

**City Commission Meeting
December 6, 2022
6:00 p.m.**

ELECTED OFFICIALS PRESENT:

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

STAFF PRESENT:

Alex Rey, City Manager
Matthew McConnell, Assistant City Attorney
Amber LaRowe, City Clerk
Vince Tenaglia, Assistant City Manager

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

1. APPROVAL OF THE AGENDA

City Manager Alex Rey requested item 6.a. be moved to after audience comments.

Motion: Commissioner Grill moved, Commissioner Pletcher seconded, and the motion carried 5-0 to approve the December 6, 2022, City Commission Agenda.

2. AUDIENCE COMMENTS

Resident Brad Pettit expressed his concerns related to drones being flown in the residential areas in the City. He explained a recent issue with a drone flying by his windows.

The City Attorney's Office will investigate what type of ordinance can be prepared to address drones flying in the City that engage in trespassing/harassing events.

6. ITEMS FOR DISCUSSION

a. Chris Marone, Chair of the Historic Preservation Board

Attorney McConnell summarized the timeline from the Historic Preservation Board meetings and the October 25th City Commission meeting.

Chris Marone, Chair of the Historic Preservation Board, discussed the evolution of the request that the Board made to the Commission at the October 25th meeting for a policy. The Board is requesting staff be required to present information to the Board regarding anything south of 32nd Avenue that might change the character of the historic district. [The specific list can be found attached to the October 25, 2022 City Commission Agenda and Minutes].

City Manager Rey is concerned about how this type of policy could impede staff's ability to do necessary repairs and maintenance.

Commissioner Pletcher mentioned that years ago, the City Commission discussed a policy/plan on the cohesive maintenance of alleyways and street ends; Attorney McConnell will look into this.

After a brief discussion, the Commission agreed to create a policy of guidelines at the request of the Historic Preservation Board. Staff and Legal will work together with the Board to codify their needs for the policy and

provide it to the Commission to adopt as a Resolution.

3. CONSENT

- a. **Commission Meeting Minutes: November 8 and November 15**
- b. **Pressure Washing Services**
- c. **Authorization to approve a request for beach fire on December 15, 2022**
- d. **Services Agreement with FCS Inc. for Pumping and Tankering**

Commissioner Grill inquired if the times listed in item 3.b. for construction work will coincide with the hours as listed in the City Code. Mr. Rey stated that yes, staff will inform the contractor of the rules for construction work/noise as written in the Code.

Commissioner Grill requested staff document that item 3.c. is an in-kind donation.

Regarding the renewal of item 3.d., Mr. Grill requested that the Commission receive advanced notice of the request to renew contracts. He appreciates more transparency for the public regarding contracts being renewed and the Commission's ability to mention any contractor's performance before that renewal.

The consensus of the Commission was to keep contract renewals as is with the City Manager handling issues as they arise with the contractors.

Motion: Commissioner Friszolowski moved, Commissioner Pletcher seconded, and the motion carried 5-0 to approve the December 6, 2022, Consent Agenda as presented by the City Manager.

Resident Deb Schechner complimented City staff Jennifer McMahon and Mandy Edmunds for helping to obtain a contract with the little league in Madeira Beach so that the children can continue playing this sport here in the City. She also complimented the Library for all the events they host every month.

4. ACTION ITEMS

- a. **Agreement with Public Risk Management of Florida (PRM) for Group Medical Insurance**

Vince Tenaglia, Assistant City Manager, gave a presentation on the renewal of City health insurance. A copy of the presentation is made a part of the record. The presentation included:

- Renewal and Alternative Options
- PRM Pricing Model
- Funding Methodology
- Net Impact
- Deductibles

Motion: Commissioner Friszolowski moved, Vice Mayor Graus seconded, and the motion carried 5-0 to authorize the City Manager to execute all contract documents required to join the Public Risk Management of Florida Health Trust.

