THE SUNSET CAPITAL OF FLORIDA

COMMISSION MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue

Tuesday, April 10, 2012
6:00 PM

Call to Order
Pledge of Allegiance
Invocation
Roll Call

REGULAR MEETING

1. **Changes to the Agenda** - Any agenda items to be added, moved, or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order. Consent items may be removed for discussion, changes, and/or anticipation of a non-unanimous vote and considered separately on the request of anyone on the Commission or by a majority vote of the City Commission upon request of an audience member.

2. **Presentations** - Presentations shall be limited to 5 minutes for non-city government related items.
   a. **Introduction of the new Recreation Director Jennifer McMahon**
   b. **Presentation of the City of St. Pete Beach, Florida audit for the Fiscal Year ending September 30, 2011**

3. **Audience Comments** - Comments shall be limited to 3 minutes per person to issues not on the agenda.

4. **Consent**
   a. **Approval of a special event request from Pass-A-Grille Community Church to close 16th Avenue on April 14. 2012 for a 5K Run and Silent Auction.**

b. **Authorization for the City Manager to retain Siver Insurance Consultants to solicit property/casualty insurance proposals for fiscal year 2013.**
c. **Authorization for the City Manager to sign a work proposal from George F. Young, Inc. in the amount of $43,700 to provide engineering services for the replacement of 1300 feet of deteriorated force main #2 pipe.**
d. **Authorize the City Manager to enter into a purchasing agreement with Rowland Inc. for $241,930.50 for replacement of 1300 feet of deteriorated force main #2 pipe.**
e. **Request from the Pinellas Public Library Cooperative to approve a change to the funding formula to reallocate capital funds to operating expenses in the amount of $400,000 on a one-time basis for the 12/13 fiscal year.**

5. **Action Items – None for this agenda**

6. **Ordinances**
   a. **Ordinance 2011-33,First Reading and Public Hearing, an ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing for an amendment to the Future Land Use Map of the Comprehensive Plan for the property located at 1307 Gulf Way, further illustrated on the map in "Exhibit A", changing the designation from Residential High with the Resort Facilities Overlay to Residential Low Medium; Providing for the repeal of ordinances or parts of ordinances in conflict herewith, to the extent of such conflict; providing for severability; and providing an effective date. (Legislative)**
   b. **Ordinance 2011-34, First Reading and Public Hearing, an ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing for an amendment to the official zoning map for the property located at 1307 Gulf Way, as illustrated on the map in "Exhibit A" from THD to RLM-2; Providing for the repeal of ordinances or parts of ordinances in conflict herewith, to the extent of such conflict; providing for severability; and providing an effective date. (Quasi-Judicial)**

7. **Resolutions – None for this agenda**

8. Items for Discussion – None for this agenda

9. City Manager, City Attorney and City Commission Reports

10. Adjourn Regular Meeting

BUDGET WORKSHOP MEETING

Call to Order

1. FY2013 Pre-Budget Discussion – Backup information will be provided separately.

2. Adjourn Workshop Meeting

APPEAL

If a person decides to appeal any decision made at this meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICAN DISABILITIES ACT

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance.

The public is cordially invited to attend. All agenda material is available for review at City Hall.

CITY COMMISSION MEETING

MINUTES

April 10, 2012

6:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENT:

Steve McFarlin, Mayor
Marvin Shavlan, Vice Mayor
Lorraine Huhn, Commissioner
Jim Parent, Commissioner
Bev Garnett, Commissioner

ALSO PRESENT:

Mike Bonfield, City Manager
Mike Davis, City Attorney
Rebecca C. Haynes, City Clerk
Steve Hallock, Public Services Director
Catherine Hartley, Senior Planner
Jennifer McMahon, Recreation Director
David Romine, Police Chief
Elaine Edmunds, Finance Director

1. **Changes to the Agenda**

Commissioner Parent requested to add an item to the agenda regarding parking issues.

2. **Presentations**

a. Introduction of the new Recreation Director Jennifer McMahon

City Manager Mike Bonfield introduced Ms. McMahon and welcomed her to the City. He pointed out that Ms. McMahon started her employment on

April 9, 2012 and was replacing Sharon Smith who was retiring after 30 years of service.

b. Presentation of the City of St. Pete Beach, Florida audit for the Fiscal Year ending September 30, 2011.

