

City Commission Meeting
January 11, 2022
6:00 p.m.

ELECTED OFFICIALS PRESENT:

Alan Johnson, Mayor
Ward Friszolowski, Vice Mayor, Commissioner, District 3
Mark Grill, Commissioner, District 2
Melinda Pletcher, Commissioner, District 4

ELECTED OFFICIALS EXCUSED:

Chris Graus, Commissioner, District 1

STAFF PRESENT:

Alex Rey, City Manager
Andrew Dickman, City Attorney
Amber LaRowe, City Clerk
Jennifer McMahon, Chief Operating Officer
Vince Tenaglia, Assistant City Manager
Wesley Wright, Planning Manager

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

1. CHANGES TO THE AGENDA

No changes.

2. AUDIENCE COMMENTS

The following residents spoke in opposition to the Brass Monkey Restaurant Parklet:

- Christine Jones
- Peggy Wood
- Scott Wagner

Jane Wollowick, Corey Avenue Property Owner, spoke in opposition of the Chill Parklet.

The following residents spoke in regard to Pass-A-Grille District representation and developments:

- Theresa Schefstad
- Bev Jackson
- Danielle Micklitsch

Jim Thull, resident, spoke about the recent Don CeSar Hotel Polo Match.

Stephen Carroll, resident, spoke in regard to bicycles on the beach and how to inform non-residents of the rules for riding bicycles and e-bicycles in the City.

Deb Schechner, resident, spoke in regard to developments in the City, transparency in government, alleyways, and the process for applicant's presentation and public comments after.

3. CONSENT

- a. December Commission Meeting Minutes: December 7th, December 14th Workshop, and December 14th 6:00 p.m. Commission Meeting
- b. Flood Insurance Policy Renewals
- c. Fire Truck 23 Replacement

Motion: Vice Mayor Friszolowski moved, Commissioner Pletcher seconded, and the motion carried 4-0 to approve the January 11, 2022 Consent Agenda as presented by the City Manager.

4. ACTION ITEMS

a. Enterprise Resource Planning (ERP) Software

Vince Tenaglia, Assistant City Manager, discussed the process that staff underwent to find a vendor that could meet the software needs of the City. A request for letters of interest was advertised that outlined the City's expectations and requested vendor demonstrations. Six vendors were reviewed and heavily evaluated with CentralSquare being chosen due to many factors to include security, customer service, and ongoing costs. Mr. Tenaglia discussed how ERP software ties in with the City's strategic plan as well as how this software program touches all departments in the City, and how an upgrade is necessary for successful internal business functions and efficiency. There will be some ongoing costs with current software programs (Incode, TimeClock Plus, and CivicHR) as data is migrated; he estimated that only CentralSquare will be utilized starting in fiscal year 2024.

Motion: Commissioner Grill moved Vice Mayor Friszolowski seconded, and the motion carried 4-0 to authorize the City Manager to enter into an agreement with CentralSquare Technologies for ERP Software.

b. Emergency Pipe and Valve Repairs - Central Avenue Valve Vault

Alex Rey, City Manager, discussed the water main leak last August with a determination that it was caused by a 2-inch stand pipe connected to a sanitary sewer force main pipe that was broken by unknown means. The City of St. Petersburg was able to stop the discharge, but it was later determined that the force main that was broken was owned by the City of St. Pete Beach. Due to the determination, the City authorized an emergency design task order with Kimley-Horn to design a permanent repair. Rowland, Inc. has provided a cost estimate based on the current Civil and Large Pipeline Contract Agreement and the design by Kimley-Horn.

Brett Warner, Assistant Public Works Director, displayed construction plans for the emergency valve replacement. A copy of the plans are made a part of the record.

Motion: Vice Mayor Friszolowski moved, Commissioner Pletcher seconded, and the motion carried 4-0 to approve the cost estimate from Rowland, Inc., under the existing On-Call Civil & Large Pipeline Contractor Services Agreement, for Emergency Pipe and Valve Repairs at the Central Avenue Valve Vault, in the amount of \$437,402.50.

