

CITY OF LARGO CITY COMMISSION REGULAR MEETING

August 7, 2018
Minutes

COMMISSION PRESENT: Mayor Brown, Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll

COMMISSION ABSENT: None

PARTICIPATING STAFF PRESENT: City Mgr. Schubert, Asst. City Attorney Day, Asst. City Mgr. Staffopoulos, City Clerk Bruner, Rec., Parks and Arts Dir. Byrne, Asst. Rec., Parks & Arts Dir. Pincince, Police Chief Udestad, Acting Fire Chief Pennino, Engineering Services Dir. Woloszynski, Sr. Engineer Mura, Planning Mgr. Perez, Asst. Comm. Dev. Dir. Klute, Dep. City Clerk Fogarty, Asst. Fire Chief Rooks, Asst. Finance Dir. Spuhler, Library Dir. McPhee, Comm. Dev. Dir. Stricklin, Sustainability Coord. Thomas, Housing Mgr. Anderson, Mgmt. Analyst Payne, Mgmt. Analyst DiFiore, OMB Mgr. Semones, Solid Waste Mgr. Gordon

Mayor Brown called the Regular Meeting to order at 5:58 pm.

Invocation was given by Pastor Andre Blunt, Greater Faith Temple Holiness Church, followed by the Pledge of Allegiance.

CEREMONIAL

RECOGNITION OF GOOD CITIZEN CAMPERS FOR SUMMER 2018

Each summer, one camper is chosen from each of the City's day camps to be recognized for their outstanding citizenship. The campers are selected by the camp leaders and director based on the following criteria:

Respectful: Demonstrates compassion, honesty and responsibility. This camper is a role model for other campers.

Responsible: Pays attention, follows all camp rules and policies.

Good Citizen Campers will be chosen from the following camps:

Highland's Cool Kids Camp
Southwest's Kid City Camp
Southwest's Teen Camp
Southwest's My First Camp
Community Center's Camp Funshine
Athletic Adventures Camp
McGough's Nature Camp

Ms. Pincince introduced the campers and described their camp activities. Mayor Brown presented each with a Certificate. They were congratulated by the Mayor and City Commission, City Manager, Assistant City Attorney and Assistant City Manager.

SWEARING IN OF POLICE OFFICERS

Before an individual may assume the duties of a sworn Police Officer for the City of Largo, it is necessary that an oath of office be administered by the City Attorney. This is done before the City Commission as a means to introduce the new Officers to the City Commissioners and the community:

Stephen Malandro

Matthew Misner

Dylan Norris

Shane Quick

Shaylin Santana

Courtenay Taylor

Chief Undestad introduced the new Officers. Asst. City Attorney Day administered the oath of office and badges were pinned on by family and friends. They were congratulated by the Mayor and City Commission,

SWEARING IN OF NEWLY PROMOTED LIEUTENANT AND NEW FIREFIGHTERS

Fire Rescue is proud to introduce our newly promoted Lieutenant, Greg Cargill.

Fire Rescue would also like to introduce our newest members:

Firefighter/Paramedic Eric Krueger
Firefighter/Paramedic Jorge Pairol
Firefighter/EMT Ryan Herndon
Firefighter/EMT Alessandro Rivas
Firefighter/EMT Spencer VanBuskirk

Please join Fire Administration in congratulating our team.

Chief Pennino introduced the new Firefighters and Lt. Cargill. Assistant City Attorney Day administered the oath of office. They were congratulated by the Mayor and City Commission, City Manager Assistant City Attorney and Assistant City Manager.

STAFF REPORTS

PRESENTATION BY INDIAN ROCKS BEACH MAYOR COOKIE KENNEDY AND NORTH REDINGTON BEACH MAYOR BILL QUEEN ON SHORT TERM RENTALS

Mayor Kennedy stated that she wanted to provide an overview of activities related to short term rentals and that she and other beach mayors have formed a coalition. She stated that the goal of the beach communities this session was the repeal of the short term rental bill, however there are many different approaches since all of the cities are unique.

Mayor Brown thanked her for attending the meeting. He stated that the legislators he has spoken with wanted to set up regulations on a statewide basis. Mayor Kennedy stated that the coalition believed the current bill needed to be rescinded. Commissioner Robinson stated that the most important thing cities can do is change their approach. He suggested continuing the round table discussions with legislators and working with other cities. Mayor Kennedy urged Commissioners to contact legislators and other officials to discuss these issues. Commissioner Holck questioned whether a short term rental qualified as a business that would require a business tax receipt. Mayor Kennedy stated that the Legislature did not consider vacation rentals to be a business.

CITIZEN COMMENT

1. Amanda O'Connor stated that Clean Life Detox has petitioned to obtain the alley adjacent to their property. She stated that the neighbors were initially informed this would be heard tonight and that she and her neighbors were against their acquisition of the alley. She stated that the alley was used by residents and that Clean Life had a third property under contract, which would make their property a compound. She stated that the character of the neighborhood and property values would be impacted and residents do not support the City vacation of the alley.

2. Mark Klutho stated his concern that City buildings are not high performance buildings with solar energy.

AGENDA – APPROVED AS AMENDED

Approval of the Regular Commission Meeting agenda of August 7, 2018.

Discussion:

Commissioner Holmes requested that Item 11 be removed from the Consent Docket.

Motion was made by Commissioner Holmes, seconded by Commissioner Carroll, to approve the agenda for the Regular Meeting of August 7, 2018.

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

MINUTES – APPROVED

Approval of the Regular City Commission Meeting minutes of July 17, 2018 as on file in the City Clerk's Office.