Mr. Peter Schatzel provided an overview of the audit, which was received by City Commission and is on file in the Finance Department.

3. Audience Comments

There were no audience comments.

4. Consent

a. Approval of a special event request from Pass-a-Grille Community Church to close 16th Avenue on April 14, 2012 for a 5K Run and Silent Auction.

b. Authorization for the City Manager to retain Silver Insurance Consultants to solicit property/casualty insurance proposals for fiscal year 2013.

c. Authorization for the City Manager to sign a work proposal from George F. Young, Inc., in the amount of $43,700 to provide engineering services for replacement of 1300 feet of deteriorated force main #2 pipe.

d. Authorization for the City Manager to enter into a purchasing agreement with Rowland, Inc., for $241,930.50 for replacement of 1300 feet of deteriorated force main #2 pipe.

e. Request from Pinellas Public Library Cooperative to approve a change to the funding formula to reallocate capital funds to operating expenses in the amount of $400,000 on a one-time basis for the 12/13 fiscal year.

Commissioner Garnett made a motion to approve the consent agenda by reading it in its entirety. The motion was seconded by Vice Mayor Shavlan and unanimously approved by roll call vote.

5. Action Items

There were no action items.

6. Ordinances

a. Ordinance 2011-33, First Reading and Public Hearing, an ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing for an amendment to the Future Land Use Map of the Comprehensive Plan for the property located at 1307 Gulf Way, further illustrated on the map in "Exhibit A", changing the designation from Residential High with the Resort Facilities Overlay to Residential Low Medium; providing for the repeal of ordinances or parts of ordinances in conflict herewith, to the extent of such conflict; providing for severability; and providing for an effective date. (Legislative)

City Attorney Davis advised the Commission that the testimony given for this ordinance can also be applied to Ordinance 2011-34.

Senior Planner Catherine Hartley presented the staff report.

Attorney David Bacon, 2959 1st Avenue North, St. Petersburg, FL was present to represent Mr. Jacobs. Attorney Bacon explained that Mr. Jacobs is requesting that the property be returned to residential zoning because he felt that a tourist lodging facility was not economically feasible given lot size and THD regulations. Attorney Bacon explained that Mr. Jacobs had professionals study this matter and they agree that a single family home designation was his best option. Attorney Bacon stated that they will work with the City and neighboring property owners regarding the buffering between the two properties.

Mayor McFarlin asked if conditions can be imposed on the property and the City Attorney responded affirmatively.

Commissioner Parent inquired if he had a conflict of interest if Mr. Doug Lampe, his home builder and appointee to the Board of Adjustment, was involved in this project. Attorney Bacon disclosed that he did not know of any involvement with Mr. Lampe. City Attorney Davis advised that Commissioner Parent did not have a conflict.

Mayor McFarlin asked if the zoning can be changed in the future, if a tourist lodging facility was desired. Attorney Davis stated that the zoning could be changed.

Commissioner Garnett inquired if Mr. Jacobs was concerned with the allowable height under the THD regulations. Attorney Bacon explained that the criteria to develop a tourist lodging facility, which included the height limitation, on this lot was not feasible.

Vice Mayor Shavlan inquired if Mr. Jacobs' original intent was to develop a hotel and operate it or sell it. Attorney Bacon advised that Mr. Jacobs tends to build marketable facilities, and that he did not know if Mr. Jacobs ever operated a hotel.

Commissioner Huhn made a motion to approve Ordinance No. 2011-33 by reading its title, subject to a covenant agreed upon by Attorney Bacon and confirmed by the City Attorney and the City Manager. The motion was seconded by Commissioner Parent.

Mayor McFarlin called for audience comments.

Mr. Joe Caruso, 1301 Gulf Way, stated that he felt that the THD was designed for hotel owners in Pass-a-Grille like himself (hotel owner operator) and that he would like to redevelop his Sabal Palms property.

Hearing no further audience comments, Mayor McFarlin called for Commission comments.

Commissioner Parent stated that a good covenant is the key to satisfying all parties.

Vice Mayor Shavlan suggested that the Traditional Hotel District regulations be revisited.

City Manager Bonfield recommended that the Commission hire an expert to study the Pass-a-Grille area and provide a report focusing on what type of tourist lodging facilities would be predictably successful.

Hearing no further Commission comments, Mayor McFarlin called for a roll call vote.

