

City Commission Meeting

October 25, 2022

6:00 p.m.

ELECTED OFFICIALS PRESENT:

Alan Johnson, Mayor

Chris Graus, Vice Mayor, Commissioner, District 1

Mark Grill, Commissioner, District 2

Melinda Pletcher, Commissioner, District 4

Ward Friszolowski, Commissioner, District 3

STAFF PRESENT:

Alex Rey, City Manager

Matthew McConnell, Assistant City Attorney

Amber LaRowe, City Clerk

Jennifer McMahon, Chief Operating Officer

Mike Clarke, Public Works Director

Michelle Gonzalez, Community Development Director

Jim Kilpatrick, Fire Chief

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

1. PRESENTATIONS

- a. Eryn Russell, Florida League of Cities, presented Commissioner Ward Friszolowski with the John Land Award, recognizing him for 20 years of service as an elected official for the City of St. Pete Beach.
- b. Gulf Beaches Historical Museum Check Presentation – *This item was deferred by the City Manager*
- c. Fire Chief Kilpatrick recognized Firefighter Bobby Barber for recent lifesaving efforts.
- d. Mayor Johnson presented the Domestic Violence Awareness Month proclamation to Tracy Wiecking, Vice President, Abuses Services Division, Hope Villages of America.
- e. Philip DiMaria, Kimley-Horn, presented an update to the City's Sign Ordinance to the Commission. A copy of the presentation is made a part of the record. Mr. DiMaria discussed the draft survey that he provided to the City Commission as part of the presentation. Discussion ensued regarding the presentation and the survey. The consensus of the Commission was to have as much public input as possible, including residents and business owners alike. Commissioner Grill and Commissioner Pletcher expressed their desire for workshops, or town hall-style meetings, to allow for a dialogue-style public meeting.

2. APPROVAL OF THE AGENDA

Commissioner Grill requested items 4.d and 4. e of the Consent Agenda be moved to action items for further discussion. He also requested the addition of a discussion on consulting and engineering firms contracted with the City.

Motion: Commissioner Friszolowski moved, Commissioner Pletcher seconded, and the motion carried 5-0 to approve the October 25, 2022, City Commission Agenda.

3. AUDIENCE COMMENTS

Edna Hicks, a resident, commented on the recent City Commission discussion of the Comprehensive Plan. She expressed concerns about traffic and development and questioned how appointees are selected for the various volunteer boards in the City.

Commissioner Pletcher encouraged Ms. Hicks to call her about her concerns and questions and explained the selection process for the volunteer residents to serve.

Charles Gauthier, a Tallahassee resident, discussed his perception of the Comprehensive Plan and development in the City from a planner's point of view.

Deborah Schechner, a resident, echoed concerns about the Comprehensive Plan, height, density, intensity, traffic, and development.

4. CONSENT

- a. **City Commission Minutes: October 4, 2022, October 10, 2022, October 11, 2022, Executive Session, Workshop, and 6:00 PM Meeting**
- b. **2023 City Commission Meeting Calendar**
- c. **Force Main 17 – Subaqueous Inspection**
- d. **Cost Proposal for 73rd Avenue Sidewalk Installation** – *Moved as an action item for discussion*
- e. **Cost Estimate for Composite Manhole Ring & Cover Installation** – *Moved as an action item for discussion*
- f. **Authorization of Expenditures to Purchase Library Materials from Baker and Taylor, Inc.**

Amber LaRowe, City Clerk, discussed February and November dates for 2023 Commission meetings. February 14th is Valentine's Day and is the first meeting of the Commission in February; November 7th is Election Day (not for the City) and is the first meeting in November. She questioned if the Commission would prefer to have different dates.

The Commission agreed to move the first meeting in February to February 13th instead of February 14th and to move the first meeting in November to November 6th instead of November 7th. Mrs. LaRowe will publish the dates to the City's online calendar and send invites to the Commission and staff.

Motion: Commissioner Friszolowski moved, Commissioner Pletcher seconded, and the motion carried 5-0 to approve the October 25, 2022, Consent Agenda with the removal of items d and e and the changes to the 2023 City Commission meeting calendar.

