

CITY COMMISSION MEETING

MINUTES

DECEMBER 15, 2015

6:00 P.M.

CALL TO ORDER

Mayor Lowe called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENT:

Maria Lowe, Mayor
Terri Finnerty, Vice Mayor
Rick Falkenstein, Commissioner
Gregory Premer, Commissioner

ABSENT

Melinda Pletcher, Commissioner

ALSO PRESENT:

Wayne Saunders, City Manager
Andrew Dickman, City Attorney
Rebecca C. Haynes, City Clerk
Jennifer Bryla, Community Development Director
Elaine Edmunds, Administrative Services Director
John Kretzer, Interim Public Services Director
Phyllis Ruscella, Library Administrator

1. Presentations

- a. Montessori by the Sea Chorus

Students, teachers and parents from Montessori by the Sea sang several Christmas songs.

2. Changes to the Agenda

There were no changes to the agenda.

3. Audience Comments

MaryAnn Techol, Boca Ciega Drive, spoke about speeding traffic, speed bumps, and possible code violations on a neighboring property.

Fran Trivison, Boca Ciega Isle Drive, spoke about the effects of Red Tide and raw sewage dumped into Clam Bayou.

Ken Heisel, West Vina del Mar, spoke about buoys and markers in THE Pass-A-Grille Channel.

Mayor Lowe recessed the Commission meeting and called the CRA meeting to order at 7:00 p.m.

4. Recess for Community Redevelopment Agency (CRA) Meeting

- a. Authorization for the Community Redevelopment Agency (CRA) to submit to the governing authority recommendations concerning the Community Redevelopment Plan and transmit Plan to the taxing authorities

Vice Mayor Finnerty moved to approve Item 4(a), to authorize the CRA plan as dated December, 2015, to be transmitted to the taxing authorities for review and comment, consistent with Florida Statute 163.360, and transmit to the governing authority for adoption. The motion was seconded by Commissioner Falkenstein.

Mayor Lowe called for audience comments.

Bill Pyle, Sunset Way, spoke in opposition to the adoption of the CRA plan.

Al Johnson, Blind Pass Road, spoke in favor of the adoption of the CRA plan.

Tom DeYampert, 78th Avenue, spoke in favor of the adoption of the CRA plan.

Hearing no further audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

Mayor Lowe adjourned the CRA Meeting at 7:12 p.m.

5. Reconvene City Commission Meeting

Mayor Lowe reconvened the City Commission Meeting at 7:13 p.m.

6. Consent

There were no Consent items submitted.

7. Action Items

- a. Authorization for the City Commission to accept the Community Redevelopment Plan (CRA) dated December, 2015 and send the Plan to Pinellas County for a Board Workshop prior to adoption

Jennifer Bryla, Community Development Director, requested approval of the CRA Plan and authorization to send the Plan to the Board of County Commissioners to conduct a workshop on the plan. Pinellas County's staff has requested to hold a workshop prior to the public hearing meetings.

Mr. Saunders explained that the CRA Plan will be presented to the Commission for adoption once the workshop was held.

Commissioner Premier moved to approve Item 7(a), to authorize the CRA Plan, dated December 2015, be sent to the County for a workshop. The motion was seconded by Commissioner Falkenstein.

Mayor Lowe called for audience comments.

Bill Pyle, Sunset Way, spoke in support of additional revenue for projects and against additional property taxes and expenses to support the CRA. Mr. Pyle also spoke about blighted areas and property values.

Al Johnson, Blind Pass Road, spoke about financing projects through the CRA and the criteria required to be considered a blighted area.

Deborah Schechner, Boca Ciega Isle Drive, spoke about the definition of "blighted."

Tom DeYampert, 78th Avenue, spoke of the advantages of a CRA Plan.

Brian Edgar, Gulf Boulevard, spoke about CRA taxation.

Hearing no further audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

- b. Authorization for the City Manager to solicit construction services for remodeling the work area in the current library building and the purchase of modular furnishings for the improved work area.

Mr. Saunders explained that a portion of the Library grant will be used for the improvements and purchases.

Vice Mayor Finnerty moved to approve Item 7(b), to authorize the City Manager to solicit construction services for remodeling the work area in the current library building and the purchase of modular furnishings for the improved work area. The motion was seconded by Commissioner Falkenstein.

Mayor Lowe called for audience comments.

Deborah Schechner, Boca Ciega Isle Drive, spoke in support of the improved work area.

Bill Pyle, Sunset Way, spoke in support of the enhancement.

An unidentified speaker discussed computer replacement.

Brian Edgar, Gulf Boulevard, requested consideration of establishing a dress code for patrons of the Library.

Hearing no further audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

- c. Authorize the City Manager to approve a change order to the purchase agreement with TLC Diversified, Inc. for the Rehabilitation of Pump Station #2 in the amount of \$142,612.51

City Manager Saunders noted that unexpected problems incurred during the rehabilitation project have increased the scope of services, resulting in additional costs. The work has been completed and the pump station is operational.

