiliates, including any addenda and supplements thereto. By entering into an Order hereunder, the Lessee or it's affiliate agree to be bound by the terms of this Agreement as if it were an original party hereto.

3. Lessee is responsible for all site conditions, use permits, and applicable Fees, and maintains sole responsibility for site selection, which shall be a flat, firm and open space, and prepared prior to Equipment Delivery as set forth in the Site Suitability Addendum, incorporated herein by reference.

4. If delivery of the Equipment is delayed through no fault of Lessor for a period of more than thirty (30) days from the confirmation date set forth in the Order, Lessee shall pay Lessor a storage fee equal to 50% of the Total Lease Charges for each thirty (30) day period of delay, or portion thereof, until the Equipment is delivered, in addition to any other Lease payments, charges and Fees due. Any such storage fees shall not affect commencement of the Minimum Lease Term.

5. Lessee is responsible to inspect and maintain the Equipment in good condition. Lessee shall use the Equipment in accordance with and be responsible for all maintenance as set forth in the Williams Scotsman Service Guide and/or any instructions contained in or on the Equipment.

6. Lessee shall maintain commercially reasonable insurance limits covering the Equipment's replacement cost. Lessee may obtain insurance for their contents at their discretion or can elect to participate in an optional third-party Contents Insurance Program provided through Lessor for a fee. Optional coverage programs offered to Lessee include General Liability, Loss Damage Waiver and Content Insurance. Details can be found at https://www.willscot.com/the-essentials/insurance-and-waivers-package.

7. Lessee shall provide no less than 15 days prior notice to schedule a pick-up date, and no less than thirty (30) days prior notice for any multi-floor Modular Equipment. Lessor shall not prorate any fraction of a Billing Cycle. Upon return, Lessee agrees to pay for all reasonable charges for cleaning, repair, and any damage beyond ordinary wear and tear. Lessee may have the option to pick-up and/or return certain Equipment, which shall be subject to signing an appropriate addendum.

**8. LESSOR MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE AND LESSEE AGREES THAT IT HAS SOLELY DETERMINED THAT THE EQUIPMENT ARE SUITABLE FOR LESSEE'S INTENDED USE. LESSEE LEASES THE EQUIPMENT "AS IS, WITH ALL FAULTS."**

9. Each Party agrees to defend, indemnify, and hold the other harmless for any third-party claim arising from the alleged conduct of the other Party under this Agreement. Neither Party shall be liable to the other Party for any special, punitive, exemplary, indirect or consequential damages, losses or damages for lost revenues or profits whether foreseeable or not, arising out of, or in connection with this Agreement.

10. This Agreement shall supersede and replace all prior documents and agreements between the Parties.

11. Lessee shall be solely liable for any and all applicable sales and use, lease or rental, excise, gross receipts, transaction privilege, value-added, goods and services, or similar transactional tax, levy duty or assessment imposed by a taxing authority ("Taxes"). Lessee shall pay or shall reimburse Lessor for any Taxes related to the Equipment.

12. Lessee's failure to make timely payments, filing of bankruptcy, abandonment of the Equipment or other failure to comply with this Agreement is a default, allowing Lessor to immediately terminate this Agreement, at which time Lessor has the right to pick-up and remove the Equipment upon reasonable notice or as required by law.

13. Lessee shall be solely liable for any and all applicable pass-through charges for costs associated with the Equipment including, but not limited to, ad valorem, real property, and ownership tax/personal property taxes, licensing and titling Fees, and any other expenses and/or third-party Fees associated with the Equipment ("Fees").

14. Except as otherwise stated herein, Lessor may amend the terms and conditions of this Agreement and such amended terms shall be effective thirty (30) days after notice is provided to Lessee. If Lessee does not object in writing to such amended terms before their effective date, such terms shall be deemed accepted. Lessee may not amend or assign this Agreement unless agreed to in writing by Lessor. Lessee may not sublet Equipment subject to this Agreement unless agreed to in writing by Lessor.

15. Lessee acknowledges this is a True Lease, and that ownership and title of any Equipment remains with Lessor, and Lessee has no right to ownership or to transfer or sell the Equipment.

16. In the event of any dispute over this Agreement, the Parties agree to waive a trial by jury and that venue shall be in the County or Parish where the Equipment was originally delivered.

17. To the extent permitted by applicable law, Lessee irrevocably and unconditionally authorizes Lessor to charge all amounts due under this Agreement to any credit card provided by Lessee.

**Your Sales Representative**
Chris Ahr
(813) 376-8027
christopher.ahr@willscot.com

**Agreement Number:** Q-1996592
**Revision:** 2
**Date:** 4/15/2025
**Expiration Date:** 5/15/2025

## Billing & Payment Terms

1. Lessor reserves the right to request Payment in advance of the Delivery Date, and Lessee may be required to make payment in advance to secure its performance of this Lease. Advance payments may include initial, final and/or recurring charges and will be applied to applicable invoices. Lessor reserves the right to charge an administrative fee for special billing requests.

2. Invoices will be generated on a 28 Day Billing Cycle, in advance, with payment due no later than Net 10 Days after invoice issuance.

3. AMOUNTS UNPAID WHEN DUE SHALL BE CHARGED INTEREST OF UP TO 1½% PER BILLING CYCLE OF THE UNPAID AMOUNT FOR THE PERIOD UNPAID , AND AN ADMINISTRATIVE CHARGE PER BILLING CYCLE THE INVOICE REMAINS UNPAID.

4. Initial Invoice Charges may include first and last Billing Cycle charges, delivery and installation charges, estimated charges for pick-up, teardown and Equipment removal, as well as any fuel surcharges. Final charges for pick-up, teardown and Equipment removal will be finalized at the time of pick-up based on existing site conditions. Upon the expiration of the Minimum Lease Term, the Lessor may make changes to the Lease rate, pick-up, teardown, removal, fuel surcharges and/or other charges.

5. The Initial Invoice will be issued on the earlier of the confirmation date or Delivery Date. In the event Lessee requests a delay to the delivery, as agreed to in the Confirmation, the Initial Invoice will be issued solely for the Equipment lease charges and a Storage Fee equal to 50% of the Lease, and all remaining Initial Invoice Charges will be invoiced on the Delivery Date. Lessee agrees that upon Termination prior to the Minimum Lease Term, Lessee shall pay the remaining payments for the unfulfilled Minimum Lease Term, and any applicable charges related to the Equipment, plus all return charges.

## Optional Insurance and Optional Coverage

**General Liability Insurance**

If (a.) quoted on the pricing page(s) or (b.) initialed in the optional section of the pricing page(s), Customer elects to participate in the General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts, subject to policy exclusions, that Lessee is legally obligated to pay due to bodily injury and property damage arising from the use and occupancy of Equipment leased from Lessor up to the policy limits. Coverage is subject to underwriting and specific terms and conditions and exclusions set forth in the policy. An outline of coverage is available upon request.

**Loss Damage**

If (a.) quoted on the pricing page(s) or (b.) initialed in the optional section of the pricing page(s), Lessee elects to participate in the Loss Damage Waiver Program. Lessee understands and agrees that under this program and subject to any exclusions, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability for repair or replacement of the Equipment leased from Lessor resulting in loss or damage. Please refer to the LOSS DAMAGE WAIVER PROGRAM ADDENDUM for specific details on coverage, exclusions and restrictions on coverage. The Loss Damage Waiver is not and shall not constitute a contract for insurance.

**Contents Insurance**

If (a.) quoted on the pricing page(s) or (b.) initialed in the optional section of the pricing page(s), Lessee elects to participate in the Contents Insurance Coverage Program, whereby Lessee will receive insurance coverage through Airpark Insurance ("Insurer") and administered by Falvey Insurance Group, Ltd. ("Falvey")) as Managing General Agent of those Interested Underwriters at Lloyd's, London ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party property policy that, subject to policy exclusions, provides comprehensive contents coverage and adds an additional layer of protection for the stored contents up to the selected limit of coverage. Coverage is subject to underwriting and specific terms and conditions and exclusions set forth in the policy. An outline of coverage is available upon request.

## Acceptance and Authority

Lessee represents and warrants they have the authority to agree to the terms and conditions stated in this Agreement by (1) signing this document, (2) executing an Order that references this Agreement, (3) taking delivery of the Equipment, or (4) other commercially acceptable means methods and, by doing so, this Agreement shall become legally binding. Lessor will consider the Order rejected if changes have been made to the Order by Lessee.

| **Lessee: City of Treasure Island** | |
|---|---|
| Signature: | Date: |
| Print Name: | Title: |
| PO#: | |

WILLSCOT

**Your Sales Representative**
Chris Ahr
(813) 376-8027
christopher.ahr@willscot.com

**Agreement Number:** Q-2037862
**Revision:** 1
**Date:** 4/15/2025
**Expiration Date:** 5/15/2025

**Master Lease Agreement and Order**

| **Lessee:** | **Contact:** | **Ship To Address:** |
|---|---|---|
| City of Treasure Island | Trip Barrs | 180 108th Ave |
| 120 108th Ave | 10451 Gulf Boulevard | Treasure Island, FL 33706, US |
| Treasure Island, FL 33706 | Treasure Island, FL 33706, US | **Estimated Delivery Date :7/14/2025** |
| | Phone: (727) 547-4590 | |
| | Email: wbarrs@mytreasureisland.org | |

| **Rental Pricing Per Billing Cycle** | **Quantity** | **Price** | **Extended** |
|---|---|---|---|
| 64x36 Modular (60x36 Box) | 1 | $ 4,575.00 | $ 4,575.00 |
| Professional Office Package | 6 | $ 90.00 | $ 540.00 |
| Personal Property Expense | 1 | $ 228.75 | $ 228.75 |
| Professional Workstation Package | 3 | $ 115.00 | $ 345.00 |
| Restroom - ADA/IBC | 2 | $ 50.00 | $ 100.00 |
| Professional Conference Package | 1 | $ 200.00 | $ 200.00 |
| Loss Damage Waiver (11/12) | 3 | $ 175.00 | $ 525.00 |
| ADA/IBC Steps w/ Canopy | 2 | $ 235.00 | $ 470.00 |
| ADA/IBC Switchback Ramp - 36ft & Larger | 1 | $ 650.00 | $ 650.00 |
| Data Hub - Rental | 3 | $ 100.00 | $ 300.00 |

| | | |
|---|---|---|
| Minimum Lease Billing Period: 12 | Total Recurring Building Charges: | $ 4,575.00 |
| Billing Cycle : 28 days | Subtotal of Other Recurring Charges: | $ 3,358.75 |
| | **Total Recurring Charges Per Billing Cycle:** | $ 7,933.75 |

**Estimated Delivery And Installation**

| | | | |
|---|---|---|---|
| Ramp - Knockdown & Return | 1 | $ 700.00 | $ 700.00 |
| Return - 12' wide | 3 | $ 900.00 | $ 2,700.00 |
| Essentials Delivery Charge | 1 | $ 600.00 | $ 600.00 |
| Standard Complex Setup and Anchor | 1 | $ 14,725.00 | $ 14,725.00 |
| Standard Complex Vinyl Skirting | 1 | $ 4,860.00 | $ 4,860.00 |
| Standard Complex Knockdown | 1 | $ 9,575.00 | $ 9,575.00 |
| State Approved Building Plans | 1 | $ 800.00 | $ 800.00 |
| Fuel Surcharge Delivery | 3 | $ 207.00 | $ 621.00 |
| Fuel Surcharge Return | 3 | $ 207.00 | $ 621.00 |
| Ramp - Delivery & Installation | 1 | $ 700.00 | $ 700.00 |
| Delivery - 12' wide | 3 | $ 900.00 | $ 2,700.00 |
| | **Total Delivery and Installation Charges:** | | $ 38,602.00 |

