City Commission Meeting
February 23, 2021
6:00 p.m.

ELECTED OFFICIALS PRESENT:

Al Johnson, Mayor
Ward Friszolowski, Vice Mayor, Commissioner, District 3
Chris Graus, Commissioner, District 1
Mark Grill, Commissioner, District 2
Melinda Pletcher, Commissioner, District 4

STAFF PRESENT:

Alex Rey, City Manager
Andrew Dickman, City Attorney
Amber LaRowe, City Clerk
Vincent Tenaglia, Assistant City Manager
Mike Clarke, Public Works Director

Mayor Johnson called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance.

1. CHANGES TO THE AGENDA

City Clerk LaRowe asked that item 3.b. of the Consent Agenda be continued to March 9, 2021.

2. AUDIENCE COMMENTS

No comments.

3. CONSENT

a. City Commission Minutes: January 26, 2021 4:00 p.m. Meeting and 6:00 p.m. Meeting
b. ~~Fire Pension Board of Trustees Appointment~~ *Continued to March 9, 2021*
c. Lift Station 10 Rehabilitation
d. Purchase of Vigilant License Plate Recognition Parking Enforcement System

Motion: **Commissioner Pletcher moved, Vice Mayor Friszolowski seconded, and the motion carried 5-0 to approve the February 23, 2021 Consent Agenda as recommended by the City Manager.**

4. ACTION ITEMS

a. Past Commission Minutes for Approval:

December 16, 2008
May 11, 2010
May 11, 2010
July 20, 2016

Mrs. LaRowe explained that, during research and reorganization of the electronic filing system, the attached minutes were not formally approved.

Motion: **Commissioner Graus moved, Commissioner Grill seconded, and the motion carried 5-0 to approve the December 16, 2008, May 11, 2010, May 11, 2010, and July 20, 2016 Minutes.**

b. Revision to the April 10, 2012 Budget Workshop Minutes

Mrs. LaRowe stated that she came across two sets of minutes for April 10, 2012 with both having a start time of 6:00 p.m. After reviewing the video of this meeting, she determined that one meeting ended and this meeting began right after. Therefore, these minutes were revised to show an accurate start time of 7:45 p.m.

Motion: **Commissioner Pletcher moved, Vice Mayor Friszolowski seconded, and the motion carried 5-0 approve the revised April 10, 2012 City Commission Budget Workshop Minutes.**

c. Land Development Code Off-Street Parking Requirement Study

City Manager Rey addressed this item, explaining that the City is seeking to conduct a study to reevaluate the current off-street parking requirements in the Land Development Code (LDC). These requirements were incorporated in 2005 and several changes have occurred in transportation and the parking environment since then. The demand for parking has steadily decreased and will continue to do so over time especially with services like Uber and Lyft.

Mr. Rey stated that outdated off-street parking requirements promote quantity over quality, focusing on ensuring an ample supply of parking. Mr. Rey discussed the negative impacts of an oversupply of parking. Alpha Corporation will conduct the study and assess best practices nationwide in parking requirements and review parking codes from neighboring cities within the County. There will be workshops with the City stakeholders to understand the parking demands and challenges that the community faces. The goal is to establish recommended parking requirements that are in line with the national and local best practices. The study will also look at how trends in ride share and different mobility services have impacted the demand for parking for different land uses. Mr. Rey stated that the study will also assess what type of parking credits can be offered to private developers that support multi-modal development that encourage various forms of mobility that lessen the demand for parking.

Vice Mayor Friszolowski opined that the plan be uniquely tailored to St. Pete Beach and the walkability from hotels to different restaurants and venues.

Mayor Johnson attended the Forward Pinellas meeting on Monday where a discussion was had on Gulf Boulevard. It was mentioned that the cities that Gulf Boulevard traverses may need to develop a priority list to determine what areas to focus on, i.e. safety, pedestrian, crosswalks, widening, etc.

Motion: **Commissioner Graus moved, Commissioner Grill seconded, and the motion carried 5-0 to approve the City Manager to expend funds in the amount of $56,565.42 for the Off-Street Parking Requirement Study.**

d. Authorization of Contingency Expenditures for the Sanitary Sewer Expansion Project

Mike Clarke, Public Works Director, discussed change order 3 to the project. He stated that change order 1 was to cover the material cost increases for PVC pipe due to Force Majeure declarations by the Resin Manufacturers due to damages at the production facilities during the 2020 hurricane season. Change order 2 included additional restoration quantities required by the Florida Department of Transportation (FDOT) due to a pipe alignment change within Gulf Boulevard right-of-way (ROW). Change order 3 is a request that includes a bid item quantity increase resulting from an increase in the project area that that is legally FDOT ROW. The final change order request included within this approval includes additional asphalt restoration required due to the poor condition of the existing pavement within Gulf Winds Drive and Boca Ciega Drive.

Other ongoing projects were discussed.

