CITY COMMISSION MEETING

MINUTES

August 13, 2013

6:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENT:

Steve McFarlin, Mayor
Lorraine Huhn, Vice Mayor
Jim Parent, Commissioner
Marvin Shavlan, Commissioner
Melinda Pletcher, Commissioner

ALSO PRESENT:

Mike Bonfield, City Manager
Mike Davis, City Attorney
Rebecca C. Haynes, City Clerk
Elaine Edmunds, Administrative Services Director
Jennifer McMahon, Recreation Director
George Kinney, Community Development Director

1. Changes to the Agenda

Commissioner Shavlan requested to add a discussion on flood insurance.

2. Presentations

a. North Beach Beautification Awards – Vice Mayor Huhn

Vice Mayor Huhn listed the members of her advisory group who meet on a regular basis and assist Ms. Huhn with enhancing the beauty of District One. She then presented beautification awards to Angela and Mark Cox for residential improvement and to Ruthie and Paul Buxbaum, owners of Chill & Steam, for business improvement.

3. Audience Comments

John Michael, Bay Street, spoke in opposition to the fire inspection fee for his business.

Rosemary Manning, 1st Avenue, stated that the public access station and the City's website need updating. Ms. Manning spoke about finalizing Gulf Boulevard improvements, the bus shelter installation across from 55th Avenue and the millage rate set by the Commission with no prior public input.

Rick Falkenstein, 3 Palms Point, discussed the patchwork on roads completed by Pinellas County.

Bill Pyle, Sunset Way, spoke about beach re-nourishment and the T-groins at Upham Beach and asked if public input will be allowed for a resolution on the agenda.

Sherry Travis, Bay Street, also spoke in opposition to the fire inspection fee for her business.

4. Consent

a. Approval of the July 17, 2013 City Commission Budget Workshop minutes and the July 23, 2013 City Commission regular meeting minutes.

b. Authorization for the City Manager to enter into an Interlocal Agreement with the Pinellas County Sheriff's Office to provide law enforcement services to the City of St. Pete Beach from October 1, 2013 through September 30, 2014 in the amount of $2,077,477.07.

c. Authorization to waive sealed bid requirements and for the City Manager to enter into an agreement to lease (2) 2013 25-passenger buses from Midwest Transit for 60 months at $1,358.00 per month for both vehicles.

City Manager Bonfield requested a change be made on Page 5 of the July 23, 2013 minutes regarding the millage rate. He recommended approval of the Consent Items as amended.

Commissioner Shavlan moved to approve the Consent Agenda, Items (1), (2) and (3) as amended. The motion was seconded by Commissioner Parent and unanimously approved by an individual roll call vote.

5. Action Items

a. Conditional Use 2013-0029. Request to utilize the historic Zephaniah Phillips house, located at 101 8th Avenue, for two-family residential use pursuant to Section 40.4 of the Land Development Code.

City Attorney Davis noted that Item 5(a) is a quasi-judicial action and that the Commission can rely only on the information they receive during the hearing.

Mayor McFarlin asked Commissioners if they had any interaction with the applicant and/or agent or if anyone has knowledge of the conditional use request. Commissioner Pletcher noted that she has spoken to Mr. & Mrs. Hollenbach and to Ralph Lickton who serves as their agent.

Mayor McFarlin asked audience members if anyone wished to be considered an affected party. Mr. Ralph Lickton, agent for the Hollenbachs, responded affirmatively.

Mr. Kinney noted the property is located between Bamboozle and Seahorse Restaurant on 8th Avenue with the re-located Zephaniah Phillips house located upon it. He listed the three additional conditions contained in the staff report.

Mayor McFarlin called for Commission comments. There were none.

> **Vice Mayor Huhn moved to approve Item 5(a), Conditional Use 2013-0029, subject to the conditions noted in the City staff report. The motion was seconded by Commissioner Pletcher.**

Mayor McFarlin called for public comments. There were none.

> **The motion was unanimously approved by an individual roll call vote.**

b. Special Event Request for "The Hot Summer Night Run" on September 19, 2013.

Mr. Bonfield explained the run will take place from 7:00 p.m. to 9:00 p.m. on Pass-a-Grille Way and Gulf Way between 16th Avenue and 1st Avenue. The organizers are requesting to close both roads.