**Estimated Final Return Charges***

| | |
|---|---|
| **Due On Final Invoice*:** | $ 0.00 |
| **Due On Final Invoice Including Estimated Taxes*:** | $ 0.00 |
| **Total Including Recurring Billing Charges, Delivery, Installation and Return**:** | $ 133,807.00 |

**Summary of Charges**

| | | |
|---|---|---|
| Model: 64x36 Modular (60x36 Box) | Quantity: 1 | Total Charges for (1) Building(s): $ 133,807.00 |

**Your Sales Representative**
Chris Ahr
(813) 376-8027
christopher.ahr@willscot.com

**Agreement Number:** Q-2037862
**Revision:** 1
**Date:** 4/15/2025
**Expiration Date:** 5/15/2025

**Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)**

**BY INITIALING BELOW, BUYER/LESSEE/CUSTOMER HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.**

| Initial | Recommended Items | Billing Frequency | Qty | Price | Extended |
|---|---|---|---|---|---|
| [ ] | Standard Complex Skirting Removal | Initial | 1.00 | $ 3,267.00 | $ 3,267.00 |

## Master Lease Terms & Conditions

1. This Master Lease Agreement shall apply to any Order between Williams Scotsman, Inc. and/or any affiliate ("Lessor") and City of Treasure Island ("Lessee") for any Equipment as defined below ("Agreement"). This Agreement and any Order governs Lessee's use of Lessor's Equipment. By (1) signing this Agreement, (2) executing an Order that references this Agreement, (3) taking delivery of the Equipment, or (4) other commercially acceptable methods of acceptance, Lessee agrees to the terms of this Agreement.

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c. "Lease" is defined as any Order for the Lease of Equipment by Lessee from Lessor.

d. "Lessee" means in the case of an individual accepting this Agreement on his or her own behalf, such individual, or in the case of an individual accepting this Agreement on behalf of a company or other legal entity, the company or other legal entity for which such individual is accepting this Agreement, and affiliates of that company or entity (for so long as they remain affiliates), which have entered into an Order.

e. "Order" means a WillScot document or online Order forming an individual Lease, specifying the Equipment to be provided hereunder that is entered into between Lessee and Lessor or any of their affiliates, including any addenda and supplements thereto. By entering into an Order hereunder, the Lessee or it's affiliate agree to be bound by the terms of this Agreement as if it were an original party hereto.

3. Lessee is responsible for all site conditions, use permits, and applicable Fees, and maintains sole responsibility for site selection, which shall be a flat, firm and open space, and prepared prior to Equipment Delivery as set forth in the Site Suitability Addendum, incorporated herein by reference.

4. If delivery of the Equipment is delayed through no fault of Lessor for a period of more than thirty (30) days from the confirmation date set forth in the Order, Lessee shall pay Lessor a storage fee equal to 50% of the Total Lease Charges for each thirty (30) day period of delay, or portion thereof, until the Equipment is delivered, in addition to any other Lease payments, charges and Fees due. Any such storage fees shall not affect commencement of the Minimum Lease Term.

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6. Lessee shall maintain commercially reasonable insurance limits covering the Equipment's replacement cost. Lessee may obtain insurance for their contents at their discretion or can elect to participate in an optional third-party Contents Insurance Program provided through Lessor for a fee. Optional coverage programs offered to Lessee include General Liability, Loss Damage Waiver and Content Insurance. Details can be found at https://www.willscot.com/the-essentials/insurance-and-waivers-package.

7. Lessee shall provide no less than 15 days prior notice to schedule a pick-up date, and no less than thirty (30) days prior notice for any multi-floor Modular Equipment. Lessor shall not prorate any fraction of a Billing Cycle. Upon return, Lessee agrees to pay for all reasonable charges for cleaning, repair, and any damage beyond ordinary wear and tear. Lessee may have the option to pick-up and/or return certain Equipment, which shall be subject to signing an appropriate addendum.

**8. LESSOR MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE AND LESSEE AGREES THAT IT HAS SOLELY DETERMINED THAT THE EQUIPMENT ARE SUITABLE FOR LESSEE'S INTENDED USE. LESSEE LEASES THE EQUIPMENT "AS IS, WITH ALL FAULTS."**

9. Each Party agrees to defend, indemnify, and hold the other harmless for any third-party claim arising from the alleged conduct of the other Party under this Agreement. Neither Party shall be liable to the other Party for any special, punitive, exemplary, indirect or consequential damages, losses or damages for lost revenues or profits whether foreseeable or not, arising out of, or in connection with this Agreement.

10. This Agreement shall supersede and replace all prior documents and agreements between the Parties.

11. Lessee shall be solely liable for any and all applicable sales and use, lease or rental, excise, gross receipts, transaction privilege, value-added, goods and services, or similar transactional tax, levy duty or assessment imposed by a taxing authority ("Taxes"). Lessee shall pay or shall reimburse Lessor for any Taxes related to the Equipment.

12. Lessee's failure to make timely payments, filing of bankruptcy, abandonment of the Equipment or other failure to comply with this Agreement is a default, allowing Lessor to immediately terminate this Agreement, at which time Lessor has the right to pick-up and remove the Equipment upon reasonable notice or as required by law.

13. Lessee shall be solely liable for any and all applicable pass-through charges for costs associated with the Equipment including, but not limited to, ad valorem, real property, and ownership tax/personal property taxes, licensing and titling Fees, and any other expenses and/or third-party Fees associated with the Equipment ("Fees").

14. Except as otherwise stated herein, Lessor may amend the terms and conditions of this Agreement and such amended terms shall be effective thirty (30) days after notice is provided to Lessee. If Lessee does not object in writing to such amended terms before their effective date, such terms shall be deemed accepted. Lessee may not amend or assign this Agreement unless agreed to in writing by Lessor. Lessee may not sublet Equipment subject to this Agreement unless agreed to in writing by Lessor.

15. Lessee acknowledges this is a True Lease, and that ownership and title of any Equipment remains with Lessor, and Lessee has no right to ownership or to transfer or sell the Equipment.

16. In the event of any dispute over this Agreement, the Parties agree to waive a trial by jury and that venue shall be in the County or Parish where the Equipment was originally delivered.

17. To the extent permitted by applicable law, Lessee irrevocably and unconditionally authorizes Lessor to charge all amounts due under this Agreement to any credit card provided by Lessee.

**Your Sales Representative**
Chris Ahr
(813) 376-8027
christopher.ahr@willscot.com

**Agreement Number:** Q-2037862
**Revision:** 1
**Date:** 4/15/2025
**Expiration Date:** 5/15/2025

## Billing & Payment Terms

1. Lessor reserves the right to request Payment in advance of the Delivery Date, and Lessee may be required to make payment in advance to secure its performance of this Lease. Advance payments may include initial, final and/or recurring charges and will be applied to applicable invoices. Lessor reserves the right to charge an administrative fee for special billing requests.

2. Invoices will be generated on a 28 Day Billing Cycle, in advance, with payment due no later than Net 10 Days after invoice issuance.

3. AMOUNTS UNPAID WHEN DUE SHALL BE CHARGED INTEREST OF UP TO 1½% PER BILLING CYCLE OF THE UNPAID AMOUNT FOR THE PERIOD UNPAID , AND AN ADMINISTRATIVE CHARGE PER BILLING CYCLE THE INVOICE REMAINS UNPAID.

4. Initial Invoice Charges may include first and last Billing Cycle charges, delivery and installation charges, estimated charges for pick-up, teardown and Equipment removal, as well as any fuel surcharges. Final charges for pick-up, teardown and Equipment removal will be finalized at the time of pick-up based on existing site conditions. Upon the expiration of the Minimum Lease Term, the Lessor may make changes to the Lease rate, pick-up, teardown, removal, fuel surcharges and/or other charges.

5. The Initial Invoice will be issued on the earlier of the confirmation date or Delivery Date. In the event Lessee requests a delay to the delivery, as agreed to in the Confirmation, the Initial Invoice will be issued solely for the Equipment lease charges and a Storage Fee equal to 50% of the Lease, and all remaining Initial Invoice Charges will be invoiced on the Delivery Date. Lessee agrees that upon Termination prior to the Minimum Lease Term, Lessee shall pay the remaining payments for the unfulfilled Minimum Lease Term, and any applicable charges related to the Equipment, plus all return charges.

## Optional Insurance and Optional Coverage

**General Liability Insurance**

If (a.) quoted on the pricing page(s) or (b.) initialed in the optional section of the pricing page(s), Customer elects to participate in the General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts, subject to policy exclusions, that Lessee is legally obligated to pay due to bodily injury and property damage arising from the use and occupancy of Equipment leased from Lessor up to the policy limits. Coverage is subject to underwriting and specific terms and conditions and exclusions set forth in the policy. An outline of coverage is available upon request.

**Loss Damage**

If (a.) quoted on the pricing page(s) or (b.) initialed in the optional section of the pricing page(s), Lessee elects to participate in the Loss Damage Waiver Program. Lessee understands and agrees that under this program and subject to any exclusions, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability for repair or replacement of the Equipment leased from Lessor resulting in loss or damage. Please refer to the LOSS DAMAGE WAIVER PROGRAM ADDENDUM for specific details on coverage, exclusions and restrictions on coverage. The Loss Damage Waiver is not and shall not constitute a contract for insurance.

**Contents Insurance**

If (a.) quoted on the pricing page(s) or (b.) initialed in the optional section of the pricing page(s), Lessee elects to participate in the Contents Insurance Coverage Program, whereby Lessee will receive insurance coverage through Airpark Insurance ("Insurer") and administered by Falvey Insurance Group, Ltd. ("Falvey")) as Managing General Agent of those Interested Underwriters at Lloyd's, London ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party property policy that, subject to policy exclusions, provides comprehensive contents coverage and adds an additional layer of protection for the stored contents up to the selected limit of coverage. Coverage is subject to underwriting and specific terms and conditions and exclusions set forth in the policy. An outline of coverage is available upon request.