Discussion:

None

Motion was made by Commissioner Robinson, seconded by Commissioner Holmes, to approve the minutes of the Regular Meeting of July 17, 2018.

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

CONSENT DOCKET – APPROVED AS AMENDED

AUTHORIZATION TO PURCHASE TECHNICAL SUPPORT SERVICES FOR THE POLICE DEPARTMENT FOR A ONE YEAR PERIOD FROM SUPERION, LLC IN THE AMOUNT OF \$224,613.13

The Largo Police Department (LPD) requests authorization to purchase technical support services from Superion, LLC (formerly Sungard, which was formerly OSSl) for a one-year period. The LPD communications system includes Computer-Aided Dispatch (CAD), Records Management System (RMS) and Mobile Field Reporting (MFR) software and equipment. This renewal includes all annual software license fees, as well as

the technical support for various software modules based on the degree of priority. High priority modules utilized by officers and dispatch center staff are supported on a 7-day, 24-hour basis, while lower priority modules utilized by administrative staff are supported on a 5-day, 10-hour basis.

The total renewal cost is \$224,613.13 which reflects a \$14,440.69 (6.8%) increase over the previous year. LPD has added licenses and additional modules during the year. The FY 2018 Budget includes \$211,500 for this annual support. The Police Department has sufficient unspent appropriations (personnel savings) to absorb the additional \$13,113.13. Support will be effective from July 1, 2018 through June 30, 2019.

APPOINTMENT OF KAREN DOUGLAS AS A MEMBER OF THE LIBRARY ADVOCACY BOARD

The Library Advocacy Board is comprised of seven residents of the City of Largo. The Mayor and each Commissioner shall appoint one (1) resident to serve as a member of the board to run concurrently with the term of office of the Mayor or Commissioner who appointed the member.

Vice Mayor Michael Smith is recommending the appointment of Ms. Karen Douglas to the Library Advocacy Board to serve the remainder of a four-year term which will expire in November 2018. Ms. Douglas will fill the vacancy created by the resignation of Natalie LaFontaine who recently resigned due to conflicts with her business schedule. Ms. Douglas is a 2005 graduate of the Largo Citizens' Academy.

REAPPOINTMENT OF MARLENE ROWE AS A MEMBER OF THE PERSONNEL ADVISORY BOARD

The Personnel Advisory Board consists of five members: two members and two alternates who are appointed by the City Commission, one member and one alternate appointed by the City Manager, and two members and two alternates elected at large by the full-time City employees. Alternates serve in the absence of the member for whom he or she is an elected or appointed alternate. The terms of office for members and alternates shall be for two years.

Mayor Woody Brown is recommending the reappointment of Ms. Marlene Rowe for a two-year term which will expire in August 2020. Ms. Rowe has served first as an Alternate and then as a Member of the Personnel Advisory Board since August 2009. She is a 2007 graduate of the Citizens' Academy.

APPROVAL OF SCOPE AND FEE WITH ADVANCED ENGINEERING AND DESIGN, INC. FOR THE DESIGN OF THE CHURCH CREEK PHASE II DRAINAGE IMPROVEMENT PROJECT, IN THE AMOUNT OF \$118,403.75

The purpose of this agenda item is to obtain City Commission approval of a scope and fee with Advanced Engineering and Design, Inc. for the design of the Church Creek Phase II Drainage Improvements project.

In 2001 the City contracted with PBS&J Corp. to perform a drainage study and evaluation of the Church Creek drainage basin. The basin is generally bounded by Indian Rocks Road on the west, Vonn Road on the east, Walsingham Road on the south, and Wilcox road on the north. The study identified a number of recommendations to replace aging infrastructure and improve the drainage in the basin. Over the years, several of the recommended improvements have been constructed as Phase I, including the replacement of two concrete lined drainage ditches with closed box culverts in the Croft Drive, Twigg Terrace area.

Phase II of the Church Creek drainage improvements will include the construction of a box culvert along Twigg Terrace which will divert flow from a sub basin to the main Church Creek channel, which runs along the west side of the Largo Golf Course. This will significantly reduce the volume of stormwater that flows through several private properties. The City is unable to perform maintenance at those locations due to the lack of easements. City Engineering staff have been in discussions with those property owners regarding the granting of drainage easements. Once those easements are in place, City staff will begin the development of a future project (Phase III) that will address stormwater improvements at those locations.

The construction of Phases II and III is currently unfunded in the FY 2019 – 2023 Capital Improvements Program (CIP). Phase II construction will be considered for funding in FY 2024 during the development of the FY 2020 – 2024 CIP.

A copy of the scope and fee has been sent to the City Commission electronically, and has been posted to the City's web site.

Motion was made by Commissioner Holmes, seconded by Vice Mayor Smith, to approve the Consent Docket without City Commission discussion and including staff background provided in the Commission packets.

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

Mayor Brown thanked Ms. Douglas and Ms. Rowe for volunteering to serve on a board.

ITEMS REMOVED FROM THE CONSENT DOCKET

APPROVAL OF SCOPE AND FEE WITH KING ENGINEERING FOR CONSTRUCTION PHASE ENGINEERING SERVICES FOR THE FDOT GATEWAY EXPRESSWAY PROJECT, IN THE AMOUNT OF \$106,126 – APPROVED

The purpose of this agenda item is to obtain City Commission approval of a scope and fee with King Engineering for construction phase engineering services for the relocation of City utilities for the Florida Department of Transportation (FDOT) Gateway Expressway project.

