

A regular meeting of the City of Madeira Beach Board of Commissioners was held at 6:00 p.m. on June 12, 2018 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida. Mayor Black called the meeting to order.

MEMBERS PRESENT: Maggi Black, Mayor
Deby Weinstein, Vice-Mayor/Commissioner District 1
Nancy Hodges, Commissioner District 2
Nancy Oakley, Commissioner District 3
John Douthirt, Commissioner District 4

CITY STAFF PRESENT: Jonathan, Evans, City Manager
Ralf Brookes, City Attorney
Clara VanBlargan, City Clerk

1. CALL TO ORDER

Mayor Black called the meeting to order at 6:00 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Hodges gave the Invocation and led the Pledge of Allegiance.

3. ROLL CALL

The City Clerk called the roll.

4. PUBLIC COMMENT

[Approval of the agenda was discussed by the Board prior to public comment]

Chelsea Nelson at 420 Boca Ciega Drive said she was excited about the storm valve project going on in Madeira Beach. The system was tested during the Tropical Storm Alberta and there was a noticeable improvement.

Deputy Roxby and Deputy Snyder invited everyone to the Coffee with a Cop Event at McDonalds on Friday from 9:00 a.m. to 10:30 a.m.

Woody Pershing with Woody's Water Sports said he owns property in John's Pass and would like to speak about allocation of funds. Mayor Black said the public comment time is only for items not on the agenda and he would have an opportunity to speak during that agenda item.

5. APPROVAL OF THE AGENDA

Mayor Black requested a motion to approve the agenda.

Vice-Mayor Weinstein suggested moving Agenda Item 5.B., RFP 2018-01 John's Pass Kiosk Presentation and Selection, to the June 26, 2018 workshop agenda or hold a special workshop for the item. There are many issues needing to be discussed in addition the ADA issues that the building official, Mr. DeSantis discussed with the Commission on March 27th.

Commissioner Oakley agreed and said it has not been decided on what to do with the back of the building yet where people sit.

The City Manager requested a motion.

Vice-Mayor Weinstein motioned to remove Agenda Item 5.B, RFP 2018-01 John's Pass Kiosk Presentation and Selection, from the agenda and place it on the June 26, 2018 workshop meeting agenda. Commissioner Oakley seconded the motion.

Commissioner Douthirt asked if the people from the two chambers were in attendance and said he did not feel it was right for them to come without being able to speak. A lady representing one of the chambers indicated that she is okay waiting to present.

The City Manager said if the Board would like the Chambers to give a presentation to staff and address the issues brought up by the Board prior to the workshop meeting, the presentations can be placed on the first regular meeting in July.

Mayor Black said the presentations should be made at a workshop and a decision made at a regular meeting.

ROLL CALL:

Vice-Mayor Weinstein	"YES"
Commissioner Oakley	"YES"
Commissioner Hodges	"YES"
Commissioner Douthirt	"YES"
Mayor Black	"YES"

The motion carried 5-0.

Commissioner Oakley motioned to approve the agenda with the removal of item 5.B. Vice-Mayor Weinstein seconded the motion.

The City Manager said the Tampa Bay Beaches Chamber of Commerce has to attend another engagement and has requested that their item, 8.B. be moved up on the agenda.

Commissioner Oakley amended her motion to move 8.B. to after Public Comment.

ROLL CALL:

Commissioner Oakley	“YES”
Vice-Mayor Weinstein	“YES”
Commissioner Hodges	“YES”
Commissioner Douthirt	“YES”
Mayor Black	“YES”

The motion carried 5-0.

A. PROCLAMATIONS

B. PRESENTATIONS

- **RFP 2018-01 John’s Pass Kiosk Presentation and Selection – Jonathan Evans, City Manager**
- **Tampa Bay Beaches Chamber of Commerce**
- **Treasure Island and Madeira Beach Chamber of Commerce**

C. DAIS LOG REVIEW

6. CONSENT AGENDA

A. Approval of Minutes:

- **March 7, 2018 Regular Meeting**
- **March 27, 2018 Special Meeting**
- **March 27, 2018 Workshop Meeting**
- **April 10, 2018 Workshop Agenda Setting Meeting**
- **April 10, 2018 Regular Meeting**
- **May 8, 2018 Workshop Agenda Setting Meeting**

B. Award of Contract for Electrical/Repair Services – Dave Marsicano, Public Works/Marina Director

C. Award of Contract for Landscaping Services – Dave Marsicano, Public Works/Marina Director

Commissioner Oakley said on p. 6 of the April 10th meeting minutes it shows that the motion carried at a 5-0 vote and it was a 4-0 vote. She had recused herself from that vote.