5. ORDINANCES

a. First Reading Ordinance 2022-01: Budget Amendment

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR SUPPLEMENTAL BUDGET APPROPRIATIONS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Mr. Tenaglia gave a presentation to the City Commission on this Ordinance as well as Resolution 2022-01. The presentation included information on:

- The annual budget and finance calendar
- Summary of the re-appropriations identified in the Ordinance
- Fund Balance Policy Recommendations –
 - Target range 42.7-51.7 percent
 - Assigned balance versus unassigned balance
- Current Financial Position
- Proposed New Allocations

A copy of the presentation is made a part of the record.

Commissioner Grill inquired if the proposed new allocations as outlined can be discussed further at a workshop to understand if all of these allocations are necessary or if there are other things that could be added that are more of a need. City Manager Rey suggested that the Commissioners individually make a list of other items that they feel are more valuable than what is proposed and bring back to the second reading; the list can be modified between now and then. Also, the Ordinance can be adopted with the amount of the allocations without specific projects and those projects can be discussed after adoption before purchase. Mr. Tenaglia stated that as long as the “bottom line” doesn’t change, projects can be changed throughout the year.

It was decided that the Commission would bring ideas to the next meeting and that Mr. Tenaglia would email the Commissioners the entire list, to include projects that did not make it.

Motion: Vice Mayor Friszolowski moved, Commissioner Grill seconded, and the motion carried 4-0 to approve the first reading of Ordinance 2022-01.

b. First Reading Ordinance 2022-03: Corey Landings Development Project

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR THE ALLOCATION OF 150 RESIDENTIAL DWELLING UNITS UNDER THE PROVISIONS OF THE GENERAL RESIDENTIAL UNIT "RU" DENSITY POOL RESERVE, AS ESTABLISHED IN THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN AND IMPLEMENTED THROUGH THE CITY'S LAND DEVELOPMENT CODE, TO THE PROPOSED COREY LANDINGS DEVELOPMENT PROJECT, GENERALLY LOCATED AT 10 COREY AVENUE; PROVIDING FOR CODIFICATION; CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

City Clerk LaRowe swore persons in that desired to speak on this item.

Quasi-judicial procedure was discussed with each Commissioner disclosing ex-parte communications that they had with the developer, many residents, and attendance at the community meeting last year. Most of the resident's issues were in regard to parking, traffic, height and scale, and overall look.

Wesley Wright, Planning Manager, presented the item and introduced the developers who were there to give a presentation.

Ram Realty Advisors were in attendance. Their development team consisted of Travis Williams, RAM, Developer; Damon Bridger, LRK, Architect; Attorneys Elise Batsel and Kevin Reali, Stearns, Weaver, Miller; and Engineers Scott Gilner and Hillary Hepp, Kimley-Horn.

Commissioner Pletcher exited the meeting at 7:56 p.m. and returned at 8:00 p.m.

The presentation included information on:

- Hearing Process
- Location of Property –
 - South end of Corey Avenue
 - +/- 3.9 Acres
- TC-2 Zoning
- Vision Plan –
 - Create east side anchor
 - Create public space
 - Create housing to infuse additional life into Corey Avenue
 - Integrate streetscape
 - Encourage pedestrian activity
 - Boardwalk
 - Activate East Corey Avenue
- Conceptualization of layout, parking, and landscape
- Conditional Use Request –
 - Seek approval of 150 units from the City's Residential Density Pool
 - Seek approval for commercial docks (other docks for public use)
 - Seek approval for an eating and drinking establishment to include outdoor dining and live music
- Mixed-Use Redevelopment Project –
 - Area 1
 - +/- 5,000 square feet of waterfront restaurant use
 - Area 2
 - 243 multi-family units
 - +/- 12,000 square feet of retail and commercial spaces
- Pictures of Existing Condition
- Site Plan
 - 243 luxury apartments
 - 5,000 square foot waterfront restaurant
 - 8,264 square feet of retail
 - 3,959 square feet of office space
 - Private boat slips
 - Public boat slips
 - Parking per code
- Various Renderings
- Benefits to Community –
 - .7-acre public park
 - Sidewalk
 - Benches
 - Bike racks
 - Reconstructed public seawall
 - Waterfront overlook
 - Pedestrian access to water
 - Pedestrian connection
 - Enhanced accessibility
 - Additional parking
 - Sidewalks
 - Crosswalks
 - Landscape