<u>Chris Lauber, Race Director</u>, noted the City is listed as a co-insured. Mr. Lauber noted the race time was set to view both the sunset over the Gulf and the moon rising over Boca Ciega Bay. No parking has been arranged for this first-time event.

> **Commissioner Pletcher moved to approve Item 5(b), authorize the approval of The Hot Summer Night Run event application and street closures for September 19, 2013. The motion was seconded by Commissioner Shavlan and unanimously approved by an individual roll call vote.**

6. <u>Ordinances</u>

a. Ordinance 2013-13, Final Reading and Public Hearing, readopting the City of St. Pete Beach's Comprehensive Plan text and map amendments to the Future Land Use and Housing Elements; establishing within the City of St. Pete Beach comprehensive Plan its Community Redevelopment District, including two major redevelopment areas and eleven designated character districts within the Community

Redevelopment District as adopted and revised by Ordinances 2010-13, 2010-15, 2011-19 and 2012-21.
City Manager Bonfield explained the re-adoption of the comprehensive plan amendments, which encompasses the Community Redevelopment District, Gulf Boulevard area and the Corey Avenue area, was approved at the transmittal stage and we have not received any letters of objection.

> **Commissioner Parent moved to approve Item 6(a), Ordinance 2013-13, An ordinance of the City Commission of the City of St. Pete Beach, readopting the City of St. Pete Beach's comprehensive plan text and map amendments to the Future Land Use and Housing Elements; establishing within the City of St. Pete Beach's comprehensive plan its Community Redevelopment District, including two major redevelopment areas and eleven designated character districts within the Community Redevelopment District as adopted and revised by Ordinances 2010-13, 2010-15, 2011-19 and 2012-21; providing for findings; providing for severability; providing an effective date. The motion was seconded by Vice Mayor Huhn.**

Mayor McFarlin called for audience comments.

<u>John Michael, Bay Street</u>, spoke against 'mega motels.'

<u>Jim Anderson, 41st Avenue</u>, read comments into the record in opposition to the Comprehensive Plan.

<u>Bill Pyle, Sunset Way</u>, representing Silver Sands Condominium Association, read comments into the record in opposition to the Comprehensive Plan and out-of-town developers.

<u>Rosemary Manning, 1st Avenue</u>, spoke in support of the re-adoption and improving the City of St. Pete Beach.

<u>Deborah Nicklaus, Sirata Beach Resort, Gulf Boulevard</u>, noted that the Sirata is a fourth-generation, family-owned resort and urged the Commission to adopt the plan and move forward.

<u>Mike Lehman, 80th Avenue</u>, spoke in support of the Comprehensive Plan and in establishing the community redevelopment area.

<u>Deborah Martohue, Blind Pass Road</u>, stated it was time to bring some finality to the comp plan issue and advocated for its re-adoption.

There being no additional audience comments, Mayor McFarlin called for the vote.

The motion was unanimously approved by an individual roll call vote.

City Manager Bonfield, in response to audience comments, clarified that there is no allowance in the Comprehensive Plan to build a boardwalk behind properties along Gulf Boulevard (particularly Silver Sands Condominiums), there is no allowance to build further out onto the beach than currently allowed and there is no provision that allows properties to be declared as blight. There is an allowance for additional building height that is contained in the Land Development Code and the Comprehensive Plan.

b. Ordinance 2013-18, Final Reading and Public Hearing, an ordinance of the City of St. Pete Beach, Florida providing for a supplemental appropriation to the Capital Project Fund for Fiscal Year ending September 30, 2013, providing for funding; providing for an effective date.

City Manager Bonfield explained the proposed ordinance allows for changes made to the Capital Improvements Plan with adjustments in both revenues and expenditures.

Commissioner Parent moved to approve Item 6(b), Ordinance 2013-18, an ordinance of the City of St. Pete Beach, Florida providing for a supplemental appropriation to the Capital Project Fund for Fiscal Year ending September 30, 2013; providing for funding; providing for an effective date. The motion was seconded by Vice Mayor Huhn.

Mayor McFarlin called for audience comments. There were none.

Mayor McFarlin called for the vote.

The motion was unanimously approved by an individual roll call vote.