Commissioner Oakley said the electrical services contract does not show a “do not exceed” amount to pay out for services and the landscaping services contract does. The City Manager explained that the electrical services contract is for an as needed basis whereas the landscaping services contract is for a continuing service.

The City Manager said they wanted to have three secured agreements with different providers on an as needed basis. They just needed the billable rate and the contractor would have to meet all of the protocols. This does not commit the City to any funds. It is similar to a contractual agreement that someone would have with an attorney.

Vice-Mayor Weinstein said the March 27th meeting minutes are identified as April 27th. The minutes show her present at the meeting, but she was not installed until April the 10th meeting.

Vice-Mayor Weinstein said the award for contract services for the electrical repair and landscaping services did not include the contractor numbers and they did not provide a copy of the certificate of insurance declaration page from one of the electrical contractors. She said the landscaping contract is okay.

The City Manager said the item can be approved contingent upon them providing the information as requested.

Commissioner Douthirt said on p. 5 of the March 27th meeting minutes, it says that the City received approximately \$300 to \$400 from the ATM and the revenue goes to the Chamber of Commerce. A representative from the Chamber clarified that the Chamber owns the ATM and they receive the check directly.

The City Clerk said she would make the corrections to the minutes.

Mayor Black requested a motion to approve the Consent Agenda with corrections to the minutes and with the stipulation that they receive the documents requested for the contract. Commissioner Douthirt made the first motion and Commissioner Oakley seconded the motion.

ROLL CALL:

Commissioner Douthirt	“YES”
Commissioner Oakley	“YES”
Vice-Mayor Weinstein	“YES”
Commissioner Hodges	“YES”
Mayor Black	“YES”

The motion carried 5-0.

7. UNFINISHED BUSINESS

A. Ordinance 2018-03, Amending Fees and Collections Procedures Manual – 2nd Reading & Public Hearing – Linda Portal, Planning & Zoning Director

[Following the discussion of item 8B, the Commission moved back to item 8.A.]

Planning & Zoning Director Linda Portal said this is the second reading of the ordinance and no changes have been made since the first reading.

Commissioner Oakley asked about the language referring to the purchase of parking permits on a weekly or monthly basis of up to 50% of the metered parking spaces. She asked who determines that. The City Manager said it puts a cap on the number of spots that permits can be sold to.

Commissioner Oakley asked if the language “parking in a no parking zone” found under item E of Parking Fines and Penalties, #3 is referring to the parking ordinance on page 5. Director Portal said yes.

Commissioner Oakley referred to p. 14 regarding the Bell Tower and asked if it is a new rental. The City Manager said yes. Vice-Mayor Weinstein commented that the one for Kitty Stuart is as well.

City Clerk Clara VanBlargan read Ordinance 2018-03 by title only.

Vice-Mayor Weinstein motioned to adopt Ordinance 2018-03 after second reading and public hearing. Commissioner Oakley seconded the motion.

Mayor Black opened the public hearing. There were no comments by the public.

ROLL CALL:

Vice-Mayor Weinstein	“YES”
Commissioner Oakley	“YES”
Commissioner Douthirt	“YES”
Commissioner Hodges	“YES”
Mayor Black	“YES”

The motion carried 5-0.

B. Ordinance 2018-04, Amendment to Non-Conforming Structures – 2nd Reading & Public Hearing – Linda Portal, Planning & Zoning Director

Planning & Zoning Director Linda Portal reviewed Agenda Item 7.B. and gave a PowerPoint presentation.

Mayor Black opened the public hearing.

Dan with Lombardo Construction said his client, Vicky Clark lives on 3rd Street and is affected by the amendment. He showed a floor plan to the Commission and said she is trying to add a bedroom to her small home. The house was constructed with a small set back. The zoning was most likely changed after the fact. Unfortunately, the Code requires that the house be setback five feet. The

problem with the Code is that it requires a neighbor's approval. She will get shot down by her neighbor.