In August, 2016 the City of Largo entered into a Utility Work by Highway Contractor Agreement with FDOT, under which the City's utility relocations would be designed and constructed by the State's design build team. The design build UWHCA required the City to submit a Design Criteria Package (DCP) to FDOT, which stipulated the minimum requirements and performance standards for the design and construction of the City's utility relocations. The City hired King Engineering to assist in the development and submittal of the City's DCP. The original scope of services with King Engineering included general project management, DCP development, and design build team procurement assistance.

Construction of the Gateway Expressway project has begun. Given the current workload, City inspection staff are unable to provide the necessary construction phase oversight for the FDOT project. City staff have negotiated a scope and fee with King Engineering to provide these services. The construction phase scope of services includes: submittal review and approval, provide responses to requests for information (RFIs) from the design build team, review periodic pay applications, attend progress meetings as needed, review and approve record drawings, and verify general compliance with the design criteria package. The scope of services also includes part time resident project representative (RPR) services. A King Engineering construction engineer would be available for construction observation for up to 20 hours per week, for ten weeks.

A copy of the scope and fee has been sent to the City Commission electronically, and has been posted to the City's web site.

Questions:

Commissioner Holmes stated that the City has already paid FDOT nearly \$5 million for the project. He stated

that it may be less expensive to hire someone to do the work. Mr. Woloszynski stated that the workforce was very tight and that it would be difficult to predict the cost benefit of hiring a qualified applicant. Commissioner Holmes questioned part time project representative services, which Mr. Mura explained would be a part-time inspector at key points during the construction. He stated that the inspector would be spending approximately 20 hours per week on the project and will coordinate with the contractor and FDOT.

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to approve scope and fee with King Engineering for construction phase engineering services for the FDOT Gateway Expressway project, in the amount of \$106,126.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

PUBLIC HEARINGS

ORDINANCE NO. 2018-31 – SECOND READING - AMENDMENTS RELATED TO SUPPLEMENTAL CRITERIA AND CONDITIONAL USE REQUIREMENTS FOR RESIDENTIAL CARE FACILITIES INCLUDING ASSISTED LIVING FACILITIES, COMMUNITY RESIDENTIAL HOMES AND HALFWAY HOUSES/REHABILITATION FACILITIES – ADOPTED AS AMENDED

CHANGES FROM FIRST READING:

Based upon City Commission direction, Table 6-2 was amended.

Staff conducted research to determine if Halfway House/Rehab Facilities with seven (7) or more clients should be allowed in the City Home Character Districts and the mixed use land use classifications of Residential/Office/Retail (ROR), Residential/Office Limited (ROL) and Residential/Office General (ROG). Additionally, staff considered the applicability of Community Residential Homes with 6 or fewer clients in the mixed use land use classifications.

City Homes Character District is intended to be primarily urban residential with some limited retail uses to serve the higher density residential. In accordance with that predominately residential character of City Homes, staff is recommending that the Halfway House/Rehab Facilities use (7 or more clients) category not be allowed in that district. The corresponding change to the Comprehensive Development Code, Table 6-2 is proposed.

ROR, ROL, ROG are mixed land use classifications that are considered transitional uses between predominately residential areas and non-residential areas. As a result of the mix of uses and greater intensity of use associated with these areas it was concluded that these categories should maintain the Halfway House/Rehabilitation Facilities use as a Class II/Conditional Use.

The analysis has revealed that there are few areas that are designated ROR, ROL or ROG that have significant existing low density residential uses and the Conditional Use approval process will allow the opportunity to address any incompatibilities on a case-by-case basis. Since single family homes are

allowed in these land use classifications, Community Residential Homes with 6 or fewer clients should be treated the same as in the residential land use classifications and therefore be allowed by right and no change is recommended.

PREVIOUS CITY COMMISSION ACTIONS:

Approved on first reading July 3, 2018 (7-0).

Approved continuance of second reading from July 17, 2018 (7-0) to the August 7, 2018 meeting.

City Clerk Bruner read Ordinance No. 2018-31 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Robinson, seconded by Vice Mayor Smith, to amend Ordinance No. 2018-31 to amend Table 6-2 to not allow halfway house/Rehab Facilities with 7 or more clients in the City Home Character District.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

Motion was made by Commissioner Robinson, seconded by Vice Mayor Smith, to adopt Ordinance No. 2018-31 on second and final reading as amended.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

ORDINANCE NO. 2018-32 – SECOND READING – AMENDING THE CITY OF LARGO FEE SCHEDULE - ADOPTED

This ordinance amends the City of Largo Code of Ordinances Fee Schedule to reflect new or existing procedures.

Overview of Proposed Changes

All Departments

The change in this section is to add a line for the new fee for lien searches. Community Development and the Finance Department are combining their lien searches into one with the new service we will be providing through Net Assets which will allow automated lien searches through the City's website.

Community Development Department

Changes to the Building Division fees include a clarification of the wording related to single trade inspection fees. A fee of \$100 for an early start of construction has been added. This is an existing process wherein commercial renovations can begin demolition while plans are being reviewed to expedite projects. A fee for renewal of extension of a construction or infrastructure permit of \$100 or the cost of the original permit, whichever is less, has been added. The edit for additional review just simplifies the language. The plan revision fee edit is to match what the building division charges for the same service; the adjustment would require the plans examiner to review, stamp and approve. The mobile food dispensing fee is new and would recoup the cost of an inspection, data entry, and account maintenance.

