City Commission Meeting
September 9, 2024
6:00 p.m.
(or as soon after the City's Budget Meeting)

ELECTED OFFICIALS PRESENT:
Adrian Petrila, Mayor
Joe Moholland, Vice Mayor, Commissioner, District 4
Karen Marriott, Commissioner, District 1
Lisa Robinson, Commissioner, District 2
Betty Rzewnicki, Commissioner, District 3

STAFF PRESENT:
Matthew McConnell, Assistant City Attorney
Frances Robustelli, City Manager
Amber LaRowe, City Clerk
Brandon Berry, Senior Planner
Mike Clarke, Public Works Director
Andrew Laflin of Aclarian, Interim Finance Director

Mayor Petrila called the meeting to order at 8:00 p.m., followed by the Pledge of Allegiance.

1. PRESENTATIONS

a. Representative Linda Chaney Check Presentation

This presentation was made during tonight's 6:00 p.m. budget meeting.

b. Tampa Bay Regional Planning Council Presentation of Services, Programs, and Model Shoreline Ordinance Template

Meghan Maraia Blancher, a coastal ecology specialist with the Tampa Bay Regional Planning Council (TBRPC), presented on TBRPC services, programs, and the model shoreline ordinance template. A copy of the presentation is included in the record.

2. APPROVAL OF THE AGENDA

Vice Mayor Moholland requested Consent Agenda Items b., c., and f. be moved as action items; these are now items 5.b., 5.c., and 5.d., respectively. He also requested an additional discussion item on pile driving; this was added as item 8.c.

Commissioner Robinson requested the following discussions be added:

- Standards for traffic concurrency; this was added as item 8.d.
- Special event permitting; this was added as item 8.e.
- Freebee: this was added as item 8.f.

Motion: **Vice Mayor Moholland moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to approve the September 9, 2024, City Commission Agenda with the changes.**

3. AUDIENCE COMMENTS

None.

4. CONSENT

a. August 27, 2024, City Commission Meeting Minutes
b. ~~Authorize the City Manager to execute an agreement with Caladesi Construction in the amount of $128,873.94 for the replacement of the Don Vista Gallery Building HVAC system~~ *moved to Action Item b.*
c. ~~Authorize the City Manager to execute an agreement in the amount of $114,414.90 for the Don Vista Roof Replacement~~ *moved to Action Item c.*
d. Authorize the City Manager to execute an agreement with Florida Parking Inc., DBA Yellow Dawg, for pavement construction on El Centro Street for the amount of $58,879.00
e. Emergency Medical Services Advanced Life Support (ALS) Agreement with Pinellas County EMS Authority
f. ~~Authorize the City Manager to execute the change order with Halff Associates for the Belle Vista Drive Seawall Outfall Modifications project in the amount of $10,074.98~~ *moved to Action d.*

Motion: **Commissioner Marriott moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to approve the September 9, 2024, Consent Agenda with the amendments as outlined.**

5. ACTION ITEMS

a. Approve a contract, timeline, and scope of services with Calvin, Giordano, and Associates, Inc. for Comprehensive Plan Development in the amount of $156,800.00

Luis N. Serna, AICP, and David Dixon, AICP of Calvin, Giordano, and Associates, Inc., presented to the City Commission on this project and its various phases. A copy of the presentation is part of the record. The timeline and public participation were discussed, and multiple public engagement methods were mentioned.

City Manager Robustelli informed the Commission that special counsel will present at the next meeting to discuss the possible moratorium.

Motion: **Commissioner Rzewnicki moved, Commissioner Robinson seconded, and the motion carried 5-0 to approve a contract, timeline, and scope of services with Calvin, Giordano, and Association, Inc. for Comprehensive Plan Development in the amount of $156,800.00.**

b. Authorize the City Manager to execute an agreement with Caladesi Construction in the amount of $128,873.94 for the replacement of the Don Vista Gallery Building HVAC System (*moved from Consent*)

Vice Mayor Moholland reviewed the rental revenue for the Don Vista facility.

Attorney McConnell informed the Commission that the City was issued a Deed from the Federal Government in 1975 that outlines what this building can and cannot be used for. There is also a Memorandum of Understanding (MOU) for using the Suntan Art Center, which expires in 2025.

The Commission would like to know if the City can purchase this building from the Federal Government and if there are any Federal Grants for the HVAC and roof replacement (item c. below). This item and the next item were deferred to allow staff a few weeks to review the Federal Grant cycle, what grants are available, and the timeframe.