## Acceptance and Authority

Lessee represents and warrants they have the authority to agree to the terms and conditions stated in this Agreement by (1) signing this document, (2) executing an Order that references this Agreement, (3) taking delivery of the Equipment, or (4) other commercially acceptable means methods and, by doing so, this Agreement shall become legally binding. Lessor will consider the Order rejected if changes have been made to the Order by Lessee.

| **Lessee: City of Treasure Island** | |
|---|---|
| Signature: | Date: |
| Print Name: | Title: |
| PO#: | |

WILLSCOT™

**Your Sales Representative**
Chris Ahr
(813) 376-8027
christopher.ahr@willscot.com

**Agreement Number:** Q-1996592 **Revision:** 1 **Date:** 2/27/2025 **Expiration Date:** 3/29/2025

**Master Lease Agreement and Order**

| **Lessee:** | **Contact:** | **Ship To Address:** |
|---|---|---|
| City of Treasure Island | Trip Barrs | 180 108th Ave |
| 10451 Gulf Boulevard | 10451 Gulf Boulevard | Treasure Island, FL 33706, US |
| Treasure Island, FL 33706 | Treasure Island, FL 33706, US | **Estimated Delivery Date :5/15/2025** |
| | Phone: (727) 547-4590 | |
| | Email: wbarrs@mytreasureisland.org | |

| **Rental Pricing Per Billing Cycle** | **Quantity** | **Price** | **Extended** |
|---|---|---|---|
| 64x36 Modular (60x36 Box) | 1 | $ 4,500.00 | $ 4,500.00 |
| Professional Office Package | 6 | $ 90.00 | $ 540.00 |
| Personal Property Expense | 1 | $ 225.00 | $ 225.00 |
| Professional Workstation Package | 3 | $ 110.00 | $ 330.00 |
| Professional Conference Package | 1 | $ 200.00 | $ 200.00 |
| Loss Damage Waiver (11/12) | 3 | $ 240.00 | $ 720.00 |
| ADA/IBC Steps w/ Canopy | 2 | $ 225.00 | $ 450.00 |
| ADA/IBC Switchback Ramp - 36ft & Larger | 1 | $ 625.00 | $ 625.00 |
| Data Hub - Rental | 3 | $ 100.00 | $ 300.00 |
| Restroom - ADA/IBC | 2 | $ 40.00 | $ 80.00 |

Minimum Lease Billing Period: 18
Billing Cycle : 28 days

| | |
|---|---|
| Total Recurring Building Charges: | $ 4,500.00 |
| Subtotal of Other Recurring Charges: | $ 3,470.00 |
| **Total Recurring Charges Per Billing Cycle:** | $ 7,970.00 |
| **Total Recurring Charges Per Billing Cycle Including Estimated Taxes:** | $ 8,478.54 |

**Estimated Delivery And Installation**

| | | | |
|---|---|---|---|
| Delivery - 12' wide | 3 | $ 975.00 | $ 2,925.00 |
| Return - 12' wide | 3 | $ 975.00 | $ 2,925.00 |
| Essentials Delivery Charge | 1 | $ 600.00 | $ 600.00 $ |
| Standard Complex Setup and Anchor | 1 | $ 14,725.00 | 14,725.00 |
| Standard Complex Vinyl Skirting | 1 | $ 4,860.00 | $ 4,860.00 |
| Standard Complex Knockdown | 1 | $ 9,575.00 | $ 9,575.00 |
| State Approved Building Plans | 1 | $ 2,200.00 | $ 2,200.00 |
| Fuel Surcharge Delivery | 3 | $ 224.25 | $ 672.75 $ |
| Fuel Surcharge Return | 3 | $ 224.25 | 672.75 $ |
| Ramp - Delivery & Installation | 1 | $ 800.00 | 800.00 $ |
| Ramp - Knockdown & Return | 1 | $ 800.00 | 800.00 |

| | |
|---|---|
| **Total Delivery and Installation Charges:** | $ 40,755.50 |
| **Total Delivery and Installation Charges Including Estimated Taxes:** | $ 43,465.38 |

**Estimated Final Return Charges***

| | |
|---|---|
| **Due On Final Invoice*:** | $ 0.00 |
| **Due On Final Invoice Including Estimated Taxes*:** | $ 0.00 |

**Total Including Recurring Billing Charges, Delivery, Installation and Return**:** $ 184,215.50

**Total Including Recurring Billing Charges, Delivery, Installation and Return Including Estimated Taxes**:** $ 196,079.10

**Summary of Charges**

| | | |
|---|---|---|
| Model: 64x36 Modular (60x36 Box) | Quantity: 1 | Total Charges for (1) Building(s): $ 184,215.50 |

Total Charges for (1) Building(s) Including Estimated Tax: $ 196,079.10

**Your Sales Representative**
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**Agreement Number:** Q-1996592 **Revision:** 1 **Date:** 2/27/2025 **Expiration Date:** 3/29/2025

**Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)**

**BY INITIALING BELOW, BUYER/LESSEE/CUSTOMER HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.**

| Initial | Recommended Items | Billing Frequency | Qty | Price | Extended |
|---|---|---|---|---|---|
| [ ] | Standard Complex Skirting Removal | Initial | 1.00 | $ 3,267.00 | $ 3,267.00 |

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**Agreement Number:** Q-1996592 **Revision:** 1 **Date:** 2/27/2025 **Expiration Date:** 3/29/2025

**Master Lease Agreement and Order**

| **Lessee:** | **Contact:** | **Ship To Address:** |
|---|---|---|
| City of Treasure Island<br>10451 Gulf Boulevard<br>Treasure Island, FL 33706 | Trip Barrs<br>10451 Gulf Boulevard<br>Treasure Island, FL 33706, US<br>Phone: (727) 547-4590<br>Email: wbarrs@mytreasureisland.org | 180 108th Ave<br>Treasure Island, FL 33706, US<br>**Estimated Delivery Date :5/15/2025** |

| **Rental Pricing Per Billing Cycle** | | **Quantity** | **Price** | **Extended** |
|---|---|---|---|---|
| 64x36 Modular (60x36 Box) | | 1 | $ 4,500.00 | $ 4,500.00 |
| Appliance - Rental | see scope of work | 1 | $ 1,485.00 | $ 1,485.00 |
| Personal Property Expense | | 1 | $ 225.00 | $ 225.00 |
| Restroom - ADA/IBC | | 3 | $ 40.00 | $ 120.00 |
| Loss Damage Waiver (11/12) | | 3 | $ 240.00 | $ 720.00 |
| ADA/IBC Steps w/ Canopy | | 2 | $ 225.00 | $ 450.00 |
| ADA/IBC Switchback Ramp - 36ft & Larger | | 1 | $ 625.00 | $ 625.00 |
| Minimum Lease Billing Period: 18 | | | Total Recurring Building Charges: | $ 4,500.00 |
| Billing Cycle : 28 days | | | Subtotal of Other Recurring Charges: | $ 3,625.00 |
| | | | **Total Recurring Charges Per Billing Cycle:** | $ 8,125.00 |
| | | | **Total Recurring Charges Per Billing Cycle Including Estimated Taxes:** | $ 8,632.32 |

| **Estimated Delivery And Installation** | | | | |
|---|---|---|---|---|
| Ramp - Knockdown & Return | | 1 | $ 800.00 | $ 800.00 |
| Delivery - 12' wide | | 3 | $ 975.00 | $ 2,925.00 |
| Return - 12' wide | | 3 | $ 975.00 | $ 2,925.00 |
| Essentials Delivery Charge | | 1 | $ 600.00 | $ 600.00 |
| Standard Complex Setup and Anchor | | 1 | $ 14,725.00 | $ 14,725.00 |
| Standard Complex Vinyl Skirting | | 1 | $ 4,860.00 | $ 4,860.00 |
| Standard Complex Knockdown | | 1 | $ 9,575.00 | $ 9,575.00 |
| Modification to Unit L | bldg mods for required layout | 1 | $ 12,755.00 | $ 12,755.00 |
| Modification to Unit M | | 1 | $ 7,880.00 | $ 7,880.00 |
| State Approved Building Plans | | 1 | $ 2,200.00 | $ 2,200.00 |
| Fuel Surcharge Delivery | | 3 | $ 224.25 | $ 672.75 |
| Fuel Surcharge Return | | 3 | $ 224.25 | $ 672.75 |
| Ramp - Delivery & Installation | | 1 | $ 800.00 | $ 800.00 |
| | | | **Total Delivery and Installation Charges:** | $ 61,390.50 |
| | | | **Total Delivery and Installation Charges Including Estimated Taxes:** | $ 65,438.49 |

**Estimated Final Return Charges***

| | |
|---|---|
| **Due On Final Invoice*:** | $ 0.00 |
| **Due On Final Invoice Including Estimated Taxes*:** | $ 0.00 |
| **Total Including Recurring Billing Charges, Delivery, Installation and Return**:** | $ 207,640.50 |
| **Total Including Recurring Billing Charges, Delivery, Installation and Return Including Estimated Taxes**:** | $ 220,820.25 |

**Scope Of Work**

QUOTE DOES NOT INCLUDE FIRE SUPRESSION SYSTEM OR DESIGN, FIRE ALARM SYSTEM OR DESIGN, FIRE EXTINGUISHERS, OR SMOKE DETECTORS. APPLIANCE RENTAL INCLUDES (1) DISHWASHER, (1) ELECTRIC 4-BURNER STOVE, (1) WASHER, AND (1) DRYER. UTILITY CONNECTIONS ARE BY OTHERS.

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**Agreement Number:** Q-1996592 **Revision:** 1 **Date:** 2/27/2025 **Expiration Date:** 3/29/2025

**Summary of Charges**

| | | |
|---|---|---|
| Model: 64x36 Modular (60x36 Box) | Quantity: 1 | Total Charges for (1) Building(s): $ 207,640.50 |

Total Charges for (1) Building(s) Including Estimated Tax: $ 220,820.25

**Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)**

**BY INITIALING BELOW, BUYER/LESSEE/CUSTOMER HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.**

| Initial | Recommended Items | Billing Frequency | Qty | Price | Extended |
|---|---|---|---|---|---|
| [ ] | Standard Complex Skirting Removal | Initial | 1.00 | $ 3,267.00 | $ 3,267.00 |

## Master Lease Terms & Conditions

1. This Master Lease Agreement shall apply to any Order between Williams Scotsman, Inc., a Maryland corporation with a principal address of 901 S. Bond Street, Suite 600 Baltimore, MD 21231 and/or any affiliate ("Lessor") and City of Treasure Island ("Lessee") for any Equipment as defined below ("Agreement"). This Agreement and any Order governs Lessee's use of Lessor's Equipment. By signing this Agreement, Lessee and Lessor agree to the terms of this Agreement.

2. Definitions

a. "Delivery Date" shall be defined as the date the Equipment was physically delivered. Within 48 hours of delivery, Lessee shall inspect the Equipment and notify Lessor in writing of any defects. Lessee must contact Lessor to relocate any Equipment and obtain Lessor's written consent prior to doing so. Lessee shall pay Lessor's relocation rates if the Equipment is moved without Lessor's written consent. Lessee acknowledges that delivery of Equipment may be in parts and not all at once.

b. "Equipment" means products leased from Lessor, which include Storage Containers, Refrigerated Storage Containers, Ground Level Offices ("GLO"), Modular Equipment, FLEX offices, Blast Resistant products, ancillary products and essentials, Additional Rental Equipment, and any additional products or services available for Lease from Lessor at the time of an Order. Any Lease for Equipment such as an Over the Road Trailer, Temporary Structure or other Equipment may be subject to an Addendum or Equipment specific terms and conditions. Lessee agrees Equipment shall not be used for residential occupancy.

c. "Lease" is defined as any Order for the Lease of Equipment by Lessee from Lessor.

d. "Lessee" means in the case of an individual accepting this Agreement on his or her own behalf, such individual, or in the case of an individual accepting this Agreement on behalf of a company or other legal entity, the company or other legal entity for which such individual is accepting this Agreement, and affiliates of that company or entity (for so long as they remain affiliates), which have entered into an Order.

e. "Order" means a WillScot document or online Order forming an individual Lease, specifying the Equipment to be provided hereunder that is entered into between Lessee and Lessor or any of their affiliates, including any addenda and supplements thereto. By entering into an Order hereunder, the Lessee or it's affiliate agree to be bound by the terms of this Agreement as if it were an original party hereto.