5. ACTION ITEMS

- a. **Historic Preservation Board Resource List**

Alex Rey, City Manager, stated that the Historic Preservation Board has expressed the desire to have the Commission review more of what is outlined in City Code Section 22-211, the powers, purpose, and duties of the Board. They are requesting that City staff present to the Board anything south of 32nd Avenue that pertains to:

- Jettys
- Piers
- City Parks and Signs
- Dog Beach
- Street Signs
- Concession / Patio
- Walkovers
- Hex Block Sidewalks
- Street / Alley Projects
- Landscaping Projects

- Street Light Poles and Fixtures

Mr. Rey expressed his opinions and reasoning for some of these items not necessarily falling under the Board's purview; i.e. dog beach and light fixtures. He also cautioned the Commission about adding specific duties as this could hold up staff from making repairs. He understands their concerns and stated that the staff has been very forthcoming with information as it pertains to the Board's duties.

Discussion ensued. Commissioner Pletcher discussed her understanding of the Board's duties and goals and reminded the Commission that the Board members can ask staff to discuss items, make recommendations to the Commission, ask questions of their Commissioners, and come to these meetings to express any concerns, thoughts, opinions, etc.

Commissioner Grill recommended the Commission have a joint meeting with the Board to understand what they're asking.

Commissioner Pletcher opined that the Board seems to be desiring a higher level of communication about what is going on south of 32nd Avenue.

Assistant City Attorney McConnell reiterated that staff has been constantly communicating with the Board and bringing items in front of them for their consideration and discussion. He reminded the Commission of the monthly workshops on top of regularly scheduled meetings.

Motion: Commissioner Pletcher moved, Commissioner Friszolowski seconded, and the motion carried 5-0 to table this discussion and for each Commissioner to reach out to their Historic Board appointee to discuss their requests.

b. Cost Proposal for 73rd Avenue Sidewalk Installation—Moved from Consent for Discussion

Mr. Rey stated that the City received a cost proposal for the installation of 10-foot-wide sidewalks along 73rd Avenue between Boca Ciega Bay and Mangrove Avenue. This project will provide for enhanced pedestrian connectivity in the Corey Avenue Business District.

Commissioner Grill expressed his displeasure with this project as he did during the budget meetings. He opined that there are other sidewalks and/or areas in the City that could use sidewalks where this funding would be better served.

Vice Mayor Graus and Commissioner Pletcher expressed their opinions on the need for sidewalk and pedestrian safety.

Commissioner Grill questioned if a better investment would be to extend the sidewalk from the Library to the Fire Department.

Motion: Vice Mayor Graus moved, Commissioner Friszolowski seconded, and the motion carried 4-1 to approve the cost proposal for the 73rd Avenue sidewalk installation. Commissioner Grill voted no.

c. Cost Estimate for Composite Manhole Ring & Cover Installation –Moved from Consent for Discussion

Commissioner Grill requested a discussion on this project to get more information from Mike Clarke, Public Works Director.

Mr. Clarke explained that there are several cast iron manhole ring covers in the City that need to be replaced and upgraded. These manholes are stormwater manholes and are corroded due to the marine environment; so corroded that they are inoperable. These new manholes are corrosion-resistant and will have a longer life expectancy compared to cast iron. The City intends to utilize the composite manholes in other highly corrosive locations to reduce further maintenance and replacement.

Motion: Commissioner Grill moved, Vice Mayor Graus seconded, and the motion carried 5-0 to approve the cost estimate under the existing on-call civil and large pipeline contractor services agreement in the amount of \$33,870.00 for composite manhole ring and cover installation.

6. ORDINANCES

a. Public Hearing Ordinance 2022-15: Parking Rates and Permitting Fees (Appendix A) Updates

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES, APPENDIX A – FEE SCHEDULE; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

No changes to the Ordinance from the last meeting.

Mayor Johnson called for public comment; there was none.

Motion: Commissioner Friszolowski moved, Commissioner Pletcher seconded, and the motion carried 5-0 to adopt Ordinance 2022-15.

b. Public Hearing 2022-11: Updating Section 2-219, Fixed Assets

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING CODE OF ORDINANCES CHAPTER 2, ARTICLE III, DIVISION 1, SECTION 2-219 - FIXED ASSETS; PROVIDING FOR CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

No changes to the Ordinance from the last meeting.

Mayor Johnson called for public comment; there was none.

Motion: Vice Mayor Graus moved, Commissioner Friszolowski seconded, and the motion carried 5-0 to adopt Ordinance 2022-11.

c. Public Hearing Ordinance 2022-12: Updating Section 2-186, Disposal of City Assets

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING CODE OF ORDINANCES CHAPTER 2, ARTICLE III, DIVISION 1, SECTION 2-186 - DISPOSAL OF SURPLUS CITY PROPERTY; PROVIDING FOR CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

No changes to the Ordinance from the last meeting.