Commissioner Oakley asked if this will affect the neighbor in any way. Director Portal said the neighbor is in attendance and can speak for herself.

Kathy Collier, 13145 3rd Street, said she lives adjacent to the property. Her property has become her neighbor's retention pond and her yard is soggy as the result of the rain. The property flooded after the pavers were removed.

Director Portal said the ordinance requires a signed approval from the neighbor and a quasi-judicial hearing before the Planning Commission.

The City Attorney said the ordinance contains exceptions that would go through the Planning Commission which would require the neighbors to agree. There is still a variance process that would go through a special magistrate and meet all variance requirements.

The City Manager asked if someone met all of the criteria for the waiver would they get approved. Director Portal said they would because the Planning Commission would only determine if they met the criteria.

Vice-Mayor Weinstein said she walked to the neighbors that are dealing with these issues. She is comfortable with the ordinance and that the neighbors have a hand in the exception process.

Tom Darnowsky, said he is working with a client on Boca Ciega Drive on a similar situation. The ordinance will put everyone on the same playing field. Most of the homes were built prior to the adoption of the zoning ordinance.

Mayor Black closed the public hearing.

City Clerk Clara VanBlargan read Ordinance 2018-04 by title only.

Vice-Mayor Weinstein motioned to adopt Ordinance 2018-04 following second reading and public hearing. Commissioner Hodges seconded the motion.

ROLL CALL:

Vice-Mayor Weinstein	"YES"
Commissioner Hodges	"YES"
Commissioner Douthirt	"YES"
Commissioner Oakley	"YES"
Mayor Black	"YES"

The motion carried 5-0.

C. Resolution 2018-05, Parking Revenue(s) Allocation of Additional \$0.50 – Jonathan Evans, City Manager

City Clerk Clara VanBlargan read Resolution 2018-05 by title only.

The City Manager reviewed the agenda item and explained that the approval of Ordinance 2018-03 would allow for the parking fee to increase from \$2.00 per hour to \$2.50 per hour. The Board discussed the allocation of the additional \$0.50 and indicated that \$0.25 or approximately \$413,000 should be set aside for paying down debt and the other \$0.25 put into infrastructure to account for maintenance City wide. The Board also spoke about allocating funds to John's Pass specifically. The City has \$452,123 in the budget now from the 2010 Deep Water Horizon Oil Spill money that can be put to purposes as deemed fit by the Board. There is definitely a need for improvements in Johns Pass Village. Staff is proposed to spend \$125,000 from the oil spill settlement on capital projects in John's Pass. Staff is proposing other capital projects as well. He indicated that they are looking for direction from the Board on two items: how to spend the additional 25 cents and to designate the \$125,000 requested in the FY 2019 budget.

Mayor Black said they will look at other funding options for John's Pass as well.

Commissioner Oakley asked how much is spent on John's Pass now. The City Manager said they have about \$152,000 for operation and maintenance. They looked at the month of January, February and March and the anticipated revenue to be collected is \$519,000. This includes Village Boulevard, John's Pass and John's Pass Park. This accounts for 80% of the revenue that the City collected in parking receipts.

Commissioner Oakley said she wanted to know just what John's Pass generates. The City Manager said that Village Boulevard generated 44% of the revenue or \$230,000 during those months.

Commissioner Hodges said she would like to see the \$125,000 put into John's Pass Village and the 25 cents put into John's Pass as well.

Commissioner Douthirt said there are other businesses in town and it is not right to put it all to John's Pass. He is for having the money designated for infrastructure but not locked up for John's Pass.

Mayor Black and Commissioner Oakley agreed that the money should be put toward infrastructure and then some of it can go toward John's Pass.

Commissioner Douthirt agreed that the BP funds should be put towards John's Pass.

Commissioner Oakley said there are things needing to be taken care of in John's Pass. This needs to happen before issues become bigger problems. Mayor Black said there are two different issues: the BP money and the 25 cents allocation. Vice-Mayor Weinstein said the 25 cents should go into an infrastructure fund because there are so many areas that need to be considered. The City Center needs a generator and she will work diligently to make sure John's Pass is improved.

Commissioner Douthirt said they can come back and redo the resolution in the future.