5. RESOLUTIONS

- a. **Resolution 2022-23: Brownfield Designation**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, MAKING FINDINGS; DESIGNATING PROPERTY LOCATED IN THE VICINITY OF 10 COREY AVENUE, ST. PETE BEACH, FLORIDA, 33706 AND IDENTIFIED BY PARCEL ID NOS. 36-31-15-00000-140-0100, 36-31-15-

00000-140-0300, 36-31-15-00000-140-0400, 25-31-15-78084-000-0143, 25-31-15-78084-000-0142, AND 25-31-15-78084-000-0141, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80 (2)(C), FLORIDA STATUTES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION, JOB CREATION, AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY OF ST. PETE BEACH TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR SCRIVENER'S ERROR; AND PROVIDING AN EFFECTIVE DATE.

All those wishing to address the City Commission were duly sworn in by the City Clerk.

Attorney McConnell stated that this hearing will be treated like a quasi-judicial matter. All Commissioners mentioned they have had no communications about this topic since the last meeting which they entered in the previous ex-parte testimony.

Attorney Michael Goldstein, of The Goldstein Environmental Law Firm, representing the applicant, gave a presentation to the Commission on the history of this site and the Brownfields program. Attorney Goldstein identified the five criteria that the Statute outlines for a local government to designate a brownfield area:

1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site;
2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 10 new permanent jobs, whether full-time or part-time, which are not associated with the implementation of the rehabilitation agreement or an agreement, between the person responsible for site rehabilitation and the local government with jurisdiction, which contains terms for the redevelopment of the brownfield site or brownfield area;
3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations;
4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice under this subsection must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area; and
5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan.

Mr. Goldstein stated that the applicant is seeking approval so that they can apply for funding from this State program, via tax credits/incentives. He stated that information has been submitted to City staff who recommend approval as well.

Mayor Johnson opened public comment.

Resident Deborah Schechner expressed concerns about groundwater penetration and flooding.

Attorney Goldstein addressed these concerns by confirming that the cleanup will include the removal of the underground tanks and the contaminated soil on the site. The petroleum contact surface water is also to be removed; the DEP will be watching every step of the cleanup process.

Hearing no further public comment, Mayor Johnson closed the public comment portion.

Motion: Commissioner Friszolowski moved that based on the evidence presented and the testimony

we have heard, we believe the required criteria have been satisfied, Commissioner Pletcher seconded, and the motion carried 5-0 to adopt Resolution 2022-23.

Attorney McConnell stated that the next step is sending the transmittal letter to DEP along with the signed Resolution. Staff will monitor DEP documents as well.

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

Alex Rey, City Manager—informed the Commission that the City will be making funding requests to the State for Fire Station 22 and stormwater projects on 45th Avenue.

He made a presentation on the annual report for Fiscal Year 2022 for various services provided by the City including Parking, Code Enforcement, water consumption and distribution, etc. A copy of this presentation is made a part of the record.

Commissioner Pletcher—mentioned the following events:

- Pass-A-Grille Boat Parade on December 10th at 6:30 p.m.
- Pass-A-Grille Bonfire on December 15th at 7:00 p.m.
- Pass-A-Grille Women's Club event on December 17th at 9:00 a.m.
- Golf cart parade on December 17th at 6:00 p.m.

Commissioner Friszolowski—mentioned the following events:

- Belle Vista Holiday Party on Thursday at 5:30 p.m.
- Gulf Beaches Historical Museum tree lighting on December 11th at 5:30 p.m.
- Santa drives through St. Pete Beach on December 15th for the north section of the Island
- Santa drives through St. Pete Beach on December 16th for the south section of the Island

Commissioner Grill—complimented the tree lighting event and boat parade from last week. He also enjoyed the ribbon cutting for the Mobi-Mat at Upham Beach on Monday.

Mr. Grill thanked the staff for the installation of the speed hump on Gulf Winds Dr. just north of Bay Street.

He thanked Public Works for the quick repair of the reclaimed water break at Three Palms Point.

Vice Mayor Graus—encouraged everyone to shop locally for Holiday gifts.

Mayor Johnson—will be attending a sea level rise seminar on Monday in Tampa.

Mayor Johnson adjourned the meeting at 8:15 p.m.

MINUTES APPROVED: JANUARY 10, 2023



AMBER LAROWE
CITY CLERK



ALAN JOHNSON
MAYOR