The motion was unanimously approved by a roll call vote.

b. Ordinance 2011-34, First Reading and Public Hearing, an ordinance of the City of St. Pete Beach, Pinellas County, Florida, providing for an amendment to the official zoning map for the property located at 1307 Gulf Way, as illustrated on the map in "Exhibit A" from THD to RLM-2; providing for the repeal of ordinances or parts of ordinances in conflict herewith, to the extent of such conflict; providing for severability; and providing for an effective date. (Quasi-Judicial)

Mayor McFarlin asked the Commissioners to disclose any ex-parte communications they had regarding this issue.

Commissioner Huhn reported that she did not have anything to disclose.

Commissioner Parent disclosed that he spoke to Senior Planner Catherine Hartley, City Manager Mike Bonfield, Doug Lampe and another gentleman and received a letter from Mr. Joe Caruso. He also disclosed that he has a business/friendship relationship with Mr. Lampe.

Vice Mayor Shavlan disclosed that he spoke to Mr. Ron Holehouse, Mr. Joe Caruso, City Manager Mike Bonfield and Senior Planner Catherine Hartley, and watched the Planning Board meeting when the item was discussed.

Commissioner Garnett disclosed that she spoke to City Manager Mike Bonfield and watched the Planning Board meeting when the item was discussed, and read everything that was presented.

Mayor McFarlin disclosed that he met with Senior Planner Catherine Hartley and City Manager Bonfield, and watched the Planning Board meeting when the item was discussed.

Mayor McFarlin asked if there was anyone in attendance who wished to be designated as a substantially affected party.

There was no response from the audience.

Senior Planner Catherine Hartley presented the staff report.

Upon inquiry by Mayor McFarlin, Attorney Bacon stated that he did not have anything else to add to his report but will remain available to answer questions.

Commissioner Garnett made a motion to approve Ordinance No. 2011-34, by reading its title, subject to a covenant agreed upon by Attorney Bacon and confirmed by the City Attorney and the City Manager. The motion was seconded by Commissioner Parent and unanimously approved by a roll call vote.

7. Resolutions

There were no resolutions.

8. Items for Discussion

a. Parking Problems

Commissioner Parent provided handouts for the Commission's review and stated that he received complaints from residents about people parking on Bay Street and Gulf Winds Drive, impacting the neighborhoods by making it difficult to traverse the streets.

City Manager Bonfield suggested that the parking be regulated on Saturdays, Sundays and holidays from 9 a.m. to 5 p.m.

Based upon the recommendations of the City Commission, City Manager Bonfield stated that he will draft an ordinance to regulate parking in the areas of concern.

9. City Manager, City Attorney and City Commission Reports.

City Manager Bonfield announced that the Summer Camp registration is open; Pass-a-Grille Community Church is holding an event on April 14, 2012; the Board of Adjustment is holding a special meeting on April 18, 2012 and their regular meeting on April 25, 2012; and the City is installing a four-way stop sign at 73rd Avenue and Boca Ciega Drive.

City Manager Bonfield informed the Commission that, based on a complaint, the City installed a "no dogs allowed" sign on the southern tip of Pass-a-Grille. This has caused some concern among the area residents who want to continue taking their dogs to the area.

The Commission was in agreement to allow dogs on the intra-coastal side of southern Pass-a-Grille area.

City Manager Bonfield provided an overview of the April 24, 2012 agenda.

City Attorney Davis reported that he is waiting for the Judge to issue the final ruling on the Coconut Inn Case and that a shade meeting may be necessary to discuss the City's options.

Commissioner Garnett announced that the 'Beach Goes Pops Concert' will be on April 20 - 21, 2012 and encouraged everyone to attend.

Vice Mayor Shavlan announced that the Belle Vista Civic Association's monthly meeting will be on April 12, 2012 at 6 p.m.; the Lido Beach annual party will be on April 14, 2012 at 11:00 a.m. and on April 21, 2012 a 'Beach Walk for Wishes' will be held at 9:00 a.m.

Commissioner Parent announced that on April 24, 2012 the Pinellas County Commission will discuss the Penny for Pinellas funding for Gulf Boulevard; the 'Music in the Afternoon Concert' will be on April 15, 2012 at the Community Center; the Senior Trip to Tarpon Springs sponge docks will be on April 13, 2012; the Kids Fishing Tournament will be on April 21, 2012 at Merry Pier; and the Pension Boards will meet on April 19, 2012.