Vice-Mayor Weinstein said she would like to put the \$125,000 on hold until they know how it is going to be spent. It should be placed on the next budget meeting. Vice-Mayor Weinstein said she will be more comfortable looking at this from a full plan. The City Manager said everything they do over the City Manager's threshold has to come back to the Board. He would like the money to be set aside now so he can meet with the merchants with an amount.

Vice-Mayor Weinstein said they need a visioning plan for future improvements in John's Pass. She does not want to commit to the \$125,000. Commissioner Douthirt said he is okay with the \$125,000 but would like to see a list of projects. The City Manager said they can discuss capital projects in the Pass during the CIP discussion.

Commissioner Douthirt motioned to adopt Resolution 2018-05, Parking Revenue(s) with the addition of the \$125,000 allocated from the BP money for John's Pass and 25 cents designated for infrastructure and 25 cents towards debt.

Vice-Mayor Weinstein said she still would like to wait for the City Manager to go over capital projects.

Vice-Mayor Weinstein amended the motion to adopt Resolution 2018-05, designating 25 cents to infrastructure and 25 cents to the debt service payments. Commissioner Oakley seconded the motion.

Mayor Black opened public comment.

Matthew Powers with Mad Beach Brewing Company said he is disheartened at the lack of foresight. They are doing their job at John's Pass and they would like the City to invest as well. They should do their part. He likes that the Board is willing to invest in John's Pass but would like to see something set aside for them.

Woody Pershing with Woody's Water Sports said he is a property owner and he does pay property tax and is very proud of John's Pass. Everyone that visits Madeira Beach mentions John's Pass. It is a destination in the Tampa Bay area. He is requesting the City to do their part and cover the capital expenses. There is a lot of turn over on the Board. He would like to have a voice in what gets completed.

Doreen Moore, 13019 Boca Ciega Avenue and 13030 Gulf Blvd., commented that in 2002 when she was a sitting Commissioner they did make improvements in John's Pass. She explained that there was a time that the City had a dedicated fund to take care of John's Pass. The fund went away years ago. There needs to be a plan on what needs to be done. The Commission is in a cleanup mode right now. She believed that the Board is going to make a conscious effort to take care of the Pass.

Tom Powers, 12945 Village Blvd., said the state used to own the 100-foot strip in John's Pass and then gave it to the City. When the City put in the parking meters, they promised that the money would be used for upkeep in the Village. This has never happened. He works hard to pull traffic into the area through his business. This feeds the meters. The meter rates continue to rise, but the money does not come back to them.

Charlotte Hunter, owner of Wild Time Caribbean, said she operates the store. People complain to her about the meters not working and the cost to them. People will not be happy with the rates being increased. If there is an increase the money needs to go back to the Pass. They need to look at creating line items to put in the budget. She recommended that they not charge for parking during the down time of the year in the evenings.

Jim Hunter, Wild Time Caribbean, 996 Ashley Drive, said he is confused that the City is not comfortable releasing \$125,000 of the BP money for John's Pass, when John's Pass brings in 44% of the parking revenue. They would not have gotten that amount of BP money without John's Pass.

Mayor Black closed public comment.

ROLL CALL:

Vice-Mayor Weinstein	"YES"
Commissioner Oakley	"YES"
Commissioner Douthirt	"YES"
Commissioner Hodges	"NO"
Mayor Black	"YES"

The motion carried 4-1.

8. CONTRACTS/AGREEMENTS

A. Long-Term Parking Variance to allow for the Madeira Beach, LLC/Sam Lewis to lease the 134th Avenue E. Parking Lot – Walt Pierce, Finance Director

Finance Director Walt Pierce said staff is recommending approval of the Sam Lewis lease of the 134th Avenue E. Parking Lot. The purpose of the agreement is to ready the lot for construction activity for the Mad Beach Fish House. On April 10, 2018, the Board gave the City Manager authority to negotiate a short-term agreement until a long-term agreement could be negotiated and brought forward for approval by the Board. The proposed agreement is for one year and would start on July 1, 2018 and end on June 30, 2019. The short-term agreement is to the end of this month. The total cost of the agreement is \$7,544, which will cover the projected revenues that would have been generated during the 12-month period. It also includes the 50 cents' parking increase just approved and \$100 per month which the City pays to lease the property from ACB Leasing Company. They have also signed off on the annual agreement. Amy Powell is in attendance to represent Sam Lewis.