3. Lessee is responsible for all site conditions, use permits, and applicable Fees, and maintains sole responsibility for site selection, which shall be a flat, firm and open space, and prepared prior to Equipment Delivery as set forth in the Site Suitability Addendum, incorporated herein by reference.

4. If delivery of the Equipment is delayed through no fault of Lessor and not due to an event outside the control of either party for a period of more than thirty (30) days from the confirmation date set forth in the Order, Lessee shall pay Lessor a storage fee equal to 50% of the Total Lease Charges for each thirty (30) day period of delay, or portion thereof, until the Equipment is delivered, in addition to any other Lease payments, charges and Fees due. Any such storage fees shall not affect commencement of the Minimum Lease Term.

5. Lessee is responsible to inspect and maintain the Equipment in good condition. Lessee shall use the Equipment in accordance with and be responsible for all maintenance as set forth in the Williams Scotsman Service Guide and/or any instructions contained in or on the Equipment.

6. Lessee shall maintain commercially reasonable insurance limits covering the Equipment's replacement cost. Lessee may obtain insurance for their contents at their discretion or can elect to participate in an optional third-party Contents Insurance Program provided through Lessor for a fee. Optional coverage programs offered to Lessee include General Liability, Loss Damage Waiver and Content Insurance. Details can be found at https://www.willscot.com/the-essentials/insurance-and-waivers-package.

7. Lessee shall provide no less than 15 days prior notice to schedule a pick-up date, and no less than thirty (30) days prior notice for any multi-floor Modular Equipment. Lessor shall not prorate any fraction of a Billing Cycle. Upon return, Lessee agrees to pay for all reasonable charges for cleaning, repair, and any damage beyond ordinary wear and tear. Lessee may have the option to pick-up and/or return certain Equipment, which shall be subject to signing an appropriate addendum.

**8. LESSOR MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE AND LESSEE AGREES THAT IT HAS SOLELY DETERMINED THAT THE EQUIPMENT ARE SUITABLE FOR LESSEE'S INTENDED USE. LESSEE LEASES THE EQUIPMENT "AS IS, WITH ALL FAULTS." NOTHING CONTAINED HEREIN SHALL BE CONSTRUED AS A WAIVER OF THE PARTIES' IMPLIED COVENANT OF GOOD FAITH AND FAIR DEALING.**

9. Neither Party shall be liable to the other Party for any special, punitive, exemplary, indirect or consequential damages, losses or damages for lost revenues or profits whether foreseeable or not, arising out of, or in connection with this Agreement.

10. This Agreement shall supersede and replace all prior documents and agreements between the Parties.

11. Lessee is exempt from paying sales tax and will provide written evidence of such exemption to Lessor upon request.

12. Lessee's failure to make timely payments, filing of bankruptcy, abandonment of the Equipment or other failure to comply with this Agreement is a default, allowing Lessor to immediately terminate this Agreement, at which time Lessor has the right to pick-up and remove the Equipment upon reasonable notice or as required by law.

13. Lessee shall be solely liable for any and all applicable pass-through charges for costs associated with the Equipment including, but not limited to, ad valorem, real property, and ownership tax/personal property taxes, licensing and titling Fees, and any other expenses and/or third-party Fees associated with the Equipment ("Fees"). Lessee shall not be liable for any Fees that it is legally exempt from paying.

14. Except as otherwise stated herein, Lessor and Lessee may amend the terms and conditions of this by mutual written agreement. Lessee may not assign this Agreement unless agreed to in writing by Lessor. Lessee may not sublet Equipment subject to this Agreement unless agreed to in writing by Lessor.

15. Lessee acknowledges this is a True Lease, and that ownership and title of any Equipment remains with Lessor, and Lessee has no right to ownership or to transfer or sell the Equipment.

16. This Agreement shall be construed by and controlled under the laws of the State of Florida. In the event of any dispute over this Agreement, the Parties agree to waive a trial by jury and that venue shall be in Pinellas County, Florida.

17. To the extent permitted by applicable law, Lessee irrevocably and unconditionally authorizes Lessor to charge all amounts due under this Agreement to any credit card provided by Lessee.

## Billing & Payment Terms

1. Lessor reserves the right to request Payment in advance of the Delivery Date, and Lessee may be required to make payment in advance to secure its performance of this Lease. Advance payments may include initial, final and/or recurring charges and will be applied to applicable invoices. Lessor reserves the right to charge an administrative fee for special billing requests.

2. Invoices will be generated on a 28 Day Billing Cycle, in advance.

3. All invoices shall be submitted in accordance with the Local Government Prompt Payment Act, sections 218.70 through 218.80, Florida Statutes. All payments shall be due on the date established by the Local Government Prompt Payment Act. Payment due date for purchase of goods or services other than construction services is net forty-five (45) days from the date an invoice submitted in accordance with the Local Government Prompt Payment Act is received by the Lessee. In the event of a disputed invoice, only that portion so contested will be withheld from payment and the undisputed portion shall be due and payable on the terms set forth herein. The Lessee does not pay sales tax and will provide sales tax exemption information at the written request of Contractor, where necessary.

4. AMOUNTS UNPAID WHEN DUE SHALL BE CHARGED INTEREST OF UP TO 1 1/2% PER BILLING CYCLE OF THE UNPAID AMOUNT FOR THE PERIOD UNPAID , AND AN ADMINISTRATIVE CHARGE PER BILLING CYCLE THE INVOICE REMAINS UNPAID.

5. Initial Invoice Charges may include first and last Billing Cycle charges, delivery and installation charges, estimated charges for pick-up, teardown and Equipment removal, as well as any fuel surcharges. Final charges for pick-up, teardown and Equipment removal will be finalized at the time of pick-up based on existing site conditions. Upon the expiration of the Minimum Lease Term, the Lessor may make changes to the Lease rate, pick-up, teardown, removal, fuel surcharges and/or other charges.

6. The Initial Invoice will be issued on the earlier of the confirmation date or Delivery Date. In the event Lessee requests a delay to the delivery, as agreed to in the Confirmation, the Initial Invoice will be issued solely for the Equipment lease charges and a Storage Fee equal to 50% of the Lease, and all remaining Initial Invoice Charges will be invoiced on the Delivery Date. Lessee agrees that upon Termination prior to the Minimum Lease Term, Lessee shall pay the remaining payments for the unfulfilled Minimum Lease Term, and any applicable charges related to the Equipment, plus all return charges.

## Optional Insurance and Optional Coverage

**General Liability Insurance**

If (a.) quoted on the pricing page(s) or (b.) initialed in the optional section of the pricing page(s), Customer elects to participate in the General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts, subject to policy exclusions, that Lessee is legally obligated to pay due to bodily injury and property damage arising from the use and occupancy of Equipment leased from Lessor up to the policy limits. Coverage is subject to underwriting and specific terms and conditions and exclusions set forth in the policy. An outline of coverage is available upon request.

**Loss Damage**

If (a.) quoted on the pricing page(s) or (b.) initialed in the optional section of the pricing page(s), Lessee elects to participate in the Loss Damage Waiver Program. Lessee understands and agrees that under this program and subject to any exclusions, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability for repair or replacement of the Equipment leased from Lessor resulting in loss or damage. Please refer to the LOSS DAMAGE WAIVER PROGRAM ADDENDUM for specific details on coverage, exclusions and restrictions on coverage. The Loss Damage Waiver is not and shall not constitute a contract for insurance.

**Contents Insurance**

If (a.) quoted on the pricing page(s) or (b.) initialed in the optional section of the pricing page(s), Lessee elects to participate in the Contents Insurance Coverage Program, whereby Lessee will receive insurance coverage through Airpark Insurance ("Insurer") and administered by Falvey Insurance Group, Ltd. ("Falvey")) as Managing General Agent of those Interested Underwriters at Lloyd's, London ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party property policy that, subject to policy exclusions, provides comprehensive contents coverage and adds an additional layer of protection for the stored contents up to the selected limit of coverage. Coverage is subject to underwriting and specific terms and conditions and exclusions set forth in the policy. An outline of coverage is available upon request.

## Acceptance and Authority

Lessee represents and warrants they have the authority to agree to the terms and conditions stated in this Agreement by (1) signing this document, (2) executing an Order that references this Agreement, (3) taking delivery of the Equipment, or (4) other commercially acceptable means methods and, by doing so, this Agreement shall become legally binding. Lessor will consider the Order rejected if changes have been made to the Order by Lessee.

## Florida Statutory Terms

The Parties recognize that Lessor is an independent Lessor. Lessor agrees to assume liability for and indemnify, hold harmless, and defend the Lessee, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorneys' fees in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, relief, or loss of use, arising out of the execution, performance nonperformance of the duties of the Lessor under this Agreement, the enforcement of this Agreement, or resulting from the activities of the Lessor in any way connected to this Agreement, whether or not due to or caused by the negligence of the Lessee, its commissioners, mayor, officers, employees, agents and attorneys, excluding only the sole negligence of the Lessee, its commissioners, mayor, officers, employees, agents and attorneys. Lessor's liability hereunder shall include all attorneys' fees and

costs incurred by the Lessee, in the enforcement of this indemnification provision. This indemnification provision includes claims made by any employees of Lessor against the Lessee, and Lessor hereby waives its entitlement, if any, to immunity under section 440.11, Florida Statutes. Nothing contained in this contract, and specifically this provision requiring Lessor to indemnify the Lessee, is intended to nor shall it be construed as an additional waiver of sovereign immunity by Lessee beyond the Lessee's expressed written contractual obligations contained within this contract, nor shall it be construed as a waiver of any defenses or limitations to any claims, including those based on the doctrine of sovereign immunity or section 768.28, Florida Statutes. The obligations contained in this paragraph shall survive the termination of this Agreement, however terminated and shall not be limited by the amount of any insurance required to be obtained or maintained under this Agreement.