City Clerk Bruner read Ordinance No. 2018-32 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to adopt Ordinance No. 2018-32 on second and final reading.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

ORDINANCE NO. 2018-41 – SECOND READING – AUTHORIZING BORROWING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REVOLVING LOAN PROGRAM IN AN AMOUNT NOT TO EXCEED \$62 MILLION; AUTHORIZING LOAN APPLICATION; AUTHORIZING EXECUTION OF LOAN AGREEMENTS; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCE - ADOPTED

This memo requests approval to apply for a 20-year loan from the Florida Department of Environmental Protection (DEP) State Revolving Fund program (SRF) to finance construction of wastewater system capital improvements, specifically the Biological Treatment System project ("middle plant" project). The City recently used the SRF program to finance construction of the three Consent Order projects with favorable results.

As discussed at the City Commission Work Session of June 12, 2018, the SRF program is considered the most economical borrowing method available, due to lower interest rates. The SRF program interest rate is estimated to be 2%-3% lower than conventional tax-exempt bond interest rates (the current SRF rate is 0.30%).

Based on the construction schedule and estimated funding required, borrowing will likely require two loan agreements over two fiscal years, because the FDEP's lending capacity is limited to \$20-\$35 million per borrower per year.

SRF loan costs will be higher than for bond financing, due primarily to a 2% loan fee (\$1,240,000). Other costs

include: legal fees of \$25,000 and compliance fees of \$300,000-\$400,000 (estimated total cost \$1,665,000). Loan costs will be included in the FY 2019 budget.

Estimated bond costs are approximately 1.5% of loan proceeds (approximately \$1 million), including underwriting fees, rating agency fees, legal fees, accounting fees, and other administrative costs, plus ongoing costs over the life of the loan for paying agent fees, registrar fees, and continuing disclosure fees (estimated total cost over 20 years \$300,000).

Estimated net cost savings over the life of the loan of using the SRF program compared to bond financing is \$10-\$20 million, depending on the final interest rate differential, inclusive of all costs (up-front and ongoing). Approval of this borrowing ordinance authorizes the Mayor to execute all loan documents, including Loan Agreements, which must be ratified by the City Commission by Resolution.

City Clerk Bruner read Ordinance No. 2018-41 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to adopt Ordinance No. 2018-41 on second and final reading.

Discussion:

Mr. Schubert described the use of the loan funds. He stated that the subject project will be for the middle portion of the plant facility, additional to earlier improvement projects in order to reduce overflows. He stated that the money is being borrowed at an interest rate significantly less than one percent.

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

LEGISLATIVE MATTERS

APPROVAL OF PINELLAS PUBLIC LIBRARY COOPERATIVE (PPLC) INTERLOCAL AGREEMENT – APPROVED

The Pinellas Public Library Cooperative (PPLC) was established by an interlocal agreement between Pinellas County and municipalities and special districts operating libraries. The purpose of the PPLC is to provide library services to the residents of unincorporated Pinellas County and coordinate the provision of library services among those participating libraries. Pinellas County levies a property tax of up to .5 mill in the unincorporated portion of the County to reimburse the participating libraries for providing service to the unincorporated residents. The PPLC provide such services as transport of inter-library loan materials, material check out and inventory automation, talking books, grant coordination, and joint purchasing. The existing five year agreement expires on September 30, 2018.

There are minimal changes to the existing agreement. Additions were made to Section 4, regarding participation in PPLC. A Non-compliance and Enforcement section was added to define compliance with the requirements for membership. The Materials and Services section was updated to include access to electronic formats. A Countywide Staff Development Day section was added to facilitate training and team building. Largo Public Library closes one day per year to hold an annual staff development day and has done so for

fifteen years. It has become common practice among many of the PPLC member libraries to do so as well. This combined effort will enhance the experience for all library staff and allow for consistency in the delivery of countywide customer service, and adherence to approved policies, and procedures. The proposed agreement would expand the definition of local support beyond personnel and operating expenditures to include expenditures for library materials (which are a capital expense) in the calculation of PPLC financial support.

The proposed agreement is for a five year term, with the option to renew in five years. The parties to the agreement include Pinellas County, the Cities of Clearwater, Dunedin, Gulfport, Largo, Madeira Beach, Oldsmar, Pinellas Park, North Redington Beach, Redington Beach, Redington Shores, Safety Harbor, St. Pete Beach, St. Petersburg, Seminole, Tarpon Springs, and Treasure Island. The Palm Harbor Community Services Agency, Inc. and the East Lake Library Advisory Board are also member libraries. It was developed by the PPLC board, which includes city managers, county representatives and community members, and with input from library directors.

The proposed interlocal agreement has been sent to the City Commission electronically and posted to the website.

Questions:

None

Motion was made by Commissioner Fenger, seconded by Commissioner Robinson, to approve the Pinellas Public Library Cooperative (PPLC) Interlocal Agreement and authorize the City Manager to sign said document on behalf of the City of Largo.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

AUTHORIZATION TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH HUPP RETAIL EAST BAY LLC FOR PROPERTY LOCATED SOUTH OF EAST BAY DRIVE, EAST OF HIGHLAND AVENUE – APPROVED

The applicant, Hupp Retail East Bay LLC, has requested to negotiate a Development Agreement (DA) for vacant property located south of East Bay Drive, East of Highland Avenue, located behind the Racetrac gas station. The 5.62 acre property has Future Land Use designation of Recreation/Open Space (R/OS). The applicant is proposing to amend the Future Land Use Map (FLUM) to Industrial Limited (IL) for development of a self-storage facility. The proposed DA would limit the use of the property to self-storage and provide for site design, buffer, and architectural treatments.

The development history of the property includes a previous request to negotiate a development agreement with Hupp Retail East Bay, LLC and Hancock Properties, Inc. for the development of self-storage with outdoor vehicle storage, warehouse and/or wholesale business on the property. The City Commission disapproved the request on February 2, 2016. The applicant proceeded with a FLUM amendment for the property to IL, which was denied on first reading in November 2016. The current proposal for a DA would limit use of the property to self-storage and would not include the warehouse or wholesale uses previously proposed. The ability to include outdoor storage as part of the current proposal for a self storage facility would be subject to the

negotiations of the DA.