Commissioner Falkenstein moved to approve Item 7(c), to authorize the City Manager to approve Change Order #1 to the purchase agreement with TLC Diversified, Inc., for the Rehabilitation of Pump Station #2 in the amount of \$142,612.51. The motion was seconded by Vice Mayor Finnerty.

Mayor Lowe called for audience comments.

Hearing no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

- d. Authorize the City Manager to enter into a purchasing agreement with Wharton-Smith, Inc. for \$1,078,000.00 for the reconstruction of Wastewater Pump Station #3

Mr. Saunders explained that six bids were received in response to the Request for Bids to reconstruct the pump station located in Lazarillo Park. The project is in accordance with the requirements set forth in the Florida Department of Environmental Protection's Consent Order.

Commissioner Premer moved to approve Item 7(d), to authorize the City Manager to enter into a purchasing agreement with Wharton-Smith, Inc., for \$1,078,000.00 for the reconstruction of Wastewater Pump Station #3. The motion was seconded by Vice Mayor Finnerty.

Mayor Lowe called for audience comments.

Hearing no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

- e. Authorize the City Manager to enter into a purchasing agreement with Rowland, Inc., for \$641,406.00 for the replacement of Force Main #3

City Manager Saunders noted that replacement of Force Main #3 is also required under the Consent Order. Two bids were received and the lowest qualified bidder exceeded the budgeted amount for the project. The additional funding will be covered with the unused monies from the Wastewater Pump Station #3 project.

Vice Mayor Finnerty moved to approve Item 7(e), to authorize the City Manager to enter into a purchasing agreement with Rowland, Inc., for \$641,406.00 for the replacement of Force Main #3. The motion was seconded by Commissioner Premer.

Mayor Lowe called for audience comments.

Hearing no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

- f. Authorize the City Manager to generate a purchase order for Cribb Philbeck Weaver Group (CPWG) for \$685,194.00 to provide engineering design services for the second/south phase (1st Avenue to 19th Avenue) of the Pass-A-Grille Way Reconstruction Project

Mr. Saunders reported that Phase II of the Pass-A-Grille Way Reconstruction Project will provide two traffic lanes and new sidewalks and bike lanes. The stormwater,

wastewater, potable water and reclaimed water infrastructure will be upgraded and/or replaced. Pavement will also be replaced.

Commissioner Premer moved to approve Item 7(f), to authorize the City Manager to generate a purchase order for Cribb Philbeck Weaver Group (CPWG) for \$685,194.00 to provide engineering design services for the second/south phase (1st Avenue to 19th Avenue) of the Pass-A-Grille Way Reconstruction Project. The motion was seconded by Commissioner Falkenstein.

Mayor Lowe called for audience comments.

Hearing no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

8. Ordinances

- a. Ordinance 2015-28, an ordinance of the City of St. Pete Beach, Florida providing for a supplemental appropriation to the General Fund for fiscal year ending September 30, 2015, providing for funding, providing for an effective date

Elaine Edmunds, Administrative Services Director, reviewed the reallocation of funds between departments in the General Fund which will balance the FY 2015 budget.

Vice Mayor Finnerty moved to approve Item 8(a), Ordinance 2015-28, upon final reading, an ordinance of the City of St. Pete Beach, Florida providing for a supplemental appropriation to the General Fund for Fiscal Year ending September 30, 2015; providing for funding; providing for an effective date. The motion was seconded by Commissioner Premer.

Mayor Lowe called for audience comments.

Hearing no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

- b. Ordinance 2015-22, Public Hearing and Adoption of Land Development Code changes for compliance with Ordinance 2015-05; Settlement Agreement.

Ms. Bryla stated that the City-initiated changes to the Land Development Code relate to the amendments that were made to the Comprehensive Plan as a result of the settlement agreement.