- Removal of overhead power lines
 - Replace existing lighting
 - Enhanced public access to the water
 - Public docks
 - Activate East Corey Avenue
 - Stormwater improvements
 - Tax revenue
- TC-2 Comprehensive Plan Policies the Development Meets –
 - Policy 1: Architectural design features
 - Policy 2: Parking
 - Policy 3: Retail/Restaurant
 - Policy 4: Privately-owned small-scale marina facilities with transient boat slips
 - Policy 5: Professional landscape and design standards consistent with the standards in the Land Development Code
- Density Pool Allocation Criteria –
 - Section 93.18(c)
 - Case by case
 - Ensure overall cap not exceeded
 - Section 93.18(d)
- Traffic Analysis Notes –
 - Proposed development will generate fewer weekday and weekend trips than Vision Plan alternatives
 - Analysis methodology approved by City staff and follows Forward Pinellas requirements
 - Project trips not anticipated to cause any deficiency to roadway network
 - Project trip assignment determined by Florida Department of Transportation (FDOT) traffic demand model
 - Very low project trip count along Bay Street and Gulf Winds Drive
 - Drawbridge delay
 - City is taking measures to help reduce delay
 - Sunrunner, micromobility, ridesharing, parking reductions
 - Project will help activate the area to promote walkability
 - Charts and comparisons were displayed
 - Project traffic assignment mapping - based on FDOT

A copy of the presentation is made a part of the record.

John Altman, owner of Charlie's Transmission, expressed opinions both in support and against the project.

Deb Schechner, resident, is opposed to the project.

City Manager Rey clarified that the information displayed today in regard to landscaping and overall design will be memorialized in the Conditional Use Permit.

In regard to the connection from the proposed park to Horan Park, Vice Mayor Friszolowski would like something in the Ordinance or the Conditional Use Permit stating that the developer shall work with the City to make that happen.

Discussion ensued regarding the density pool units with Mr. Wright reminding the Commission that these are from the residential density pool, not the commercial/transient density pool. Vice Mayor Friszolowski mentioned

that in all the years that the City has had these units available in the pool, RAM is the first development to come forward seeking this many of the units. There have been a few projects here and there that have considered, but not this large of a residential project.

Motion: Vice Mayor Friszolowski moved, Commissioner Pletcher seconded, and the motion carried 4-0 to approve the first reading of Ordinance 2022-03.

Mayor Johnson recessed the meeting at 8:58 p.m.

Mayor Johnson reconvened the meeting at 9:05 p.m.

6. RESOLUTIONS

a. Resolution 2022-01: Fund Balance Policy

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, ADOPTING A FUND BALANCE POLICY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Resolution was discussed by Mr. Tenaglia during his presentation of Ordinance 2022-01.

Motion: Vice Mayor Friszolowski moved, Commissioner Grill seconded, and the motion carried 4-0 to adopt Resolution 2022-01.

b. Resolution 2022-04: Shared Parking Agreement

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS IS AN AGREEMENT (THE "AGREEMENT") ENTERED INTO BY AND BETWEEN THE CITY OF ST. PETE BEACH (HEREINAFTER "CITY") AND BAY DERMATOLOGY REAL ESTATE ST P II, LLC (HEREINAFTER "PROPERTY OWNER") TO SHARE THE USE OF PROPERTY OWNER'S PARKING SPACES. THE CITY AND PROPERTY OWNER TOGETHER SHALL BE REFERRED TO AS THE "PARTIES."; AND PROVIDING FOR AN EFFECTIVE DATE.