Staff is requesting City Commission authorization to negotiate a DA with the applicant. If authorized to negotiate a DA, staff will bring back the proposed terms and conditions to the City Commission for consideration at a future meeting.

Public Input:

1. Katie Cole, stated that she represented the applicant. She stated that they want the opportunity to work with City staff on an agreement.

Questions:

Commissioner Carroll stated that he received a call from someone requesting his support for the project. Ms. Day stated that the subject decision was a business decision rather than a quasi-judicial decision. Commissioner Fenger questioned other requests for the subject property. Ms. Stricklin stated that previous activity was in 2016 for a development agreement that was not approved. She stated that the City Commission also denied a request for a future land use map amendment. She stated that concerns were the compatibility of an Industrial land use in the area. Commissioner Fenger asked whether the City has had any other requests on the potential use of the property. Ms. Stricklin stated that the City indicated to the applicant that it did not need the parcel. Commissioner Holck stated her concern for another storage facility in the City. She stated that she would support moving forward with negotiations. Commissioner Holmes stated that the City already rejected purchasing the property and that there is very little that can be done with the property other than storage. He questioned the disposition of the southernmost parcel. Ms. Stricklin stated that the applicant did not own that piece and that she would confirm that it is City owned. Vice Mayor Smith stated his concern that the project could come back again to the City Commission. Ms. Stricklin stated that authorization to negotiate would not obligate the City to approve a future land use amendment. Commissioner Robinson stated that a development agreement will allow the City to dictate the specifics of the project. Commissioner Holmes stated that he did not object to authorizing negotiations. Commissioner Carroll stated that he supported the development agreement approach. Mayor Brown stated that he was confident in staff's ability to negotiate. Commissioner Fenger stated that she did not support an Industrial land use on the property. She stated her concern for the pros and cons of a development agreement over time. Ms. Day stated that the future land use change would be tied to the development agreement, which would run with the land. She stated that the agreement will include allowable uses. Commissioner Fenger stated that she would prefer to see a different proposal.

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to authorize the Development Controls Officer to negotiate a development agreement with Hupp Retail East Bay LLC.

Discussion:

Vice Mayor Smith questioned other Hupp projects in the area. Ms. Cole stated that recent projects are the O'Reilly's car care center and emergency center in Clearwater.

Vote:

Voting Aye: Commissioners Holmes, Robinson, Holck, Carroll, Mayor Brown

Voting Nay: Commissioners Smith, Fenger

Motion carried 5-2.

RESOLUTION NO. 2219 – READY FOR 100 PERCENT RENEWABLE ENERGY – APPROVED

The Ready for 100 percent renewable energy campaign, sponsored by the Sierra Club, recognizes a city's leadership role in establishing goals and transitioning the community to 100% clean, renewable energy. A community becomes 100% renewable when the amount of energy generated from renewable energy sources in the community (or brought into it) equals or exceeds 100% of the annual energy consumed within the community. Commitment to Ready for 100 allows Largo to join the growing crowd of over 100 other communities across the country who have pledged, including several local cities such as St. Petersburg, Safety Harbor, Dunedin, Tampa and Sarasota. Ready for 100 commits these communities to the goal of 100% clean energy and increases public engagement and promotion of local clean energy progress.

The City of Largo will incorporate the 100% renewable energy goal into the Largo Environmental Action Plan, LEAP, in order to highlight current strategies that address energy efficiency and sustainable financial strategies. Largo will set organizational and community-wide timelines to achieve this objective, including interim goals, and will collaborate with internal and community stakeholders to devise implementation strategies.

Ms. Bruner read Resolution No. 2219 by title only.

Public Input:

1. Vernon Bryant urged the City Commission to approve the Resolution and adopt standards for the community in order make energy efficiency available to all income levels in Largo.
2. Craig Murtha stated that he supported the Resolution and the Action Plan goals and that the Sierra Club supported the City in this action.
3. Geoff Moakley stated that there are no costs associated with the subject program. He stated that staff time has already been used toward unattainable goals.
4. Bryan Beckman asked that the City Commission support renewable energy goals. He stated that implementing renewable energy and energy efficiencies would save money, reduce pollution and create local jobs. He stated that he had a petition with over 400 Largo signatures supporting Largo's renewable energy goals.

Questions:

Commissioner Robinson thanked Ms. Thomas and the Sierra Club for their work and that he was glad to see the amendment to the Resolution. He stated that community support for the program was important and that he supported the campaign. He stated that the City will need the Sierra Club's support in the community. Commissioner Fenger also thanked Ms. Thomas and the Sierra Club members. Commissioner Carroll stated that the goals were consistent with the City's Strategic Plan. Commissioner Holmes stated his concern that there is no technology to make the City's large equipment, such as fire trucks and garbage trucks, energy efficient. Mayor Brown thanked the residents for attending the meeting. He stated that sustainability was one of his goals and that he supported setting sustainability goals. Vice Mayor Smith stated that this will be a good place for the City to start toward renewable energy.

Motion was made by Commissioner Fenger, seconded by Vice Mayor Smith, to approve Resolution No. 2219.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Robinson, Holck, Carroll, Mayor Brown

Voting Nay: Commissioner Holmes

Motion carried 6-1.