Mayor Johnson called for public comment; there was none.

Motion: **Commissioner Grill moved, Commissioner Friszolowski seconded, and the motion carried 5-0 to adopt Ordinance 2022-12.**

7. ITEMS FOR DISCUSSION

Commissioner Grill requested information on the process that the City undertakes in selecting and utilizing contractors, especially for engineering and architectural services. He questioned diversity among the professions, how much money has been spent on each firm versus how many projects, and what does the distribution of work look like?

Discussion ensued between the Commission on the firms selected and the value of historical knowledge to the City.

Mr. Rey mentioned that the City uses different firms for different specialties and that some firms, like Kimley-Horn, have various teams for different specialties. So, it may look like the City is always using Kimley-Horn, but it is not always the same type of specialty.

Jennifer McMahon, Chief Operating Officer, also explained that when the City has a project, staff will send the specifications to the firms and ask for a response on who from their firm will take on the project, what their resume looks like, and the cost.

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

Amber LaRowe, City Clerk—reminded the Commission and public of qualifications that begin on November 7th at noon and end on November 18th at noon; this is for March 14, 2023, Municipal Election for Districts 2 and 4 and the Mayoral seat. If anyone is interested in picking a qualification book up, please call the Clerk's Office ahead of time so that a book may be prepared.

Alex Rey, City Manager—the City received the Federal Permit to begin work on the 1st Avenue jetty; should be completed by March 2023.

He provided an update on developments in the City; nothing has been received from Tradewinds, and there is a potential buyer for the Sirata. There is nothing else.

Mr. Rey updated the Commission on the Corey Avenue Business Association (CABA) and the Sunday market contract situation. CABA has a contractual relationship with a promoter, Tampa Bay Markets (TBM), with whom they have not received a renewal agreement due to being unable to reach an agreement on the negotiations. Mr. Rey stated that currently, the City approves a street closure request by CABA, which then holds the Sunday market, and profits from that event. He stated that this could be considered a donation by the City [discussion will be had in the future regarding donations from the City to businesses, non-profit organizations, etc., and this would be a topic of that as well]. Mr. Rey stated that he does not think that CABA cannot retain money for the Market; however, it should be done so with the City Commission's approval and knowledge.

The second thing that Mr. Rey would like to discuss regarding the CABA and TBM agreement, is that the City should get a copy of all agreements for full transparency. Legal has obtained a copy, unsigned, of the agreement that provides CABA with 35 percent of the revenue earned from the Market, this equates to approximately \$25k. Currently, since there is no agreement, CABA is operating week-to-week with TBM; Mr. Rey would like to know how long the City should wait for CABA to reach an agreement – this has been going on since May.

The Commission would like to see CABA reach an agreement and the Market not close. If they cannot reach an agreement, the City may need to step in.

Attorney McConnell stated that he and Attorney Dickman spoke to CABA's attorney on Monday and will be speaking with her again this coming Monday as well. Legal's position on this is if the City takes this over, the proper procurement process will need to be followed with no private agreement.

The Commission inquired if the money, and how much, is being invested back into Corey Avenue. They also expressed concerns over why there has been no agreement reached for the last 5 months.

Commissioner Grill—attended the Florida League of Cities Institute for Elected Municipal Officials (IEMO) level 1 and enjoyed it. He plans to attend IEMO level 2 next.

He discussed the speed bump that was installed and has been removed, along Gulf Winds Drive. There is a speeding problem, and that is why it was installed, so another temporary solution will be installed soon.

At the last meeting, he requested information on how much the City paid for the architect to assist with the Chill Parklet design; the City Manager confirmed that it was \$5,250.

Commissioner Friszolowski—talked with one of the owners of the Bon Aire who will be celebrating 70 years early next year. She plans to incorporate historical items/memorabilia and would like some assistance from the Library or the Gulf Beaches Historical Museum. He requested that the City work to help make this event special for the Bon Aire.

Commissioner Pletcher—stated that residents in Pass-A-Grille enjoyed last week's town hall meeting and the information that was provided.

Mayor Johnson—mentioned the BIG-C Meeting tomorrow at 9:00 AM at Madeira Beach. The County's Emergency Management staff and a representative from HCA Medical Center will be present.

Mayor Johnson adjourned the meeting at 8:57 p.m.

MINUTES APPROVED: NOVEMBER 8, 2022



AMBER LAROWE
CITY CLERK



ALAN JOHNSON
MAYOR