Commissioner Huhn announced that the Corey Fresh Market will run through the month of May from 9 a.m. to 2 p.m.; the 'Fourth Friday of the Month Food Truck' event will be on Corey Avenue and the North Beach Civic Association will meet on April 17, 2012.

10. Adjournment

Being no further business to come before the board, the meeting was adjourned at 7:45 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Steve McFarlin, Mayor

Approved on: 4-24-2012

REVISED
CITY COMMISSION

BUDGET WORKSHOP MEETING

MINUTES

April 10, 2012

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENT:

Steve McFarlin, Mayor
Marvin Shavlan, Vice Mayor
Lorraine Huhn, Commissioner
Jim Parent, Commissioner
Bev Garnett, Commissioner

ALSO PRESENT:

Mike Bonfield, City Manager
Mike Davis, City Attorney
Rebecca C. Haynes, City Clerk
Elaine Edmunds, Finance Director

The Budget Meeting was called to order at 7:45 p.m.

1. FY 2013 Pre-Budget Discussion

Finance Director Elaine Edmunds reported that there is an overall decrease in the General Fund Revenues of approximately $278,000 and that there is no projected change in the taxable property values.

Finance Director Edmunds noted that there is no change in personnel; no salary increases; no changes to the attorney costs; and fireworks and holiday decorations are included in the budget. She stated that she anticipates a 10% increase in liability and workers comp insurance and the pension contribution is being increased by $752,000.

Finance Director Edmunds reported that the Police Station will be paid in full in 2013 and the debt service millage rate will be eliminated from the tax rolls. She also provided an overview of the General Fund Expenditures and the Enterprise Funds.

Finance Director Edmunds advised that the General Fund is $1,250,000 short and the enterprise funds are all doing well with positive balances.

Commissioner Parent inquired if any money will be put into the Reserve Fund. Finance Director Edmunds stated that there was no money budgeted for the Reserve Fund.

Finance Director Edmunds gave an overview of the Capital Improvement Plan and outlined the projects that need to be funded.

City Manager Bonfield explained that the Fire Department ladder truck needs replacement at a cost of approximately $750,000 and that the City is seeking a loan and a matching grant to fund the purchase. He also pointed out that the old ladder truck is no longer in service but surrounding municipalities have an agreement to assist each other when needed.

City Manager Bonfield stated that he felt that the Blind Pass Road improvements were a priority in the Capital Improvement Plan and that most of the other items are maintenance issues.

Finance Director Edmunds gave an overview of the unfunded Capital Improvement Projects which included Pass-a-Grille Way, Corey Avenue streetscaping, Corey Couplet, Gulf Winds Drive, roof repairs, alley rehabilitations, library renovations, Fire Station(s) renovation or replacement, Community Center gym floor replacement, new phone system, Hurley Park and Egan Park improvements.

City Manager Bonfield explained the pension costs and answered questions from the Commission regarding the amount of contributions needed for FY 2013, as well as the unfunded liability.

Mayor McFarlin stated that the Commission should address legal costs during the budget process.

Vice Mayor Shavlan stated that he would not support a tax increase and asked City Manager Bonfield to look at all options to save money.

Mayor McFarlin stated that they may have to reconsider the $300,000 for the Corey Project and delay the project. Commissioner Garnett agreed with Mayor McFarlin.

Commissioner Huhn stated that she felt the road repairs and the gym floor replacement should be funded.

Commissioner Parent suggested that the Commission may need to explore eliminating the Police Department and contracting with Pinellas County Sheriff. Mayor McFarlin pointed out that the Police Department is a Charter department.

City Manager Bonfield gave a brief background regarding the selection of the current law firm and stated that the Commission has the authority to hire a city attorney since it is a Charter position.

Commissioner Garnett asked how much additional millage would be required to fund the shortfall. City Manager Bonfield stated that it would be approximately 4/10 of a mill, which would equate to $40 per $100,000 of taxable value per property.

2. ADJOURNMENT

Being no further business to come before the City Commission, the meeting was adjourned at 8:45 p.m.

Attest:

First set of minutes approved on April 24, 2012 were signed by the City Clerk and the Mayor.

Rebecca C. Haynes, City Clerk		Steve McFarlin, Mayor

Approved on: April 24, 2012

Revised Minutes approved: February 23, 2021

Amber LaRowe, City Clerk		**Alan Johnson, Mayor**