APPROVAL OF THE LARGO ENVIRONMENTAL ACTION PLAN GOALS AND THE ADDITION OF THE READY FOR 100 PERCENT RENEWABLE ENERGY CAMPAIGN – APPROVED

In support of Largo's Strategic Plan and our organizational focus on sustainable and fiscally responsible operational practices, the City Commission was presented the Largo Environmental Action Plan (LEAP) in April of 2018. LEAP sets the direction for collaborative and sustainable operations in three main topic areas: Infrastructure, Natural Resources and Workforce. Under these topics there are a total of 34 sustainability indicators that are arranged under 10 focus areas and help show Largo's progress towards a more sustainable future for generations.

Eight of these indicators were chosen to be further developed by staff for implementation within the organization. These indicators will enhance our organization's ability to provide superior services in an efficient, fiscally responsible and environmentally sustainable manner.

Additionally, a 35th indicator will be added to LEAP in order to highlight the City's strategic focus on preserving the long-term environmental, social and financial health for the community through energy efficiency and resource reduction. This initiative, Ready for 100% Renewable Energy, commits Largo to the transition to 100% renewable, zero emission energy for the organization and the community in order to realize our shared vision of being the community of choice in Tampa Bay.

Public Input:

1. Bob Percy stated that he was a Largo resident and a pastor of a church in St. Petersburg. He stated that the church wanted to make energy efficient improvements and found that there are lenders willing to make loans for renewable energy projects. He stated that it has become more economically feasible to make these improvements. He stated that he supported the 100% renewable energy campaign.

Questions:

Commissioner Robinson thanked Ms. Thomas for her work. He questioned whether the City Commission would be interested in a single use plastic ban in Largo. He stated that he spoke with Ms. Day and that if there is City Commission interest she could research do's and don'ts. He invited members of the Rise Above Plastics Coalition in the audience to speak on this issue. Ms. Day stated that there is a state preemption, which prevents cities and counties in Florida from adopting their own regulations. She stated that staff can prepare a formal memorandum of options if there is City Commission consensus to do so. Commissioner Robinson stated that the Retail Federation would be going back to lobby Legislators again on this issue at the next session.

Public Input:

1. Sheri Heilman stated that her business on Clearwater Beach was ocean friendly certified and that a plastic ban was not difficult. She stated that they were starting a task force regarding this issue.

2. Jana Wiggins stated that she was a volunteer with Suncoast Rise Above Plastics. She stated that there has been great participation in the area. She stated that they worked with vendors to transition from plastics to a more sustainable business model.

3. Christian Leon stated that he was also with Suncoast Rise Above Plastics and that there seemed to be a disconnect regarding the reality of transitioning to cleaner energy.

Questions:

Vice Mayor Smith questioned the staffing commitment levels that would be put towards the goals. Ms. Thomas stated that a manageable number of goals from LEAP have been selected to work on within the City's resources. Vice Mayor Smith suggested increasing staffing and funding for sustainability. Mr. Schubert stated that the commitment began with adding a Sustainability Coordinator position and educating to the community. He stated that more time was needed to evaluate further staffing positions. Commissioner Fenger requested that staff gather success stories on members of the community implementing renewable energy initiatives. Commissioner Holmes suggested scheduling this discussion for a Work Session. Commissioner Robinson stated that he wanted to make sure the sustainability program is adequately staffed.

Motion was made by Commissioner Robinson, seconded by Commissioner Fenger, to approve the Largo Environmental Action Plan Goals and the addition of the Ready for 100 Percent Renewable Energy Campaign.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Robinson, Holck, Carroll, Mayor Brown

Voting Nay: Commissioner Holmes

Motion carried 6-1.

DISCUSSION ON PROPOSED PLASTICS BAN

Commissioner Carroll stated that he did not support a plastics ban by City government. Mayor Brown stated that he encouraged reduction of single use plastics and that there are a lot of opportunities for the City to look internally and lead by example. Commissioner Holmes stated that the issue is litter. Commissioner Robinson stated that plastic would not be litter if it cannot be obtained. He suggested a voluntary transition away from plastics. He requested that the City Attorney bring information on impacts of a plastic ban. Commissioner Fenger suggested starting with City Hall. Mayor Brown stated that he agreed with looking internally and initiating a voluntary program. Vice Mayor Smith suggested getting copies of the Rise Above Plastics brochures for the lobby and to give to new businesses and also use social media to educate people. Commissioner Holck stated that Largo has worked hard to become business friendly and that she was hesitant to impose bans. It was the consensus of the City Commission to schedule this issue for a Work Session discussion. Ms. Day stated that she could provide information on a ban, however there were likely no legal concerns regarding voluntary programs. Mayor Brown stated that what the City Commission wanted was information on the legal climate regarding what can be done in terms of a ban. He also requested suggestions from the City's Sustainability Coordinator on steps that can be taken short of a ban. Commissioner Fenger requested information about steps for non restaurant businesses.

ORDINANCE NO. 2018-49 – FIRST READING - AMENDING THE FY 2018 ADOPTED BUDGET BY APPROPRIATING REVENUES AND EXPENDITURES IN THE AMOUNT OF \$632,800 WITHIN THE HOME FUND AND SHIP FUND BUDGETS FOR ADDITIONAL PROGRAM EXPENDITURES - APPROVED

The City of Largo Housing Division receives HOME and SHIP funds each year to carry out its community development and affordable housing projects in accordance with local, state, and federal regulations. In addition to grant funds, the program receives funds from program income received in the form of loan repayments.