Amy Powell, 15320 Harbor Drive, said she is the owner of Mad Beach Fish House. The parking area will be for valet service for customers. They would like to make a contract with the valet service to maintain the customer base and accommodate the employee base.

Commissioner Douthirt asked what will happen if construction is not completed in one year. Ms. Powell said they would work with the City to extend the contract. Commissioner Douthirt said once the condos are constructed they would no longer have the parking. Ms. Powell said the lower level would be for the restaurant as well as the marina.

Vice-Mayor Weinstein said the agreement requires \$500,000 of liability insurance and to name the City as a coinsured on the policy. She requested a copy of that insurance policy. She asked if the sign would be taken down on the lot. The City Manager said they have discussed taking the sign down.

Director Pierce said they have purchased a cover that will completely cover the meter.

Commissioner Douthirt motioned to pass the long-term parking variance to allow Sam Lewis to lease the 134th Avenue East parking lot upon getting a copy of the insurance policy. Commissioner Hodges seconded the motion.

Mayor Black opened public comment. There was no public comment.

ROLL CALL:

Commissioner Douthirt	“YES”
Commissioner Hodges	“YES”
Vice-Mayor Weinstein	“YES”
Commissioner Oakley	“YES”
Mayor Black	“YES”

The motion carried 5-0.

B. Requires Fee Waiver by the Tampa Bay Beaches Chambers of Commerce – Jay Hatch, Recreation Director

[This item was discussed by the Commission following the consent agenda.]

Recreation Director Jay Hatch explained that Robin with the Tampa Bay Beaches Chamber of Commerce is in attendance. They are requesting a fee waiver for their event, The Festival of Trees. Information was provided in the packet.

Mayor Black asked Robin to explain the event.

Robin Miller explained that the event is called, “The Festival of Trees.” This is their way of bringing a multi-city event to support their business community. They are in contract with four

other beach communities to utilize their space as well. The tree event is hosted by residents, neighborhood associations, businesses, and other membership organizations. It will take place the Saturday after Thanksgiving. This is also Small Business Saturday and they may have some Christmas Carolers.

Vice-Mayor Weinstein asked if the other communities were waiving fees and Ms. Miller said yes.

Mayor Black commented that she is willing to waive the fees if they can lower the City's membership fees from \$5,000 to \$1,000. Ms. Miller said they do not get \$5,000 from Madeira Beach.

Commissioner Oakley said she is willing to waive the fees but not the hard costs to the City, like staffing, or setup fees. Ms. Miller said she would need to know what the staffing and other fees are, and Commissioner Oakley explained.

Vice-Mayor Weinstein said this opens the waiver of fees for all nonprofits. The idea of this building was to make money when they rent it out. The responsible thing would be to charge the rate listed in the fee schedule.

Commissioner Hodges asked if there is anything they can do in John's Pass regarding the parking fees on Small Business Saturday. The City Manager said on p. 20 of the budget, show that \$5,000 that has been set aside for contribution to Treasure Island Madeira Beach Chamber of Commerce. They had conversations this week with local businesses and discussed opportunities on how to promote Small Business Saturday. They spoke about not charging for parking to promote the event. This would be a policy decision by the Board. If the Board would like to do this, staff is recommending that parking fees be waived throughout the City.

Mayor Black suggested that they discuss the waiver of fees in a workshop.

Director Hatch commented that they have reserved the facility for this weekend. This is typically not a busy weekend and it would minimally involve recreation staff.

Commissioner Douthirt suggested that Robin consider the payment for staff fees. Ms. Miller said she has the authority to decide.

Commissioner Douthirt asked what charities they would donate to. Ms. Miller said they have a list of the not-for-profit charities that are members of the Tampa Bay Beaches Chamber that have been voted on by community members. They have one round more of voting.

Commissioner Hodges commented she was in favor of waiving the fees for the event and said it will bring people to the community.

Ms. Miller said they will also have table top setups for businesses to sell their products. Waiving parking would be great publicity for the event.

Mayor Black opened public comment. There was no public comment.

Commissioner Douthirt motioned to pass the fee waiver but that they would still have to pay the fixed costs. Commissioner Oakley seconded the motion.