Subject to the limitations set forth in this section , Lessor shall assume control of the defense of any claim asserted by a third party against the Lessee for which Lessor is obligated to indemnify, defend, and hold harmless the Lessee and, in connection of such defense, shall appoint lead counsel in each case at Lessor's expense. The Lessee shall have the right, at its option, to participate in the defense of any third-party claim, without relieving Lessor of any of its obligations hereunder. If Lessor assumes control of the defense of any third-party claim in accordance with this section, Lessor shall obtain the prior written consent of the Lessee before entering into any settlement of such claim. Notwithstanding anything to the contrary in this section, Lessor shall not assume or maintain control of the defense of any third-party claim, but shall pay the fees of counsel retained by the Lessee and all expenses, including experts' fees, if (a) an adverse determination with respect to the third-party claim would, in the good faith judgment of the Lessee, be detrimental in any material respect to the Lessee's reputation; (b) the third-party claim seeks an injunction or equitable relief against the Lessee; or (c) Lessor has failed or is failing to prosecute or defend vigorously the third-party claim. Each party shall cooperate, and cause its agents to cooperate, in the defense or prosecution of any third-party claim and shall furnish or cause to be furnished such records and information, and attend such conferences, discovery proceedings, hearings, trials, or appeals, as may be reasonably requested in connection therewith

Lessor shall comply with all applicable provisions of sections 448.09 and 448.095, Florida Statutes, as may be amended. The definitions in section 448.095(1), Florida Statutes, as may be amended, apply to this section of the Agreement. Lessor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all employees of Lessor. Lessor may not enter into a contract with a subcontractor to perform work under this Agreement unless and until the subcontractor registers with and uses the E-Verify system. If Lessor enters into a contract with a subcontractor to perform work under this Agreement, Lessor must obtain a properly executed affidavit from the subcontractor stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Lessor must maintain copies of all such affidavits for the duration of this Agreement. Lessee may terminate this Agreement for cause if Lessee determines that Lessor or Lessor's subcontractor has not complied with any applicable provision of sections 448.09 or 448.095, Florida Statutes, as may be amended. Lessee will terminate this Agreement for cause if Lessee has a good faith belief that Lessor has knowingly violated subsection 448.09(1), Florida Statutes, as may be amended. If the Lessee has a good faith belief that a subcontractor knowingly violated section 448.09(1), Florida Statutes, as may be amended, but Lessee determines that Lessor otherwise complied with section 448.09(1), Florida Statutes, as may be amended, Lessee will notify Lessor as such, and Lessor must immediately terminate Lessor's contract with said subcontractor . If this Agreement is terminated under section 448.095(c), F.S.: (a) such termination is not a breach of this Agreement and may not be considered as such; (b) Lessor may not be awarded a public contract for at least 1 year after the date on which the Agreement is terminated; and (c) Lessor is liable for any additional costs incurred by the Lessee as a result of the termination of the Agreement.

Lessor agrees that Lessor does not and will not, nor will it allow a subcontractor to, use any funds from the Lessee for the purpose of issuing an identification card or document to any individual who does not provide proof of lawful presence in the United States.

Pursuant to section 286.101, Florida Statutes, Lessor shall disclose any current or prior interest of, any contract with, or any grant or gift received from a Foreign Country of Concern, as defined below, if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. For purposes of this section, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such foreign country of concern. Lessor's disclosure shall include the name and mailing address of the disclosing entity, the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant or gift, and the name of the agent or controlled entity that is the source or interest holder. Lessor represents that within one (1) year before proposing any contract to the Lessee, Lessor provided a copy of such disclosure to the Florida Department of Financial Services.

By executing this Agreement and each and every renewal hereof (if renewal is separately provided for herein), pursuant to section 287.135, Florida Statutes, Lessor certifies, represents, and warrants that: (a) it is not on the Scrutinized Companies that Boycott Israel List, and (b) it is not engaged in a Boycott of Israel, and that all such certifications were true at the time it submitted its bid or proposal for this Agreement, as of the Effective Date of this Agreement, and as of the effective date of any renewal of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the Lessee may terminate this Agreement immediately if: (1) Lessor is found to have submitted a false certification regarding (a) or (b) above in accordance with section 287.135, Florida Statutes, or (2) Lessor has been placed on the Scrutinized Companies that Boycott Israel List or is or has been engaged in a Boycott of Israel. Such termination shall be in addition to any and all remedies available to the Lessee at law or in equity. The term "Boycott of Israel" used in this section is defined as in, and the Scrutinized Companies that Boycott Israel List is the list maintained pursuant to, Section 287.135, Florida Statutes.

By executing this Agreement and each and every renewal hereof (if renewal is separately provided for herein), pursuant to section 786.06, Florida Statutes, Lessor certifies, represents, and warrants that it does not use coercion for labor services, as those terms are defined in section 786.06. Lessor will provide to the Lessee an affidavit signed by an officer or representative of Lessor under penalty of perjury attesting that Lessor does not use coercion for labor or services. Notwithstanding anything contained in this Agreement to the contrary, the Lessee may terminate this Agreement immediately if Lessor is found to have submitted a false attestation. Such termination shall be in addition to any and all remedies available to the Lessee at law or in equity.

In the event the Lessee, in its sole discretion, determines that sufficient budgeted funds are not available to appropriate for payments due to Lessor under this Agreement, the Lessee shall notify Lessor of such occurrence and this Agreement shall terminate on the last day of the current fiscal period without any penalty or expense to the Lessee.

Pursuant to section 119.0701, Florida Statutes, for any tasks performed by Lessor on behalf of the Lessee, Lessor shall: (a) keep and maintain all public records, as that term is defined in chapter 119, Florida Statutes ("Public Records"), required by the Lessee to perform the work contemplated by this Agreement; (b) upon request from the Lessee's custodian of public records, provide the Lessee with a copy of the requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the costs provided in chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion or termination of this Agreement, if Lessor does not transfer the records to the Lessee in accordance with (d) below; and (d) upon completion or termination of this Agreement, (i) if the Lessee, in its sole and absolute discretion, requests that all Public Records in possession of Lessor be transferred to the Lessee, Lessor shall transfer, at no cost, to the Lessee, all Public Records in possession of Lessor within thirty (30) days of such request or (ii) if no such request is made by the Lessee, Lessor shall keep and maintain the Public Records required by the Lessee to perform the work contemplated by this Agreement. If Lessor transfers all Public Records to the Lessee pursuant to (d)(i) above, Lessor shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements within thirty (30) days of transferring the Public Records to the Lessee and provide the Lessee with written confirmation that such records have been destroyed within thirty (30) days of transferring the Public Records. If Lessor keeps and maintains Public Records pursuant to (d)(ii) above, Lessor shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the Lessee, upon request from the Lessee's custodian of public records, in a format that is compatible with the information technology of the Lessee. If Lessor does not comply with a Public Records request, or does not comply with a Public Records request within a reasonable amount of time, the Lessee may pursue any and all remedies available in law or equity including, but not limited to, specific performance. The provisions of this section only apply to those tasks in which Lessor is acting on behalf of the Lessee.

## IF THE LESSOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LESSOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**Telephone number: 727-547-4575**
**E-mail address: cityclerk@mytreasureisland.org**
**Mailing address: Attn: City Clerk, 10451 Gulf Blvd, Treasure Island, FL 33706**

**Lessee: City of Treasure Island**

Signature: Date:

Print Name: Title:

PO#:

City Clerk – Attest: _____

**Lessor: Williams Scotsman, Inc.**

Signature: Date:

Print Name: Title:

PO#:

**AGENDA ITEM NO. I.4**

# Item Cover Page

**BOARD OF COMMISSIONERS AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | May 20, 2025 |
| **SUBMITTED BY:** | Cathy Hayduke, Parks & Recreation |
| **ITEM TYPE:** | For Consideration and Discussion |
| **AGENDA SECTION:** | ITEMS OF BUSINESS |
| **SUBJECT:** | Treasure Island Historical Society City Hall Project |
| **BACKGROUND:** | Former City Manager Amy Davis coordinated with the Treasure Island Historical Society for artwork for the new city hall. The TI Historical Society is working with Justin Redden of DJR Enterprises of Tampa Bay, LLC to provide digitally printed and laminated full wall wraps for five locations in city hall. The first of the wall wraps was completed in the Commission Chamber. The remaining areas include the 2nd and 5th floor elevator walls and walls opposite the elevator walls. The wall wraps depict the history of Treasure Island. The 2nd floor wall wraps are completed with the exception of adding photos of current Treasure Island Police and Fire Departments staff. |
| **POLICY/PURPOSE:** | Commission consensus on the wall wrap design for the fifth floor wall opposite the elevator |
| **STRATEGIC PLAN RELEVANCE:** | STRATEGIC PLAN - COMMUNITY ROAD MAP, Goal 1: Promote a socially-connected community through the implementation of the Master Park Plan. Bold Action 2: Fund prioritized Master Park Plan projects in the City budget.<br><br>MASTER PARK PLAN Goal 5, Enhance public spaces with public art |
| **ANALYSIS/DISCUSSION:** | The Treasure Island Historical Society (TIHS) has provided two views for the fifth floor design for the wall opposite the elevator.<br><br>The Treasure Island Historical Society created a more "whimsical" look as the fifth floor is used for events and rental space, both public and private. Adding the Treasure Island |

neighborhoods on the directional sign posts gives an added dimension to the art and local flare.

**FUNDING:** The cost of the project is $11,404.00 budgeted in account 001-5110-82000. A deposit of sixty percent totaling $6,842.40 was paid on December 15, 2023. A partial payment of $1,828 was paid on April 18, 2025 for the completion of the second floor wall wraps. The balance of $2,640 is due at the completion of the fifth floor project. The funds for the balance are encumbered in PO 24-02613.

**MOTION:** Consensus on the fifth floor wall design is requested by the Commission.

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**ATTACHMENTS:**
FIFTH FLOOR WALL WRAP.jpg
FIFTH FLOOR WALL WRAP1.jpg.png


TREASURE ISLAND
WOMEN


TREASURE ISLAND
FLORIDA
SUNSET BEACH
ISLE OF CAPRI
PARADISE ISLAND
ISLE OF PALMS
SUNSHINE BEACH
THE FLORIDA SHELL SHOP

**AGENDA ITEM NO. I.5**

# Item Cover Page

**BOARD OF COMMISSIONERS AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | May 20, 2025 |
| **SUBMITTED BY:** | William Barrs, Fire |
| **ITEM TYPE:** | For Consideration and Discussion |
| **AGENDA SECTION:** | ITEMS OF BUSINESS |
| **SUBJECT:** | Hurricanes Helene and Milton After Action Review |
| **BACKGROUND:** | In 2024, the City was impacted by three hurricanes, Debby, Helene and Milton. Our Emergency Operations Center (EOC) was activated for all three storms and was the primary location for the deployment of city staff and external resources for Hurricanes Helene and Milton.<br>Post event, staff began an ongoing After Action Review (AAR) to determine what was effective during our preparation, response and recovery operations and what areas could improve. This AAR is a 360 look at our emergency management operations and considers all stakeholder input.<br>As we prepare for the beginning of this year's hurricane season on June 1st, staff continues to prepare and implement identified changes to our planning and improve our capabilities to meet the needs of the residents and business owners on Treasure Island. |
| **POLICY/PURPOSE:** | Update Commissioners on staff review and ongoing assessment of emergency management activities, focusing on last year's hurricane response and recovery actions. |
| **STRATEGIC PLAN RELEVANCE:** | Goal 2: Maximize the utilization of the City's resources |
| **ANALYSIS/DISCUSSION:** | Staff presentation will include a PowerPoint outlining the emergency management process and discussion of activities that the Commission would like additional information about is encouraged. |
| **FUNDING:** | The FY2025 Emergency Management budget includes line |

| | |
|---|---|
| | items for equipment maintenance (generators, high water vehicle, boat), staff training, communications equipment and public education. This general fund category was budgeted for $23,890 in operating expenses. Additional expenses were incurred by individual departments during our response and recovery operations. Insurance proceeds, FDEM and FEMA reimbursements are expected and are currently being processed. |
| **MOTION:** | N/A |

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**ATTACHMENTS:**
Hurricanes Helene and Milton After Action Review.pdf
Hurricanes Helene Milton AAR.pptx
City of Treasure Island 2024 Hurricane Season Survey.pdf