More HOME funds are available than originally budgeted at the start of FY 2018 due to higher than anticipated program income and carryover funds from FY 2017. Similarly, additional SHIP funds are available in FY 2018 also due to program income and rollover. The Housing Division works to execute projects and meet targets for expenditure of grant funds, however due to staggered contract terms and multi-year grant fund availability, additional funds are available that were not included at the time of the FY 2018 budget adoption. The budget allocation will be divided among two programs:

- \$282,700 – HOME Program
- \$350,100 – SHIP Program

In order to ensure the Housing Division is able to meet their programmatic goals, staff is requesting to amend the FY 2018 Adopted Budget to reflect increased revenues and carryover available for HOME and SHIP activities this year and provide a sufficient budget appropriation.

City Clerk Bruner read Ordinance No. 2018-49 by title only.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to approve Ordinance No. 2018-49 on first reading and schedule a second reading and public hearing on August 21, 2018.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

ORDINANCE NO. 2018-58 – FIRST READING - AMENDING THE FY 2018 HUMAN RESOURCES BUDGET BY APPROPRIATING REVENUES AND EXPENSES IN THE AMOUNT OF \$300,000 WITHIN THE RISK FUND - APPROVED

After preparing the FY 2019 Proposed Budget, which includes year-end FY 2018 estimates, projections indicate that the Human Resources (HR) Department will exceed its annual appropriation within the Risk Fund. The area where expenses are higher than budget are health insurance premiums.

Over the past several years, the City has seen an increase in the number of employees selecting health insurance, and therefore an overall increase in the number of lives covered on the plan. This development is a testament to the high quality plan provided to employees; however, the net increase each year has been difficult to project. With the additional premium costs comes an increase in revenue to the fund. An additional \$300,000 is currently projected in revenue from City and employee payroll contributions toward premium costs.

This budget amendment will appropriate the additional \$300,000 in revenue and expenses, resulting in no net effect on fund balance. Should projections change, unspent money will be returned to fund balance.

City Clerk Bruner read Ordinance No. 2018-58 by title only.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to approve Ordinance No. 2018-58 on first reading and schedule a second reading and public hearing on August 21, 2018.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

ORDINANCE NO. 2018-64 – FIRST READING – AMENDING CHAPTER 20, ARTICLE I THROUGH V OF THE LARGO CODE OF ORDINANCES - SOLID WASTE, SECTIONS 20-1 THROUGH 20-122 - APPROVED

This memo requests approval of a solid waste revenue increase (garbage and trash) to fund related operating costs over the next three years. The requested increase will be effective for all bills mailed on or after October 1, 2018.

The last solid waste revenue increase was effective January 1, 2007. Cost increases since 2007 have been absorbed mostly by improving efficiency and using fund balance. Also, per-ton disposal charges (tipping fees) have not increased, which typically comprise approximately 30% of the Solid Waste Fund's operating costs. More of the waste stream is also being recycled today compared to 2007, which has helped reduce disposal cost increases.

Revenue Increase Drivers:

- No rate increase since 2007 (a 5% commercial rate decrease was implemented since 2007)
- Normal revenue growth is low: <1% per year and usually results in related expense increases
- Normal expense increases over the past ten-plus years have increased operating costs (salaries, fuel, insurance, capital, normal inflation, etc.)
- Fund balance has been used, but is reaching a minimum level
- Recycling market changes are projected to increase disposal costs and reduce recycled sales revenue

Establishment of a Debris Removal Reserve for storm damage of \$2 million total reserve over the next 5 years after the experience with Hurricane Irma, which is equal to one year of the recommended revenue increase. Solid Waste revenue only increases when: new customers are annexed; when existing customers redevelop to higher levels of usage; when construction activity increases; or when other service levels change. Normal revenue growth is typically 1% per year or less and any revenue increases also generate additional operating costs. Revenue growth is not projected to keep pace with operating expense growth without a revenue increase.

Lower market demand for recycled materials and fewer foreign buyers are also projected to result in having to pay to dispose of recycled materials in the near future rather than continuing to dispose of recycled materials at

no cost, which may add up to \$500,000 a year in additional disposal costs for recycled materials.

The proposed revenue increase was discussed at the July 13, 2018 City Commission Work Session. Total annual revenue from this increase is approximately \$2 million, which is equal to a 20% overall increase. This increase is projected to be sufficient for the next three years (FY 2019-FY 2021).

The proposed revenue increase was discussed by the Finance Advisory Board (FAB) on July 23, 2018. The FAB recommended a 20% rate increase for residential, commercial and roll-off.

Revenue Increase Recommendations:

- Implement a one-time 20% overall revenue increase in FY 2019
- A 20% revenue increase will generate approximately \$2 million in additional revenue annually
- Implement a larger revenue increase for the Residential Customer category to increase the net revenue generated by the Residential Customer category (see table below)
- Next projected rate increase is in FY 2022
- Three possible revenue increase options are presented below. Other options can be developed, if desired.

	Revenue Increase Options (Residential Category/Commercial Category/Roll-off Category)		
	20% / 20% / 20% (FAB Recommended)	25% / 17% / 17% (Staff Recommended)	31% / 13% / 13%
Net Revenue (Subsidy)*			
Residential	(\$400,000)	(\$220,000)	\$0
Commercial**	\$2.8 million	\$2.7 million	\$2.5 million
Roll-off**	\$720,000	\$675,000	\$630,000
Monthly Residential Rate (Currently \$17.65)	\$21.18	\$22.06	\$23.06
<p>* Net Revenue (Subsidy) equals total revenue by customer category minus direct expenses by category. ** All Solid Waste administrative overhead is paid by Commercial and Roll-off customers' net revenue.</p>			

City Clerk Bruner read Ordinance No. 2018-64 by title only.