ROLL CALL:

Commissioner Douthirt	“YES”
Commissioner Oakley	“YES”
Vice-Mayor Weinstein	“NO”
Commissioner Hodges	“YES”
Mayor Black	“YES”S

The motion carried 4-1.

9. NEW BUSINESS

A. Resolution 2018-06 Refinancing & Closing Approval – Series 2014 Bond – Walt Pierce, Finance Director

City Clerk Clara VanBlargan read Resolution 2018-06 by title only.

Finance Director Walt Pierce said the City is facing a \$1.2 million payment with a maturity date of November 1, 2018 on the 2014 series bond. The purpose of the bond was to finance the undergrounding of utilities on Gulf Boulevard. Nicolas Rocca from PFM Financial Advisors will give the City some options. They looked at a two and three-year extension. Both had the same interest rate, but the three-year extension has a smaller payment. The goal is to allow the City to see reimbursement over the three years while the project for under grounding proceeds. As they get the reimbursement from the Penny for Pinellas as it relates to the cost of the phase II undergrounding project they can pay this off at any time.

Mr. Rocca said the City has the option to pay it off at any time. The maximum penalty would be about \$2,600.

Director Pierce said it is easier to balance the budget with a payment of \$344,000 instead of \$1.2 million.

Vice-Mayor Weinstein thanked the City Manager and Budget Review Committee for their work.

Mayor Black opened public comment and there were no comments.

Commissioner Oakley motioned to approve Resolution 2018-06, refinancing and closing approval Series 2014 Bond. Commissioner Douthirt seconded the motion.

ROLL CALL:

Commissioner Oakley	“YES”
Commissioner Douthirt	“YES”
Vice-Mayor Weinstein	“YES”
Commissioner Hodges	“YES”
Mayor Black	“YES”

The motion carried 5-0.

B. Ordinance 2018-05, proposed amendment to Part II, Code of Ordinances Chapter 110 – Zoning, Article II, Site Plans, Division 2 Review procedures, creating section 110-50, designating site plan review categories and separate review processes and adding hearing requirements, amending section 110-51 scope of review and, Division 3, plan requirements, section 110-71, submission; contents for consistency – 1st Reading – Linda Portal, Planning & Zoning Director

City Clerk Clara VanBlargan read Ordinance 2018-05 by title only.

Planning & Zoning Director Linda Portal showed a PowerPoint Presentation giving an overview of Ordinance 2018-05 and explained the proposed changes and answered questions from the Commission.

Mayor Black opened public comment. There was no public comment.

Commissioner Oakley motioned to approve the first reading of Ordinance 2018-05. Vice-Mayor Weinstein seconded the motion.

ROLL CALL:

Commissioner Oakley	“YES”
Vice-Mayor Weinstein	“YES”
Commissioner Hodges	“YES”
Commissioner Douthirt	“YES”
Mayor Black	“YES”

The motion carried 5-0.

The Mayor Black called for a five-minute break. The Board recessed for five minutes and reconvened.

C. Ordinance 2018-06, Proposed Amendments to Part II, Code of Ordinances, Chapter 110 Zoning, Article III, 1st Reading – Linda Portal, Planning & Zoning Director

City Clerk Clara VanBlargan read Ordinance 2018-06 by title only.

Planning & Zoning Director Linda Portal showed a PowerPoint Presentation giving an overview of Ordinance 2018-06 and explained the proposed changes and answered questions from the Commission.

Mayor Black opened public comment. There were no comments.

Commissioner Oakley motioned to pass the first reading of Ordinance 2018-06, updating the parking Code. Vice-Mayor Weinstein seconded the motion.

ROLL CALL:

Commissioner Oakley	“YES”
Vice-Mayor Weinstein	“YES”
Commissioner Hodges	“YES”
Commissioner Douthirt	“YES”
Mayor Black	“YES”

The motion carried 5-0.

D. Ordinance 2018-07, Proposed Amendments to Part II, Code of Ordinances, Chapter 110, Zoning, Article V – 1st Reading – Linda Portal, Planning & Zoning Director

City Clerk Clara VanBlargan read Ordinance 2018-07 by title only.

Planning & Zoning Director Linda Portal showed a PowerPoint Presentation giving an overview of Ordinance 2018-07 and explained the proposed changes and answered questions from the Commission.

Mayor Black opened public comment. There were no comments.