Commissioner Premier moved to approve Item 8(b), Ordinance 2015-22, upon final reading, an ordinance of the City Commission of the City of St Pete Beach, Florida, amending the City of St. Pete Beach Land Development Code to adopt the regulatory measures designed to be consistent with and implement the Comprehensive Plan amendments contained in Ordinance 2015-05 pursuant to the Compliance Agreement approved by Resolution 2015-02; by amending Section 2.1 of Division 2, definitions, providing for a revised definition of "height" that is compliant with the Comprehensive Plan; amending Section 4.7 of Division 4, conditional use permits, to add Planning Board review of certain conditional use applications; amending Section 4.12 of Division 4, Conditional Use Permits to add review criteria for temporary lodging uses taller than 50 feet or a density greater than 30 units per acre; amending Section 5.1 of Division 5, to require a land survey completed within the last twelve months as part of the content of a site plan application; amending Section 6.24 of Division 6, supplemental regulations, providing for the requirement of a conditional use permit; amending Section 29.4 of Division 29, Concurrency Management, providing for an infrastructure study under general requirements for a certificate of concurrency; amending Section 35.2 of Division 35, (LR) Large Resort District, relating to the definition of large-scale development; amending Section 35.3, (LR) Large Resort District, adding temporary lodging use meeting certain conditions as a primary use requiring conditional use approval; amending Section 35.7 of Division 35, (LR) Large Resort District, to delete provisions relating to affordable housing density bonus; amending Section 35.8 of Division 35, (LR) Large Resort District, adjusting building height and setback requirements; amending Section 36.6 of Division 36, (UBV) Upham Beach Village district, adjusting minimum acreage requirements; amending Section 35.13 of Division 35, (LR) Large Resort District, to add landscape buffer requirement; amending Section 39.6 of Division 39, Community Redevelopment District, general standards, adding owner affidavit and covenant recording requirements relative to occupancy restrictions on temporary lodging units; amending Section 39.9 of Division 39, Community Redevelopment District general standards, deleting impact fee credits for green standards and improvements; amending Section 39.17 of Division 39, Community Redevelopment District general standards, providing for public comment and recording at a community meeting; Section 39.18 of Division 39, creating within the Community Redevelopment District general Residential Unit "RU" density pool reserve; providing for publication in accordance with the requirements of law; and providing for an effective date. The motion was seconded by Vice Mayor Finnerty.

Mayor Lowe called for audience comments.

Hearing no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

9. Resolutions

- a. Resolution 2015-14, a resolution of the City of St. Pete Beach, Pinellas County, Florida declaring as surplus certain vehicles and equipment and authorizing the City Manager to dispose of said assets in the manner required by law

Mr. Saunders explained that obsolete and/or unusable property is designated by staff on an annual basis. Items considered operable will be listed for sale to the general public on www.govdeals.com and items that have exceeded their useful life will be destroyed.

Vice Mayor Finnerty moved to approve Item 9(a), Resolution 2015-14, a resolution of the City of St. Pete Beach, Pinellas County, Florida, declaring as surplus certain City-owned vehicles and equipment, and authorizing the City Manager to dispose of said assets in the manner required by law. The motion was seconded by Commissioner Falkenstein.

Mayor Lowe called for audience comments.

Hearing no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

10. Items for Discussion

There were no items for discussion submitted.

11. Audience Comments

Brian Edgar, Gulf Boulevard, commented on affordable housing and job placement services.

12. City Clerk, City Manager, City Attorney and City Commission Reports

City Clerk Haynes reported on the following item:

- The League of Women Voters will sponsor a Candidate Night Forum on February 25, 2016 at 7:00 p.m. for Districts 1 and 3 candidates in the March 2016 election

City Manager Saunders had no report.

City Attorney Dickman reported on the following items:

- Potential malpractice against Bryant, Miller, Olive
- Chmielewski case update

- Working with City Clerk to inform election candidates the parameters of Florida Sunshine Laws

Commissioner Falkenstein reported on the following items:

- Construction schedule during the holidays along Pass-A-Grille Way
- Expressed appreciation to residents for allowing him to serve
- Participated in the City's "Angel Tree" program

Commissioner Premier reported on the following items:

- Christmas Land Parade
- Reminder to shop local businesses
- Tampa Bay Lightning "Watch Party" on Friday, December 18th, at 6:00 p.m. on the beach
- Participated in the City's "Angel Tree" program

Vice Mayor Finnerty reported on the following items:

- The Sunset Celebration on December 12th; future events are scheduled for January 9th, February 13th, and March 12th at Upham Beach
- Lighting along Corey Avenue
- Parking at Egan Park
- Support Our Troops
- Christmas Land Parade and Boat Parade
- Tampa Bay Rays team marketing program
- Pedestrian crossing light on 58th Avenue and Gulf Boulevard
- New business opening soon, Mastry's Brewing Company
- Gulf Beaches Elementary School

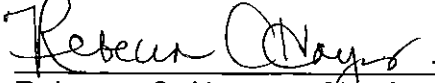
Mayor Lowe reported on the following items:

- Pinellas County approved an additional firefighter position at Station 22
- Christmas Boat Parades at Horan Park and Merry Pier
- Christmas Land Parade
- Florida Orchestra at Mahaffey Theater
- Madeira Beach "Concert Under the Stars"
- The Christmas Bonfire in Pass-A-Grille
- Santa Breakfast at Pass-A-Grille Women's Club
- Motorcycle ride to sponsor "Toys for Tots"
- Bob Evans Restaurant Christmas celebration event
- St. Pete Beach employee holiday luncheon
- The "Angel Tree Program" supported by City employees
- Reminder to shop local businesses

13. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 9:45 p.m.

Attest:



Rebecca C. Haynes, City Clerk



Maria Lowe, Mayor

Minutes approved on: 1-27-2016