Public Input:

1. Carol Stupp urged the City Commission to disapprove the fee increase. She suggested that the City find another recyclables vendor.
2. Robert Bullard urged the City Commission to disapprove the fee increase and to not add personnel. He suggested modifying the recycling program.
3. Geoff Moakley stated his concern that Pinellas Park was able to provide solid waste service for \$5 less per month than Largo. He stated that he did not support establishing a reserve fund.

Questions:

Commissioner Fenger questioned the Finance Advisory Board (FAB) recommendation. Ms. Spuhler stated that the board wanted the increase to be even across the board. She stated that staff's intent was to follow previous City Commission direction to reduce the subsidy amount. Commissioner Holmes asked whether increased tipping fees are anticipated, to which Mr. Gordon stated that an increase has not been approved by the Board of County Commissioners. Ms. Spuhler stated that the City was looking at paying recyclers to accept the City's recycling or taking it to the County solid waste facility for disposal. Mr. Schubert stated that Clearwater currently paid \$85 per ton to dispose of recyclables. Commissioner Holmes suggested taking the recyclables to the County facility. Mr. Gordon stated that they would not be able to accept the materials, as they were near capacity now. Mr. Schubert stated that there is a lot of support for recycling and that it would be difficult to get out of recycling for a few years and then start again. Commissioner Robinson stated that the City Commission needed to keep in mind that tipping fees will likely increase in the future. He pointed out that the City's out of pocket costs for Irma debris removal may not be reimbursed for years. He stated his support for the 20/20/20 option. Commissioner Holmes questioned whether the City charged more or less than a private hauler. Mr. Gordon stated that private haulers did not give out that information, however they did have a variety of means of charging customers.

Motion was made by Commissioner Robinson, seconded by Commissioner Holck, to approve Ordinance No. 2018-64 at the rate of 20/20/20 on first reading and schedule a second reading and public hearing on August 21, 2018.

Discussion:

Commissioner Holmes questioned staff's recommendation, to which Ms. Spuhler stated that they were following City Commission direction to reduce the subsidy.

Vote:

Voting Aye: Commissioners Smith, Robinson, Holck, Mayor Brown

Voting Nay: Commissioners Fenger, Holmes, Carroll

Motion carried 4-3.

ORDINANCE NO. 2018-65 – FIRST READING - AMENDING CHAPTER 25 OF THE CITY OF LARGO CODE OF ORDINANCES BY REPEALING ARTICLE II, PUBLIC CONVEYANCES - APPROVED

Ordinance No. 2018-65 repeals Article II, Chapter 25 of the Code of Ordinances related to Public Conveyances. This article has been determined to be unnecessary and redundant with the provisions in Chapter 22 related to the requirement for a Business Tax Receipt. Also, the regulation of public conveyances and the provisions related to inspection of vehicles has been determined to be unnecessary.

City Clerk Bruner read Ordinance No. 2018-65 by title only.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Robinson, to approve Ordinance No. 2018-65 on first reading and schedule a second reading and public hearing on August 21, 2018.

Discussion:

None

Vote:

Voting Aye: Commissioners Smith, Fenger, Holmes, Robinson, Holck, Carroll, Mayor Brown

Motion carried 7-0.

STAFF REPORTS

None

ITEMS FROM CITY ATTORNEY, COMMISSION, MAYOR, CITY MANAGER

Ms. Day stated that the City's upcoming Ethics Training session was nearly full.

Vice Mayor Smith thanked Ms. Douglas and Ms. Rowe for volunteering to sit on boards. He stated that he attended a community network event regarding Alt. 19. He requested that residents near the Clean Life Detox facility be kept informed of the status of their right-of-way vacation request.

Commissioner Fenger congratulated the Good Citizen Campers and new Police Officers and Firefighters. She stated that she attended a National Night Out event and thanked participating staff. She thanked everyone who provided input on the City's Environmental Action Plan. She congratulated the Commissioners who were re-elected.

Commissioner Holmes congratulated the four Commissioners who were re-elected.

Commissioner Robinson also congratulated the four Commissioners who were re-elected. He thanked Mr. Staffopoulos for his work on the new painted crosswalk. He wished Mayor Brown a Happy Birthday.

Commissioner Holck congratulated the campers and welcomed the new Police Officers and Firefighters. She thanked Mayor Kennedy for addressing the City Commission. She stated that she was willing to look at the finished development agreement on the Hupp property. She stated that she looked forward to working with the City Commission for the next four years.

Commissioner Carroll congratulated the Commissioners who were re-elected. He stated that he met with elected officials from Belleair, Belleair Beach and Belleair Bluffs. He suggested that Commissioners bring up scenario training on short term rentals in discussions on the topic with legislators.

Mayor Brown questioned the notice requirement for the alley vacation. Mr. Schubert explained that the applicant was required to provide notice to adjacent property owners and did not comply in a timely manner. Mayor Brown congratulated the newly re-elected City Commissioners.

Mr. Schubert congratulated the four newly re-elected Commissioners.

SUMMARY OF ACTION ITEMS

1. Request by Commissioner Fenger that staff gather success stories from members of the community implementing renewable energy.
2. Request by Commissioner Robinson that the Assistant City Attorney provide information on the impact of a plastic ban.
3. Request by Vice Mayor Smith that staff obtain copies of the Surfrider Foundation brochures for the lobby and to give to new businesses and in Habitat for Humanity new homeowner bags, and distribute via social media.

4. Request by Commissioner Holmes that a discussion of plastics be scheduled for a Work Session, including transition steps (Mayor Brown) and businesses other than restaurants (Commissioner Fenger).

ADJOURNMENT

The meeting adjourned at 9:50 pm.

Diane L. Bruner, CMC, City Clerk