Vice-Mayor Weinstein motioned to approve the first reading of Ordinance 2018-07. Commissioner Oakley seconded the motion.

Mayor Black asked why the different ordinances have the same wording under fiscal impacts. Director Portal commented that she does not know what the impacts will be.

The City Manager said they will start putting out fact sheets on these ordinances and what the acts do. There will be some costs to installing signage, but they will get revenue on the enforcement action.

ROLL CALL:

Vice-Mayor Weinstein	“YES”
Commissioner Oakley	“YES”
Commissioner Hodges	“YES”

Commissioner Douthirt “YES”
Mayor Black “YES”

The motion carried 5-0.

E. Appointment to Tampa Bay Regional Planning Council – Linda Portal, Planning & Zoning Director

Planning & Zoning Director Linda Portal said the City has long been a member of the Tampa Bay Regional Planning Council. They pay a membership fee to have voting rights. Their purpose is to allow the small governments to give input when decisions that the larger governments are making will impact them. They also serve as the Hurricane Preparedness Organization for the area. They will have an opportunity to weigh in on emergency preparedness. They have done a lot of studies on issues that impact the whole region. As a member they will send one of the elected officials to represent them. They meet once a month on a Monday morning. She indicated that as staff she will review the packet and attend the meetings with the elected official.

Commissioner Weinstein volunteered to serve as the member to the Tampa Bay Regional Planning Council.

Commissioner Oakley motioned to appoint Vice-Mayor Weinstein to the Tampa Bay Regional Planning Council. Commissioner Hodges seconded the motion.

Mayor Black opened public comment. There were no public comments.

ROLL CALL:

Commissioner Oakley “YES”
Commissioner Hodges “YES”
Vice-Mayor Weinstein “YES”
Commissioner Douthirt “YES”
Mayor Black “YES”

The motion carried 5-0.

Commissioner Oakley requested that they push back some of the agenda items due to the late meeting. The agenda is too long. The City Manager suggested that they finished the next couple items and then push the staff reports back. The Board will need to take action to shorten the agenda.

Commissioner Oakley motioned to move the staff reports to another meeting. Commissioner Hodges seconded the motion.

Mayor Black opened public comment. There were no public comments.

ROLL CALL:

Commissioner Oakley	“YES”
Commissioner Hodges	“YES”
Vice-Mayor Weinstein	“YES”
Commissioner Douthirt	“YES”
Mayor Black	“YES”

The motion carried 5-0.

F. Resolution 2018-07, Emergency Operation Plan (EOP) – Derryi O’Neal, Fire Chief

Fire Chief Derryi O’Neal reviewed Resolution 2018-07, emergency operation plan and answered questions from the Commission.

The City Manager said the compensation modifications as it relates to exempt and nonexempt employees only takes place when there is a declaration. Fees are reimbursable through FEMA and are comparable to what other agencies do. Staff will need to make some modifications to the document as there are some Scrivener’s errors. The legislative intent will not be changed.

Mayor Black said the document says Madeira Beach and Redington Plan on one page and on another it just says Madeira Beach. Fire Chief O’Neal said it is basically the same plan.

City Clerk Clara VanBlargan read the Resolution 2018-07 by title only.

Mayor Black opened public comment. There were no public comments.

Commissioner Oakley motioned to approve Resolution 2018-07. Commissioner Douthirt seconded the motion.

ROLL CALL:

Commissioner Oakley	“YES”
Commissioner Douthirt	“YES”
Vice-Mayor Weinstein	“YES”
Commissioner Hodges	“YES”
Mayor Black	“YES”

The motion carried 5-0.

G. Resolution 2018-08, City’s Mission, Vision, and Values – Jonathan Evans, City Manger

City Clerk Clara VanBlargan read the Resolution 2018-08 by title only.

The City Manager explained the history of creating the mission, vision and values and read the mission statement, vision statement, values, and goals into the record. He commended staff for their work. Staff is recommending approval.

Vice-Mayor Weinstein said this is excellent and she thanked the City Manager for having the Board go through this exercise.

Mayor Black said this is a very positive thing moving forward.

Commissioner Douthirt suggested that they put these statements on a plaque.

Mayor Black opened public comment. There were no public comments.

Vice-Mayor Weinstein motioned to approve Resolution 2018-08. Commissioner Oakley seconded the motion.