# TI Storm After Action Review

# Contents

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**Public Information Officer** ..... **13**

## Fire Department – Hurricane Helene

1. Order Incident Management Team before storm
2. Specify size of IMT needed, use mutual aid if available, not contract
3. Web EOC activity log entries, unable to see left side of message block when typing, EEI can't see column headings when scrolling down
4. Need better coordination with PCSO on USAR assets
5. National Guard unresponsive to requests outside specifically tasked mission
6. Mission ready package for all departments pre-storm
7. Comfort stations slow to come online, coordinator required
8. Combine to one centrally located comfort station co-locate with POD?
9. Volunteer coordinator earlier
10. SARCOP access from SERP (done)
11. Tertiary EOC agreement with SPC (in progress)
12. Split IMT or each municipality have their own?
13. Single fam/duplex electrical and fire safety inspections required prior to power restoration
14. Vehicle issues – Ford alternators, CDD's EVs, switch to F150 citywide?
15. County/State initiated missions and resource requests MUST coordinate with municipalities FIRST. We received many supplies with no place to put them, were in way. Island has finite space.
16. Use State ordered resources first, saves invoicing and reimbursement on back end

## Fire Department – Hurricane Milton

1. SPN evacs, do we need a medic on bus?
2. Per the PCSO, we need medical and transportation at each Casualty Collection Point (CCP) location. If the evacuee required EMS, they would not have been taken to the CCP, but to a hospital
3. Longview IMT no comms, placed orders without city approval, leadership positions constantly rotating personnel, ordering resources without city approval, no follow up on site. Were released on 10/12/24
4. Many webeoc resource requests duplicated – all need to coord thru Logs, only order with Ops section chief approval. Large $ items, ops to coord with IC/EPG
5. Need to broaden emergency declarations like County's to provide more latitude in operations.
6. 10/15/24 county landfill was closed to storm debris haulers by PCSO???
7. COTI resource ordering. When a department orders something, their rep signs for it and is responsible for its location until picked up by vendor. NOT Ops or LOGS' responsibility once you take possession.
8. Damage assessment must be contracted by City with assessor (ie Tidal Basin) and set date to have data returned to City. NOT STATE OR COUNTY RESPONSIBILITY TO PROVIDE SUBSTANTIAL DAMAGE ASSESSMENT LETTERS

## Fire Department Operations Considerations

1. Pre-filled 213RR (anticipate your potential needs)
2. Pre-filled 204's with personnel assignments
3. Create Pre, During, and Post Organizational Charts for all City Employees
4. Generate Fire Operations Request – anticipate needs
5. Create an emergency bus route evacuation plan
6. IAPs – preset objectives
7. Mission request for Logistics Section Chief and FDEM personnel; pre-storm based on forecast
8. Comfort Stations: Request wrap around services and identify station locations
9. POD – Location with convenient drive through route
10. Specific request for National Guard
    a. Load
    b. Unload
    c. Security
    d. Direct Civilians
    e. Traffic Control
11. Mission request – Forklift
12. Duke representative imbedded in our EOC
13. National Guard First Push Team – stage at our EOC
14. Plan for alternative transportation vehicles: golf carts, side by sides and utility vehicles
15. Create sign-in and out system for these types of vehicles
16. Add vehicle identification to 214s
17. EOC position signage (IC, Ops, Logs, Safety, Plans, Finance …..)
18. Journals with dates for EOC personnel to track their days
19. City Maps with Grid system 2 x 3
20. For on boarding log IDs, Point of Contact, and documents
21. Create Mission Log Board for display in EOC with: Tracking #, Assigned to, Date/Time, Status and Demob
22. Considering utilizing Alert TI (Everbridge)

## Police Department

- Continue to address PD staffing issues during and right after events
- Ensure EOC personnel access and room assignments, specifically in areas with public safety, are monitored
- Ensure quick response from PD to check on PD staff's personal situations handled
- Ensure sworn staff understands when EOC pay begins and ends

## Community Development Department

Items needed prior to incident:

- Yearly classes on the Comprehensive Emergency Management Plan (CEMP).
- Physical copies of the CEMP (to include at the EOC).
- Base plan and backup plan on communication. Once all cell service went down, paired with lack of Wi-Fi, communication methods/channels were insufficient. Could not inform the public.
- Set public expectations on timelines ahead of and during incidents (i.e. starting SDD, opening for permits, the overall process, etc.).
- Compile volunteer lists and coordination ahead of time.

First 24 Hours at EOC:

- Updates with County Liaison on situation and needs identified through the planning process.
- Consistent contact person for County Liaison to update as County situation/preparations unfold.

During Extended Days at the City EOC:

- Command structure needs to be established and published prior to incident and posted at EOC and to County Liaison, this includes regular updates and changes of command.
- Known change of command as leadership comes on and off.
    - Post and send to the County Liaison.
    - Who is in charge of each aspect?
        - Published chain of command and points of contact expectations (ex. Normally our employees can go ask a member of another department to help fill a need, during an event, how should this communication flow during an event?).
    - Who are the Section chiefs.
        - Possible training on the roles, responsibilities of each position and how they pertain to or are edited for our operations for the staff that interact with the leadership team.
        - Who is present/awake and able to coordinate with County Liaison at the City EOC.
- Access to city vehicles that are available rather than the keys going home with employees.
    - Known fuel points (for city and POVs).
- For damage assessments, rent small pickup trucks in advance with multiple CDD drivers (2-3 trucks).
    - Pick up before the storm and store at City EOC.

- Communicate guidance from the County on the need of initial Damage Assessment, if the need is slowed or declaration needs met, this can be combined with other assessment steps.
- Wi-Fi service that has enough capacity so that we can update web pages to communicate with the public, complete the needs of our positions, and process permits.
- Mission request template & training.
    - Non-command staff need to have a better understanding of the process in order to expedite mission requests.
    - Relying on operations section chief to do everything from start to finish rather than have them proof an already done request consumes resources & slows down process. Additionally, turning in incomplete mission requests slows down the process.
- Servers going/being down impacts all CDD operations.

When the impacts are county wide:

- High volume printer so that we can print communications with/for the public.
- Access to gas for EOC critical staff that have had to drive multiple days from remote locations that they must evacuate to.
- CDD will need additional staff immediately upon opening permitting, requests for staffing missions to County through WEBEOC while still in EOC and have an anticipated opening date/staffing date.

At County EOC:

- Have 2 people there, to run two 12-hour shifts for at least 2 days. Once Incident Management Teams are in place at City EOC and Damage Assessments being, this can shift down to one person.
- EOC personnel attend training prior to the incident. The levels of ICS training within the COTI Policy Manual need to be reviewed and updated per-position and emphasized as a requirement for employment. Annual training reminders and in-person class opportunities posted.
- WEBEOC training is how to use the system as a whole, not how to operate within the position.
    - Roles and capabilities need to be outlined and trained on. Ex. Who can input a mission into WEBEOC, who can edit a mission, does the POC know they are the POC on a mission and do they have a phone, does each requestor understand what should be included in the request.
    - WEBEOC premade templates for each scale of storms (ex. tropical storm requires xyz, hurricane requires xyz).

After returning to operations at City Hall or elsewhere:

- Pre-determined locations for re-opening.
    - Have primary, secondary etc. locations depending on damage and available infrastructure (i.e. internet, server access, etc.)

## Finance Department

General Observations / thoughts

- IT – disaster recovery – I believe Chris P is covering. Since the accounting platform as well as other mission critical systems, 100% fast recovery is essential.
- From an accounting standpoint, all necessary accounts / projects are set for proper tracking and submissions to respective places (insurance, FEMA, etc.)
- There was a funding deadline that we missed in August. A review of all deadlines with respect to possible grant $'s should be put together to make sure we hit them all (happy to work with Chris T on this). We also need to stay on top of F-ROC to keep raising out score. There are a couple of places where finance can improve on that with respect to more robust policies; purchasing comes to mind.
- Since coming, we seem to be moving well against getting claims etc. in, e.g. debris removal.
- To avoid the whole refunding mess, I suggest we devise a response plan to this in advance. Since most towns around us came out of the gate quickly on this one, I suggest the same. On this end, there are state rules about how much carryover is permitted on the building fund. I'll dig further on this one.
- Reserves / contingencies – so far I've found very little by way of contingencies for situations such as this in the current budget. Although unlikely we get hit like this again, it's likely we will get hit and we should take a stab at accounting for it in this year's budget.

## City Clerk's office

Record Security and Continuity

**Lesson:** Ensuring records are securely stored at our off-site storage facility and backed up online is crucial. Our aim to be fully cloud-based will further enhance our ability to maintain continuity during storm events.

Role Reevaluation and Remote Work

**Lesson:** The roles of the city clerk and staff need to be reevaluated to prioritize remote work capabilities. It's recommended to keep staff at home where they can effectively support operations remotely.

Food and Support Logistics

**Lesson:** Coordinating food and supplies for the EOC team, first responders, staff, and partner cities is vital. However, managing these logistics should be streamlined to minimize stress and ensure that everyone's needs are met efficiently.

**Recommendations for Future Storm Events:**

- **Emphasize remote work:** Develop a robust work-from-home policy with clear guidelines and provide necessary tools for staff to perform their duties effectively from home
- **Strengthen cloud-based systems:** Accelerate the transition to a fully cloud-based system for enhanced record security and accessibility. i.e. Laserfiche
- **Streamline logistics:** Improve coordination for food and supplies distribution to support the EOC team, first responders, and partner cities with minimal stress.

## Administration

Emergency cell phones

- 3 separate cell phones with main phone number needs to be activated and publicly shared on the TI website and social media
- Phone tree needs to be established with the following employees and rotated M-F from 8:00 am – 4:30 pm for 4.25 hour shifts
    - Customer Service Rep
    - Finance Department – 2 positions
        - Fiscal Specialist
        - Budget & Mang Analyst
    - Public Works – 1 position
        - Coordinator
    - PD – 2 positions
        - Public Records Coordinator
        - Property/Evidence Coordinator
    - Administration – 2 positions
        - Deputy Clerk
        - Sr. Executive Assistant
    - Volunteer Group (4 or more dedicated volunteers)
        - Managed by?
            - Suggestions:
                - Donna Dickey
                - Heidi Horak
                - Diana Crabill
                - Ginger Goepper

- Phone recording can be available outside operating hours with basic info guiding people to our website and social media for up-to-date information
- All departments/volunteers answering the phone will meet each morning for up-to-date talking points from the PIO

City Hall email distro list to include:

- Kim Kramer
- Tia Payton
- Penny Klipple

## Parks & Recreation

1. Food Distribution Centers/POD. Coordinator for distribution center locations for public. Non-Profit organizations (Red Cross, Church Organizations, etc…) seldom stopped city staff wanting to drop off food and clothing. Clothing donations were a problem. People left donations at TI Park or the Community Center, which created a problem between storms for staff to move these supplies to other locations or to the dumpster.
2. The Comfort Station Coordinator should be assigned pre-storm (or pre-planned) and all contact/vendor information and locations should be provided to the Coordinator, which was the Assistant P&R Director. Need assigned vehicle for this function.
3. Tire plugs for all vehicles and staff trained to plug tires. Need air compressor stored off site to use post storm. Numerous flat tires post storm
4. Required content inventory forms needed pre-storm so we don't have to change form midstream. Information was missing from contents being transferred to different forms by various city staff
5. Storage containers for facility contents ordered or scheduled pre storm for post storm damage. Checklist of post storm items needed to order standby pre storm. Ground level storage needed for equipment. Storage of equipment post storm is still an issue.
6. Insurance carrier sent out many inspectors and engineers without notifying city representative – quite confusing at times as to who is onsite and for what reason.
7. Gas up generators, air compressors, tools such as chain saws, etc…remove pre storm to store off island for post storm use. Store in buses if needed.
8. EOC
    a. County/State/Federal support staff coordination with Incident Command post storm. Various organizations showed up to EOC post storm, requiring food/water/housing. Difficult to coordinate with EOC liaison for housing and food/beverage.
    b. EOC coordination - Treasure Island P&R Director should remain the liaison for the EOC location(s). Based on an approved menu, both St Pete Beach and Treasure Island should purchase and supply the food/water for the EOC. St Pete Beach, South Pasadena and Treasure Island should provide employees to assist with meal prep, service and cleanup. POST Storm, South Pasadena, and St Pete Beach staff should assist Treasure Island staff in organizing food trucks while at EOC. Once leaving EOC, the city should provide their own food trucks or meals for their city staff. Some cities and support staff were still relying on the EOC for food and water. Sharing of the EOC responsibilities at SPC Midtown was not effective and created confusion among EOC employees.
    c. Enclosed trailer for water to store and transport between city and EOC locations. Purchased over 100+ cases of water, 20 cases of soft drinks and 25 cases of Gatorade pre/post storm Helene. Used SERT water and donated water for Milton. We ran out of water post storm

Milton and used water from distribution center. Purchasing water in advance is beneficial and can be used for events post hurricane season.

d. The updated agreement with EOC requires janitorial assistance on site pre and post storm. P&R will provide staff

e. Plan for meals pre/post storms (at least 5 to 7 days). Struggled to find food for TI staff post Milton (see b)

9. Food trucks are a benefit post storm for residents, if the island is passable and at EOC for city staff and support staff. This operation should be coordinated by city staff members from each island.

10. Bus Transportation

    a. Buses with handicap access are needed for transportation to shelters, if applicable.

    b. PSTA connection location from island to Central needs to be determined pre-storm

    c. Police escort to and from island was beneficial for taking residents from island to PSTA buses

    d. Sunset Beach – prefer golf carts with bed for transportation of equipment and material. Buses were hard to maneuver down the side streets. Order pre-storm. Both gas and electric carts have their challenges for charging/fueling; however, gas is preferred. Can uses buses for other parts of the island, if needed. Limited CDL drivers with air brake and passenger endorsement – consider getting all CDL drivers in P&R department to obtain their air brake and passenger endorsement.

11. Cell service on city phones was limited or non-existent after Hurricane Milton. We need to have another mode of communication to reach staff or vendors.

12. Adopted Fee Schedule – can we address declared emergency fees in annual adopted Fee Schedule so staff does not need to bring forward to Commission to waive permit fees, parking fees, etc…

13. P&R Team – Director, Assistant and Supervisor, once permitted to enter island need to complete damage assessment of recreational facilities and parks as many are needed for post storm recovery

## PIO

Ensure that storm communications are prompt and provide valuable information to residents and stakeholders. Use a system where the primary weather updates—containing critical information—are posted and sent via email notifications at 8 a.m., 11 a.m., 5 p.m., 8 p.m., and 11 p.m. These times align with the National Hurricane Center's updates.

Each update incorporates local impact assessments, integrating information from Pinellas County to provide residents with relevant, actionable details. These updates are disseminated across multiple platforms, including:

- Facebook (City, Police, Fire)
- Instagram
- X (Twitter)
- Nextdoor
- YouTube
- City Website (via a dedicated storm page/Alert Box)

In addition to scheduled updates, vital information is shared throughout the day regarding pre-storm preparations, real-time storm developments, and post-storm recovery efforts.

**Areas for Improvement**

To further enhance the efficiency and effectiveness of storm communications, the following improvements should be considered:

**Pre-Drafted Messaging & Templates**

- Develop a library of pre-drafted message templates for various storm scenarios to streamline communication.
- Create pre-designed social media templates that can be quickly updated with relevant information, allowing other city staff to fill in if needed.

**Enhanced Coordination**

- Maintain regular check-ins with the Incident Commander and Operations Manager to ensure critical updates are communicated accurately and in a timely manner.

**Rumor Control & Public Q&A**

- Establish a “Rumor Control” or “Questions Answered” section to address misinformation and community concerns.
- Recruit city staff to assist in monitoring and responding to the influx of questions on social media during storm events.

**Exploring a Text-Based Notification System**

- Advocate for the implementation of TextMyGov or a similar text-based notification system. Cities such as Pinellas Park utilize this platform to facilitate two-way communication and provide real-time alerts without requiring users to download an app. However, this service may prove too expensive for Treasure Island (11K yearly).

**Post-Storm Messaging & Coordination**

- Prepare pre-drafted messaging for post-storm updates, including information on substantial damage assessments, permitting, and recovery efforts.
- Improve coordination with the Community Development Department, ensuring they have the resources to provide necessary information efficiently. Work with them to provide one person to provide the PIO with what communication they need to push out.

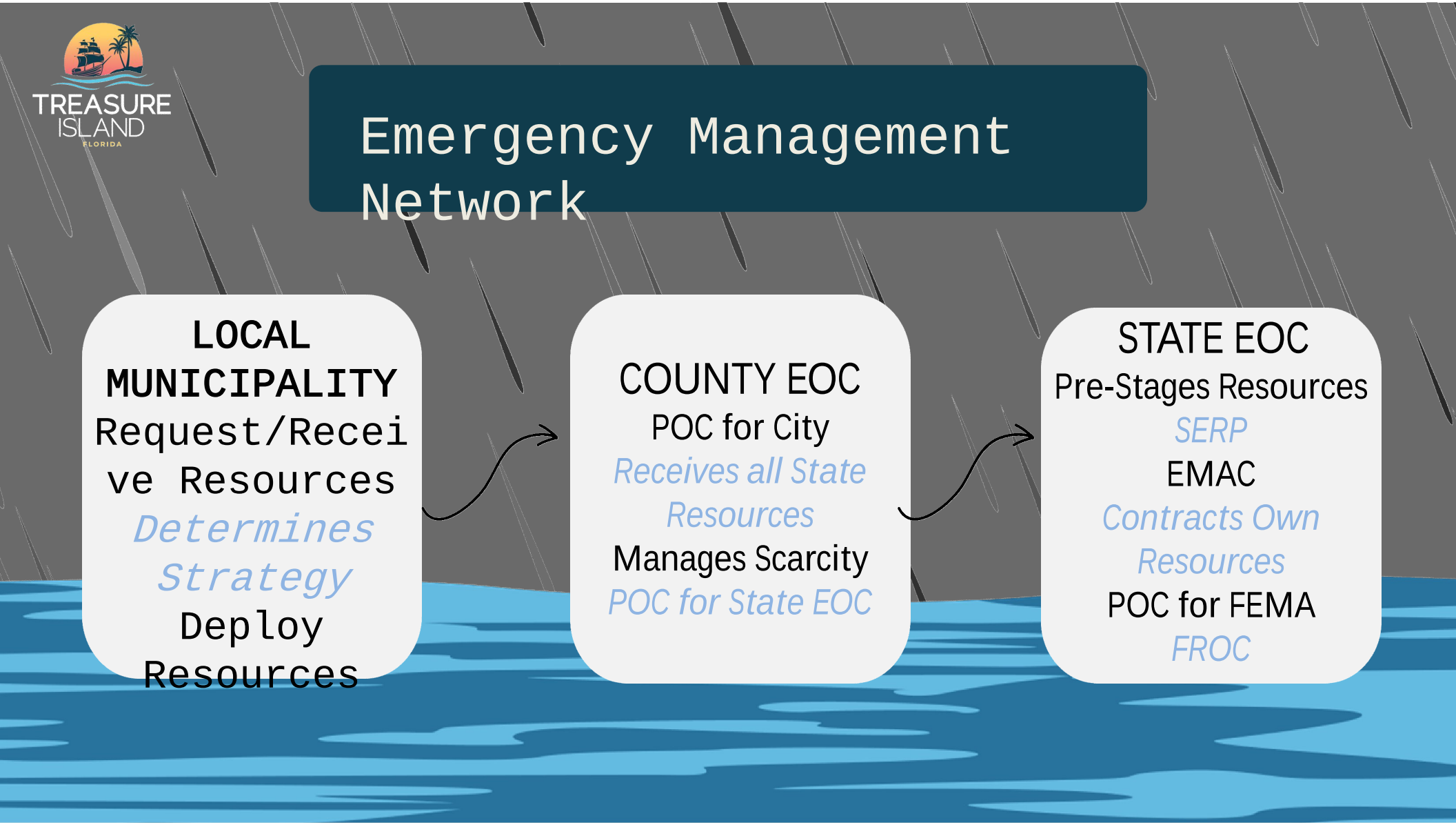
**Increased Video Communications**

- Utilize more video updates featuring Police/Fire Chiefs and the Mayor to provide reassurance, recovery updates, and emergency information.

Implementing these improvements will ensure that storm communications remain timely, accurate, and effective, ultimately enhancing public safety and community trust.


TREASURE ISLAND
FLORIDA
Hurricanes Helene & Milton
After Action Report

# Emergency Management Network



**LOCAL MUNICIPALITY**
Request/Receive Resources
*Determines Strategy*
Deploy Resources

COUNTY EOC
POC for City
*Receives all State Resources*
Manages Scarcity
*POC for State EOC*

STATE EOC
Pre-Stages Resources
*SERP*
EMAC
*Contracts Own Resources*
POC for FEMA
*FROC*