7. Resolutions

a. Resolution 2013-10, adopting changes to the City of St. Pete Beach Personnel Rules and Regulations Manual and providing for an effective date.

City Manager noted the changes to the workers' compensation policy and the consolidation of annual leave time into "Paid Time Off" (PTO). Currently, the unions have rejected the modifications.

Vice Mayor Huhn moved to approve Item 7(a), Resolution 2013-10, a resolution of the City Commission of the City of St. Pete Beach, Florida, adopting changes to the City of St. Pete Beach Personnel Rules and Regulations Manual and providing for an effective date. The motion was seconded by Commissioner Parent and unanimously approved by an individual roll call vote.

b. Resolution 2013-13, amending and restating Resolution 2009-12 which governs actions and deliberations during City Commission meetings in order to maintain decorum (previously heard on June 25, 2013 as Resolution 2013-08).

Mr. Bonfield stated the decorum resolution was originally heard and approved at the June 25, 2013 meeting but was given a duplicate number.

Commissioner Pletcher moved to approve Item 7(b), Resolution 2013-13, a resolution of the City Commission of the City of St. Pete Beach, Florida amending and restating Resolution 2009-12 which governs actions and deliberations during City Commission meetings in order to maintain decorum; and providing for an effective date. The motion was seconded by Commissioner Shavlan.

Mayor McFarlin called for audience comments.

Bill Pyle, Sunset Way, spoke in opposition to the resolution.

Deborah Schechner, Boca Ciega Isle Drive, spoke in opposition to the resolution and requested parameters to determine when a person speaking is out of order.

John Michael, Bay Street, requested clarification on the intent of the resolution.

Mayor McFarlin stated that the resolution is intended to provide a safeguard for an open exchange of ideas and respectful comments.

Mayor McFarlin called for the vote.

The motion was unanimously approved by an individual roll call vote.

8. Items for Discussion

a. Design Guidelines, Pass-a-Grille – Commissioner Pletcher

Commissioners were in agreement to allow staff to return with ideas on how to "incentivize retention of existing structures, or if this is not feasible, to allow for a more compatible redevelopment with regard to mass and scale".

b. Renaming Community Center – Mayor McFarlin

Commissioners were in agreement to rename the Boca Ciega Room to "Morean Waterside Room" at the Community Center. Staff will return to the Commission with ideas on signage.

c. Corey Avenue Area Project – Next Steps – City Manager

Mr. Bonfield updated the Corey Avenue Area Project noting that the Tampa Bay Regional Planning Council completed their exercise of receiving public comments during the workshops. They are focusing on two areas in particular: (1) a proposal to finalize the Community Redevelopment Area plan with tax increment financing and (2) finalizing an agreement to get East and West Corey Avenue development ready. This process incorporates review of the couplet; the streetscape including lighting, signage, landscape, crosswalks, furniture, etc.; and review of public facilities including the library, city hall, the marina, the police station and the boardwalk.

d. Review of Flood Insurance Costs

Commissioner Shavlan reported that Florida flood insurance rates will increase astronomically as of October 1, 2013.

Commissioner Parent noted that he will discuss the flood insurance rates at the Florida League of Cities conference.

Jake Holehouse, Holehouse Insurance, provided a detailed explanation on current and expected rates.

9. City Manager, City Attorney and City Commission Reports

City Manager Bonfield reported on the agenda items for the August 27, 2013 City Commission meeting.

City Attorney Davis updated the Commissioners on the Chmielewski lawsuit.

Commissioner Pletcher thanked the Commissioners for the discussion on design guidelines for Pass-a-Grille and discussed the Volkswagen Car Show and The Hot Summer Night Run event.

Commissioner Shavlan noted all is quiet in District Three.

Commissioner Parent reported that he will attend the annual Florida League of Cities conference in Orlando. Mr. Parent warned the audience of a fraud being run by someone posing as a YMCA employee going door to door collecting money for the organization.

Vice Mayor Huhn noted that CABA is sponsoring a car & truck show on September 14 on Corey Avenue and that Verducci's will soon open their new deli on Blind Pass Road.

Mayor McFarlin said that this was an interesting and productive meeting.

10. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 8:30 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Steve McFarlin, Mayor

Minutes approved on: 8/27/2013