No action; this item was deferred.

c. **Authorize the City Manager to execute an agreement in the amount of $114,414.90 for the Don Vista Roof Replacement (*moved from Consent*)**

Please review comments and discussion about this item during the above (item b.) discussion.

No action; this item was deferred.

d. **Authorize the City Manager to execute the change order with Halff Associates for the Belle Vista Drive Seawall Outfall Modifications project in the amount of $10,074.98 (*moved from Consent*)**

Public Works Director Mike Clarke spoke of the history of this project. In November 2023, the interim City Manager approved a task order proposal for $18,200.00 from Halff Associates under the existing continuing engineering services contract (CCNA). The task order included the design for relocating the existing tidal check valves and installing them within a vaulted structure. This proposed change order will incorporate a baffle box structure to remove debris upstream of the tidal check valves to improve performance and benefit water quality.

Motion: **Vice Mayor Moholland moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to authorize the City Manager to execute the change order with Halff Associates for the Belle Vista Drive Seawall Outfall Modifications project in the amount of $10,074.98.**

6. Ordinances

a. **Final Reading Ordinance 2024-02: Seawall, Bulkhead, and Retaining Wall Regulations**

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES, CHAPTER 98 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE III – PROPERTY MAINTENANCE, SECTION 98-66 – RESIDENTIAL AND COMMERCIAL PROPERTY MAINTENANCE; ARTICLE IV – SEAWALLS, BULKHEADS, AND RETAINING WALLS, SECTION 98-100 – STANDARDS FOR SEAWALLS, BULKHEADS, AND RETAINING WALLS NOT ON THE GULF OF MEXICO; SECTION 98-101 – STANDARDS FOR SEAWALLS, BULKHEADS, AND RETAINING WALLS ON THE GULF OF MEXICO; SECTION 98-104 – APPEALS; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

Senior Planner Brandon Berry presented to the Commission on this Ordinance, highlighting its changes since the first reading, its purpose, and the variance process. A copy of the presentation is part of the record.

Mayor Petrila opened the public hearing; after hearing no public comment, the public hearing was closed.

Motion: **Commissioner Marriott moved, Vice Mayor Moholland seconded, and the motion carried 5-0 to adopt Ordinance 2024-02.**

b. **First Reading Ordinance 2024-06: Parking Meter and Wastewater Fees**

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE APPENDIX A OF THE CITY'S CODE OF ORDINANCES; IMPLEMENTING AN HOURLY PUBLIC PARKING INCREASE; IMPLEMENTING A WASTEWATER FEE INCREASE; PROVIDING FOR CODIFICATION; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; PUBLICATION; AND AN EFFECTIVE DATE.

Mr. Laflin reminded the Commission of the expressed interest in raising the parking rates by $0.25/hour. The estimated parking revenues from this change would be an additional $255,000/year.

Mayor Petrila questioned whether hourly rates could be modified in the Pass-A-Grille district, which currently has a pay-per-day structure. Mr. Laflin stated that this could be reviewed during the proposed parking study during fiscal year 2025.

Motion: **Commissioner Marriott moved, Mayor Petrila seconded, and the motion carried 5-0 to approve the first reading of Ordinance 2024-06.**

7. Resolutions

a. Resolution 2024-04: Establish Rate of Stormwater Service Assessments

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, ESTABLISHING THE RATE OF STORMWATER SERVICE ASSESSMENTS; APPROVING STORMWATER SERVICE NON-AD VALOREM ASSESSMENT ROLLS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mr. Laflin stated there is no rate change; rates are consistent with last year.

Mayor Petrila opened the public hearing; after hearing no public comment, the public hearing was closed.

Motion: **Commissioner Marriott moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to adopt Resolution 2024-04.**

8. Items for Discussion

a. Discussion with Possible Action: Board and Committees Proposed Code Changes (as presented by Vice Mayor Moholland at the last meeting)

Vice Mayor Moholland discussed the attached comments and requests for change to the Code of Ordinances for the Beach Stewardship Committee, Board of Adjustment, Historic Preservation Board, and Planning Board. He stated that these are his opinions on how the City could tighten up the Code to ensure that these advisory boards are utilized effectively and held accountable.

Commissioner Rzewnicki would like to discuss all the advisory boards and committees.