ROLL CALL:

Vice-Mayor Weinstein	“YES”
Commissioner Oakley	“YES”
Commissioner Hodges	“YES”
Commissioner Douthirt	“YES”
Mayor Black	“YES”

The motion carried 5-0.

H. Fee Adjustment for Parcel I.D. 09-31-15-34308-003-0060 and 09-31-15-34308-003-0070 – Walt Pierce, Finance Director

Finance Director Walt Pierce said this item is for correcting an error in the billing to 14133 Gulf Boulevard. The owner of the property requested the City to review the charges that Pinellas County had billed possibly in error for utilities. He read the account information into the record. After the demolition of the two structures the cost for refuse should not have been charged. No one communicated this to Pinellas County Utilities. They now have a procedure in place to notify county utilities once structures have been demolished. The charges assessed, equated \$5,163.08 for refuse. They are recommending that this be corrected. They also had additional storm water charges that continued to accumulate which are fine. There will be an amount due to the City of \$3,763.86. Pinellas County Utilities is aware of the situation. There were two liens on this property. A portion of this has been remitted to the City and they may have to pay some back out.

Commissioner Douthirt asked if the owner of the property has any responsibility in notifying the utilities. The City Manager said usually the demo permit is the mechanism that is used for capping utilities. Staff is requesting the Board to waive the fee contingent that the City receives certified payment for money left outstanding.

Commissioner Oakley asked who is holding the liens. Director Pierce said the county. The property owner also owes fees to the county.

Vice-Mayor Weinstein asked if the owner has owned the property all along. Director Pierce said yes.

Vice-Mayor Weinstein said it should be the owner's responsibility. The City Manager said during the demo permit the government agencies would ensure that utilities are capped.

Commissioner Oakley motioned that they approve the fee adjustment for parcel ID 09-31-15-34308-003-0060 and 09-31-15-34308-003-0070 contingent upon receiving the portion that is owed to the City. Vice-Mayor Weinstein seconded the motion.

Mayor Black opened public comment. There were no public comments.

ROLL CALL:

Vice-Mayor Weinstein	"YES"
Commissioner Oakley	"YES"
Commissioner Hodges	"YES"
Commissioner Douthirt	"YES"
Mayor Black	"YES"

The motion carried 5-0.

I. FY 2018 Request to Create a Planning & Zoning Coordinator - Linda Portal, Planning & Zoning Director

City Manager Jonathan Evans said currently the City contracts with a provider to assist with planning and zoning. The provider provides 12 hours per week at \$125 per hour. At this juncture this is not enough money to carry this cost for the fiscal year. Creating this position will be at a cheaper rate and provide a higher level of service. They are looking for someone who is a certified flood plain manager and certified planner.

Planning & Zoning Director Linda Portal said there is a lot of work that is currently going on in regard to paper work, general plan and FEMA requirements.

Mayor Black opened public comment. There were no public comments.

Vice-Mayor Weinstein said they needed to get the impact fees pulled together.

Commissioner Douthirt motioned to create a Planning and Zoning Coordinator position. Commissioner Oakley seconded the motion.

ROLL CALL:

Commissioner Douthirt	“YES”
Commissioner Oakley	“YES”
Vice-Mayor Weinstein	“YES”
Commissioner Hodges	“YES”
Mayor Black	“YES”

The motion carried 5-0.

10. STAFF REPORTS

[These items were tabled for a future meeting.]

- A. **Wild West Kingfish Tournament Update – Jay Hatch, Recreation Director**
- B. **Check Valves report and findings – Al Carrier, Deuel & Associates**
- C. **Storm Water Projects (pervious concrete maintenance) – Al Carrier, Deuel & Associates**

11. REPORTS/CORRESPONDENCE

- **City Commission**

Mayor Black commented that they have not given up on Johns Pass Village and that they will look at ways to support them.

- **City Attorney**
- **City Manager**
- **City Clerk**

The City Clerk announced a public records training on Monday from 9:00 a.m. to 4:30 p.m. Lunch will be provided by the City.

12. ADJOURNMENT

Mayor Black adjourned the meeting at 9:14 p.m.


Maggi Black, Mayor

ATTEST:


Clara VanBlargan, MMC, MSM, City Clerk