The Commission asked that, in the future, a summary be provided on how much each of the change orders are with the amount left over in the contingency.

Mr. Rey gave the Commission two options for approval. The contingency that was approved in the budget was $781,261.00. Often the contingency is included in the contract so that change orders would be released from that contingency. The first option is that the Commission can make a motion to release the contingency amount into the contract and then Mr. Clarke and Mr. Rey would be the ones to approve the change orders. The second option is the Commission can make the motion as presented in the Agenda and all change orders can continue to be presented to the Commission for approval.

The two options were discussed with the consensus of the Commission being that if the contingency is released to the contract, then an update would be made to the Commission, regularly, on the status of this project.

Motion: **Vice Mayor Friszolowski moved, Commissioner Graus seconded, and the motion carried 5-0 to authorize contingency expenditures for the sanitary sewer expansion project not to exceed $781,261, including $119,295.05 for Change Order 3 and the City Commission gives administrative approval to do future change orders and to provide staff reports on a regular basis.**

5. ITEMS FOR DISCUSSION

No discussion items.

6. CITY CLERK, CITY MANAGER, CITY ATTORNEY AND CITY COMMISSION REPORTS

Vince Tenaglia, Assistant City Manager—discussed the upcoming budget hearings for September. He reminded the Commission that the City's budget hearings cannot be held on the same date as the Pinellas County School Board or the Pinellas County Commission. The September Commission meeting dates are on September 14 and September 28. Due to scheduling of the School Board and County, the Commission could not hold a budget meeting on September 14th, therefore, Mr. Tenaglia would like the Commission to consider moving the September Commission meeting dates to September 13 and September 27. The Commission agreed; a revised calendar will be prepared.

Mr. Tenaglia discussed the negotiations with the Fire Union, stating that they have reached a tentative agreement. It will be brought to the Commission soon. The two changes included wage increases of 2.5 percent increase in 2021, retroactive to October 1, 2020 and a .4 percent increase in fiscal year 2022. He then discussed the second change that affects the pension plan and the City and employee contribution. Mr. Tenaglia will have a clear outline of the changes in the agenda memorandum when the agreement comes forward.

Alex Rey, City Manager—discussed the FEMA flood maps and the heights in residential areas that are determined by the base flood elevation. He stated that staff is reviewing different options on how to best approach this unintended consequence of the FEMA flood maps update. The City wants to ensure the residents are made whole and there is no wasted space.

Attorney Dickman—discussed the litigation update memo as handed out (this is made part of the minutes). The case against Mr. Landers has been dismissed with prejudice. The David Green EAP LLC case was denied a temporary injunction, came into compliance, and has 90 days to pay the $50,000 fine. In regard to the Pass-A-Grille Community Church he would like to schedule an Attorney-Client Closed Session on March 9, 2021 at 5:00 p.m. to discuss the litigation. There is one new case added regarding 2707 Pass-A-Grille Way boat lifts and dock permit.

Commissioner Grill—discussed the improvements, new and redevelopments in District 2.

Vice Mayor Friszolowski—discussed the letter from Rob Stambaugh to honor his parents for their contributions to the City of St. Pete Beach; he has asked Senator Brandes and Representative Chaney to draft a road designation bill to have the Corey Causeway Bridge named in their honor.

He commented on the recent passing of past Community Development Director Karl Holley; Mr. Rey said that the City will send flowers to his family as condolence.

Mr. Friszolowski discussed the Bayway and the service charge at the toll. There is no cash allowed at the booth headed south onto the Bayway so the pay by plate assesses a service charge if the traveler does not have a SunPass. Discussion ensued; Mr. Rey will research this issue.

Vice Mayor Friszolowski discussed the street lights in Belle Vista with some lights looking dimmer than others. He asked that the City look at the lighting level as a whole and prepare options to correct.

He mentioned that Chick-Fil-A will be on the agenda for the Board of Adjustment tomorrow regarding their sign. He asked that the sign code of the City may need to be readdressed to keep in line with the needs of the City.

Commissioner Pletcher—complimented the ribbon cutting at Hurley Field this weekend. She said that Mrs. McMahon, Parks and Recreation Director, did a great job hosting the event and preserving the historical aspect of the field.

Mayor Johnson—complimented the event at Hurley Field this weekend and stated it was a great time.

He mentioned the event this morning where TripAdvisor made their formal announcement that St. Pete Beach has been ranked number one beach in the United States. There are four beaches in the top 20 for Pinellas County.

Mayor attended a webinar on short term rentals this afternoon and encouraged all the elected officials to reach out to the legislature and the potential encroachment on home rule.

He mentioned the Spring Concert Series begins this Friday and he is excited to kick-off spring.

Mayor Johnson adjourned the meeting at 7:47 p.m.

MINUTES APPROVED: March 9, 2021

alarowe

AMBER LAROWE
CITY CLERK

ALAN JOHNSON
MAYOR