After some discussion, it was decided to schedule a one-hour workshop before a Commission meeting to discuss the next steps. It was mentioned that meetings with each advisory board/committee may be warranted.

Motion: **Vice Mayor Moholland moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to extend the City Commission meeting to 10:30 p.m.**

b. Discussion on Future Revenue

Vice Mayor Moholland mentioned financial concerns and would appreciate further discussion in the coming months.

c. Pile Driving (*added*)

Vice Mayor Moholland stated that he attended the Historic Preservation Board meeting last week, where a resident informed the Board of a neighbor who damaged her home due to pile driving. He would like to have rules/regulations on pile driving in the City drafted for review.

d. Standards for Traffic Concurrency (*added*)

Commissioner Robinson would appreciate this topic being added to the list of priorities and a review of how other cities handle it.

e. Special Event Permitting (*added*)

Commissioner Robinson commented on the discrepancies between the Code and the Policy.

The Commission would like this added to the list of priorities to establish consistency and an outline of the event permitting process.

City Manager Robustelli will bring some information to the City Commission next month.

f. Freebee (*added*)

Mayor Petrila stated that tip jars and solicitation for tips are still ongoing in Freebee vehicles.

The City Manager was asked to put Freebee on notice of violation and the expectation of immediate compliance.

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

Amber LaRowe, City Clerk -- informed the Commission that she just issued a Doodle Poll to schedule the one-hour workshop to discuss possible code changes to the City's Advisory Boards and Committees. She also mentioned two other Doodle Polls that were issued today: one for a joint workshop with the Historic Preservation Board and one for a priority work session. She confirmed with Commissioner Robinson that she was available for a priority work session on Saturday, October 19th, at 9:00 a.m.; Mrs. LaRowe will issue a calendar invite shortly.

Mrs. LaRowe stated that the next Commission agenda for the budget and regular business meeting will be handled differently. In the past, the City has chosen to have one agenda for millage and budgetary purposes and another for the regular business portion of the meeting; this is not necessary per Statute. She and the City Manager discussed this process and agreed that the millage and budget will be on the same agenda as all other items but will be located near the first of the meeting. Also, resolutions can be adopted via a consent item or as a public hearing, much like this evening. The City Manager would like resolutions to be located either in the consent agenda section or the action item section; in the future, there will no longer be a separate section specifically for resolutions.

Frances Robustelli, City Manager -- gave an update on the City Attorney search process. A request for letters of interest has been advertised with a deadline of September 18th; this will be added to the September 23rd meeting for discussion and selection. Other options regarding a permanent attorney will be presented at the meeting.

She announced that the City is using NextDoor as another outlet for communicating information. This is for proactive engagement; the City will not comment or respond to comments on this platform.

Matthew McConnell, Assistant City Attorney– asked if the City Attorney's Office is expected to attend the extra meetings as stated earlier by the City Clerk. The Commission excused the Attorney's Office unless requested by the City Manager.

Vice Mayor Moholland -- announced that the District 4 Town Hall is on September 18th at the Warren Webster and starts at 5:30 p.m. The agenda has been published on the City's website and can be found on his bio page.

He thanked the City Manager for reigniting the Pass-A-Grille alleyway trash removal discussion and complimented the 29th Avenue seawall project.

Commissioner Rzewnicki – thanked the staff for their hard work.

Commissioner Robinson – announced her upcoming Library hours, posted on the Library's calendar and her bio page: September 16th at 6:00 p.m., October 14th at 5:00 p.m., November 13th at 5:00 p.m., and December 16th at 5:00 p.m.

Ms. Robinson provided information on the east end of the Corey Avenue project, which is coming back with modifications.

She mentioned her advisory board appointees as follows:

Beach Stewardship	**Board of Adjustment**	**Finance and Budget Review**	**Historic Preservation**	**Library**	**Parks and Recreation**	**Planning**
John Kurzman	Chris Core	John Samorajczyk	Holly Young	Maggie Milton	Jayne Stitik	Cindy Perry

Commissioner Marriott – announced the opening of Tiki Bagel on 75th Avenue.

She stated Frontier Communications is placing the covers back on their utility boxes.

Mayor Petrila adjourned the meeting at 10:26 p.m.

MINUTES APPROVED: SEPTEMBER 23, 2024

AMBER LAROWE
CITY CLERK

ADRIAN PETRILA
MAYOR