Jennifer McMahon, Chief Operating Officer, stated that the City has approached and agreed to partner with Bay Dermatology Real Estate St. P II, LLC, located at 7500 Gulf Boulevard (Bank of America). There are 36 parking spots that have been identified for public parking from 5:30 p.m. to 8:00 p.m. Monday through Friday and Saturdays and Sundays from 8:00 a.m. to 8:00 p.m. The parking rate is \$3.25 per hour with a maximum possible amount of \$17,082 revenue per month. Mrs. McMahon stated that the parking mobile application will be used at this location, not meters.

Attorney Dickman stated that one clarification will be made to the Agreement in regard to the business's hours of operation.

Motion: Commissioner Grill moved, Commissioner Pletcher seconded, and the motion carried 4-0 to adopt Resolution 2022-04.

7. ITEMS FOR DISCUSSION

No discussion items.

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

Alex Rey, City Manager—stated that the Merry Pier project should be final next week with a reopening ceremony in February.

He stated that the piers on 2nd Avenue and 11th Avenue should be open soon as well.

In regard to the recent Ordinance approving the speed limit changes in residential areas, all signs have been updated to reflect that. If there is a request for more speed limit signs, Mr. Rey asked residents to speak with their district commissioner to relay the request.

Attorney Dickman, City Attorney—commented on Theresa Schefstad’s remark earlier in regard to questions sent via email [and mentioned at the Historic Preservation Board meeting]. He has been having issues with receiving emails sent to his City email account; the City Clerk just forwarded the email to his law firm account. He will work on getting answers back to Ms. Schefstad soon.

He discussed public official conduct, to include both elected and appointed officials. He will be drafting a memo to help educate officials on expectations, ethics, sunshine, and public records.

Attorney Dickman discussed the petitions as mentioned by Bev Jackson during tonight’s public comment. He reminded the Commission and public that a moratorium is not done by petition.

In regard to the recent Memorandum of Understanding with Don CeSar Property Owners Corporation [Blocks M&N], he clarified that the parcel left out of the MOU is also identified as “private beach”, he also clarified that the by-laws for the DCPOC will be modified to ensure the City is informed of all meetings and can coordinate someone to attend; there will not be a “seat” on the Board for a City representative.

Commissioner Pletcher—discussed the disagreements that are occurring around Pass-A-Grille.

Mrs. Pletcher also mentioned the parcel for the “Holloway” project; there is a new contract on half the parcel now.

Commissioner Grill—reminded everyone of the District 2 Town Hall meeting in Chambers on January 19th at 5:30 p.m.

His district won awards for the Holiday decorations; voted the best . There were co-1st place winners in District 2 for best decorated house.

Mr. Grill mentioned two major utility hits this week, one with Frontier and one with Duke Energy.

Mayor Johnson—attended the Mayor’s Council meeting last week where they have solicited sponsors for the luncheon; this will assist with keeping the annual dues the same.

He commented on the stop sign at Boca Ciega Isle.

Mayor Johnson announced that the St. Pete Beach Classic is this Saturday and Sunday from 6:00 a.m. to 10:00 a.m. with some lane closures.

Natalie Connor, resident, gave brief public comment expressing gratitude for the elected officials and their service to the City.

Mayor Johnson adjourned the meeting at 10:20 p.m.

MINUTES APPROVED: February 8, 2022

A handwritten signature in black ink, appearing to read 'Amber LaRowe', written in a cursive style.

AMBER LAROWE
CITY CLERK

A handwritten signature in black ink, appearing to read 'Alan Johnson', written in a cursive style.

ALAN JOHNSON
MAYOR