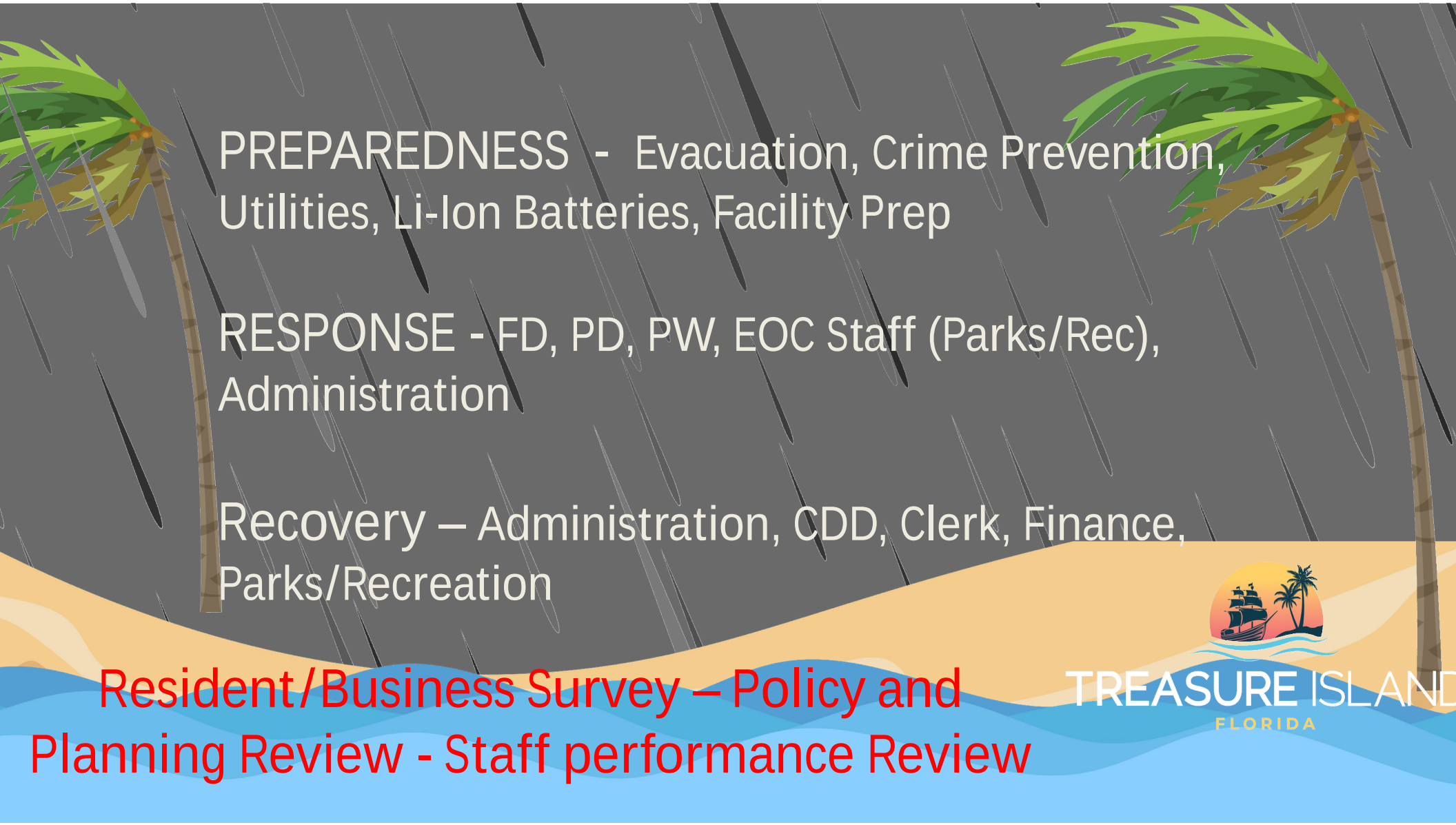
# COTI After Action Review Process

360 review of performance – Preparedness Response Recovery

Comprehensive CEMP review

- By Department
- Resource needs analysis
- Resident/Business survey
- EOC location

Additional Staff Training & Deployment Model


PREPAREDNESS - Evacuation, Crime Prevention, Utilities, Li-Ion Batteries, Facility Prep
RESPONSE - FD, PD, PW, EOC Staff (Parks/Rec), Administration
Recovery – Administration, CDD, Clerk, Finance, Parks/Recreation
Resident/Business Survey – Policy and Planning Review - Staff performance Review
TREASURE ISLAND
FLORIDA

# Comprehensive Emergency Response Plan Review

## All Hazards Plan with Continuity of Government Plan Annexes by Department

- Incorporate AAR items/Lessons Learned- Updated Annually in May
- Pre-Scripted Mission Requests – ICS213RR Forms
- Local Contracting with Multiple Vendors vs State Assets
  - IMT & FDEM FEMA Specialists
  - FD/PD/CDD Upstaffing
  - PW Second Shift/ Staffing Augmentation
  - Debris Management

# Planning Documents

City of Treasure Is
Comprehensive
Emergency Plan

DISASTER PLANNING COMMITTEE

Administrative Staff Duties - Days 1 through 4

| Time from Landfall | Last Working Day Before Storm | | DAY 2 (After Storm) | | DAY 3 |
|---|---|---|---|---|---|
| | Position | 72 hours prior to landfall | | 24 hrs to 36 hrs* | Report to Work |
| Damage Assessment, Documentation, record preservation/restore | CDD Director | Records preservation | CDD Director | Report to EOC | CDD Director - Phones/Front Counter |
| | CDD Asst. Director | Records preservation | CDD Asst. Director | Damage Assessment or Cust Svs | CDD Asst. Director - Phones/Front Cou |
| | *Bldg Official / Bldg Insp. | Field Work- constr. Site prep | Bldg Official or Bldg Insp. | Damage Assessment | Bldg Official or Bldg Insp. - Damage As |
| | **City Planner | Records preservation | City Planner | Damage Assessment | Damage Assessment/Customer Servic |
| | Planning Manager | Records preservation | Planning Manager | Damage Assessment | Damage Assessment/Customer Servic |
| | **Code Enforcement | Field Work- constr. Site prep OR Records preservation | Code Enforcement | Damage Assessment | Code Enforcement-Damage Assessme |
| | **Code Enforcement | Records preservation or County EOC | Code Enforcement | County EOC or Damage Assessment | County EOC or Code Enforcement-Dar |
| | TI Permit Technician | Records preservation | Permit Technician | Damage Assessment | Permit Technician-Front Counter/Rec |
| | TI Permit Technician | Front Counter | Permit Technician | Front Counter/Records restore | Permit Technician-Front Counter/Rec |
| Financial and Risk Oversight, Employee check-ins & questions, EE shift reporting, Financial/Payroll system, purchasing needs | Finance Director | Records preservation | EOC | Finance Director | Finance Director |
| | Asst. Finance Director | Records preservation | EOC | Asst. Finance Director | Asst. Finance Director |
| | AP/AR specialist | Home | | AP/AR specialist | AP/AR specialist |
| | Fiscal Analyst | Records preservation | EOC | Fiscal Analyst | Fiscal Analyst |
| | Human Resource Director | Planning Section Chief | EOC | Human Resource Director | Human Resource Director |
| | HR Assistant | Records preservation | EOC | HR Assistant | HR Assistant |
| Property Assessment/Cleanup Beach/Parks - Set up Public Areas if needed | Recreation Director | EOC prep | EOC | Recreation Director | Recreation Director |
| | Asst. Recreation Director | Recreation facility prep | | Asst. Recreation Director | Asst Recreation Director |
| | Recreation Aide | Recreation facility prep | Staging | | Recreation Aide |
| | Recreation Aide | Recreation facility prep | | Recreation Aide | Recreation Aide |
| | Recreational Facilities SWII | Recreation facility prep | | Recreational Facilities SWII | Recreational Facilities SWII |
| | Recreational Facilities SWII | Recreation facility prep | | Recreational Facilities SWII | Recreational Facilities SWII |
| | Recreation Supervisor | Recreation facility prep | Staging | | Recreation Supervisor |
| | TB SWII | Recreation facility prep | | TB SWII | TB SWII |
| | TB SWII | Recreation facility prep | | TB SWII | TB SWII |
| | TB SWII | Recreation facility prep | | TB SWII (PT) | TB SWII |

TREASURE ISLAND FLORIDA

2024 Hurricane
Situation Repo
(FOUO) – For Official U

**DEBRIS AND GARBAGE COLLECTION**

- **Treasure Island -** Debris management and re
  Debris removal sites at Treasure Island Park a
  the necessary permits have been secured. Tetr
  services to assist with the documentation need
  collected will be reported in cubic yards.
- **St Pete Beach -** DRC Emergency Services and Phillips and Jordan have comm
  collection as per the City's debris management plan. The City of St Pete Bea
  resume solid waste collection along its regular routes. Egan Park has been id
  approved as the debris staging area. Rostan will monitor operations while Af
  Disaster handles debris removal. The volume of debris collected will be repo
  yards.

**COMFORT STATIONS**

TREASURE ISLAND

# Staff Training

- All Staff – ICS 100 & ICS700
- Supervisors add ICS200
- Directors and Asst Directors add ICS800
- EOC Managers add ICS300 & ICS400

ICS100- Intro to ICS
ICS200 - Basic ICS for Initial Response
ICS700 – NIMS Intro
ICS800 – NRF Intro
ICS300 – Intermediate ICS for Expanding Incidents
ICS400 – Advanced ICS for Command & GS, Expanding Incidents

TREASURE ISLAND
FLORIDA

**Links to this survey are posted on the City's website and SM accounts**

## 2024 Hurricane Season Survey – Share Your Experience!

Before proceeding, please confirm you are a resident or have business dealings in the city of Treasure Island.

- What is your name?
- What is your address, and what neighborhood are you located in?
  - District 1 | Isle of Capri
  - District 2 | Isle of Palms (includes Sunshine Beach)
  - District 3 | Paradise Island (includes downtown)
  - District 4 | Sunset Beach
- How long have you been a resident or business in Treasure Island?

In 2024, the City of Treasure Island experienced an unprecedented two weeks of back-to-back hurricanes. As recovery continues, the city would like your valuable feedback through this brief six-question survey. Your responses about your experience during Hurricanes Helene and Milton will help shape the city's emergency preparedness and response for future storms.

Your input will inform the city's official after-action report and help improve communication, services, and recovery efforts.

Please respond to the following questions with short answers (no longer than a paragraph):

1. **Preparation & Evacuation Needs:**
   During Hurricanes Helene and Milton, were there any specific needs or challenges you faced while preparing for or evacuating that the city of Treasure Island could assist with? Briefly describe them.
2. **Communication Effectiveness:**
   The city provided information through websites, social media, email alerts, news outlets, interviews with officials, and printed flyers that were used after the storm when electricity, internet, and cell service were interrupted.
   **Which communication methods were most helpful for you?**
   Are there other ways you believe the city could share information more effectively during future emergencies?
3. **Post-Storm City Services:**
   After the storm passed, as city services were being restored (e.g., utilities, trash pickup, emergency services), did you experience any delays or difficulties? Please explain.

4. **Recovery Support Locations & Services:**
   The city and state provided recovery services like comfort stations and food distribution points. If these were used again, what changes would you suggest to their locations or services to better serve the community?
5. **Long-Term Recovery (1–6 months):**
   Thinking about the months following the storm, how well did the city support residents and businesses during recovery? Were there any ongoing issues the city could improve on for future storm response?
6. **Final Suggestions:**
   What additional measures can the City of Treasure Island take to enhance the preparation, response, and recovery phases for future hurricanes?

**AGENDA ITEM NO. I.6**

# Item Cover Page

**BOARD OF COMMISSIONERS AGENDA ITEM REPORT**

| | |
|---|---|
| **DATE:** | May 20, 2025 |
| **SUBMITTED BY:** | Mike Howard, Finance |
| **ITEM TYPE:** | For Consideration and Discussion |
| **AGENDA SECTION:** | ITEMS OF BUSINESS |
| **SUBJECT:** | Permit Review |
| **BACKGROUND:** | At the May 6, 2025, Regular Meeting the Board approved continued funding for additional permitting staff to assist processing the high volume of permits. Interim Finance Director Mike Howard offered to provide regular updates on the number of permits the City was processing. |
| **POLICY/PURPOSE:** | To review the current status and volume of permits. |
| **STRATEGIC PLAN RELEVANCE:** | . |
| **ANALYSIS/DISCUSSION:** | The item is intended for informational purposes only. |
| **FUNDING:** | There is no funding associated with the item. |
| **MOTION:** | No action is required. |

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**ATTACHMENTS:**