

CITY OF LARGO CITY COMMISSION REGULAR MEETING

May 7, 2019
Minutes

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

COMMISSION ABSENT: Commissioner Fenger

PARTICIPATING STAFF PRESENT: City Mgr. Schubert, City Attorney Zimmet, City Clerk Bruner, Public Works Dir. York, Asst. Solid Waste Mgr. Comi, Rec., Parks & Arts Dir. Byrne, OPB Mgr. Payne, Planner Gordon, Planning Mgr. Perez, Economic Dev. Mgr. Brydon, Economic Dev. Coor. Nunez, Engineering Services Dir. Woloszynski, Police Chief Undestad

Mayor Brown called the Regular Meeting to order at 5:57 pm.

Invocation was given by Pastor Bob Cohee, Largo Police Department Chaplain, Bible Fellowship Church, followed by the Pledge of Allegiance.

CEREMONIAL

National Public Works Week Proclamation

Since President John F. Kennedy signed the first Presidential Proclamation in 1962, National Public Works Week is observed each year during the third full week of May. It is the goal of such recognition to raise public awareness of public works issues and to increase confidence in public works employees who are dedicated to improving the quality of life for present and future generations. National Public Works Week calls attention to the importance of public works in community life and this year the American Public Works Association has adopted a theme of "It Starts Here." This week is intended to represent the power that public works holds in maintaining our community's health, safety and quality of life.

The City of Largo Public Works Department includes the following divisions: Administration, Streets and Stormwater, Solid Waste, Facilities Management, and Fleet Management.

This Proclamation is being presented to support National Public Works Week in the City of Largo.

Ms. Bruner read the Proclamation aloud. Mr. York introduced himself as the new Public Works Director and stated that he has been in public works for over eighteen years. He stated that Public Works staff are working to make the department even better in the coming year.

Municipal Clerks Week Proclamation

Mayor Brown read aloud a proclamation for Municipal Clerk's Week and presented the Proclamation to Ms. Bruner.

CITIZEN COMMENT

1. Joanna Reinoehl stated that her father was having a problem with homeless people in his neighborhood, including possible arson to his home. She stated that residents in the neighborhood are afraid and asked that the City help the police deal with this situation.
2. Laurie Noe stated that she was a neighbor of Joanna's father. She asked that the City focus some attention on the area and remove the homeless population from the neighborhood.

AGENDA – APPROVED AS AMENDED

Approval of the Regular Commission Meeting agenda of May 7, 2019.

Discussion:

Commissioner Holmes requested that Item 12 be removed from the Consent Docket.

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to approve the agenda for the Regular Meeting of May 7, 2019.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

MINUTES – APPROVED

Approval of the Regular City Commission Meeting minutes of April 16, 2019 as on file in the City Clerk's Office.

Discussion:

None

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to approve the minutes of the Regular Meeting of April 16, 2019.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

CONSENT DOCKET – APPROVED AS AMENDED

Authorization To Enter Into An Interlocal Agreement Between Forward Pinellas And City Of Largo For Planning And Placemaking Grant Pilot Program Funding For The US19/Roosevelt Special Area Plan

Forward Pinellas has chosen to award a \$50,000 grant to the City of Largo Community Development Department to hire a professional planning consulting firm to assist with the preparation of a Special Area Plan centered on the intersection of US Highway 19 and East Bay Drive/Roosevelt Boulevard. These funds will supplement \$70,000 which has already been appropriated in the current FY 2019 Budget. Ordinance No. 2019-44 was adopted on April 16, 2019 to record the revenue from the grant as well as appropriate the funds to hire a consulting firm.

The Interlocal Agreement identifies the scope of services the City agrees to complete with the assistance of the selected consulting firm and the terms and conditions of the funding reimbursement.

Appointment Of Carrie Shelby As A Member Of The Finance Advisory Board

The Finance Advisory Board is comprised of seven (7) 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.

Ms. Carrie Shelby is being recommended by Commissioner Curtis Holmes to serve as a member of the Finance Advisory Board for the remainder of a four-year term which will expire in November 2020. Ms. Shelby will fill the vacancy created by the resignation of Mr. Robert Murray. Ms. Shelby has served on the Code Enforcement Board from November 2016 to the present and is a 2009 graduate of the Largo Citizens' Academy.

Appointment Of Roberta Hosken As A Member Of The Code Enforcement Board

The Code Enforcement Board is comprised of seven (7) residents of the City of Largo. The Mayor and each Commissioner 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.

Commissioner Curtis Holmes is recommending Ms. Roberta Hosken for appointment to the Code Enforcement Board for the remainder of a four-year term which will expire in November 2020. Ms. Hosken will fill the vacancy created by the resignation of Ms. Carrie Shelby, who resigned to serve on the Finance Advisory Board. Ms. Hosken recently served on the City of Largo's Public Works/Environmental Services Advisory Board until that Board was sunsetted on May 15, 2018.

Authorization To Purchase Support, Hosting, And Storage For VUEWorks Enterprise Asset Management System From Data Transfer Solutions In The Estimated Amount of \$74,000

During the March 7, 2017 Regular Meeting, the City Commission authorized the purchase of Data Transfer Solutions' (DTS) VUEWorks product as the City's Enterprise Asset Management (EAM) System. The project team recently completed Phase I of the implementation plan. The Environmental Services (ES), Recreation, Parks, and Arts (RPA), Engineering (EN), and Public Works (PW) departments have all been implemented with ongoing maintenance and support provided by Information Technology (IT). Phase II has already begun with IT as the customer, and staff will be continuing to implement the remaining customer departments this summer (beginning with Fire Rescue (FR)). The \$74,000 is consistent with the previous fiscal year's costs for providing the same services.

This purchase consists of 1-year of software support, off-site hosting of the service, and additional storage (10 TB) for attachments and files.

Authorization For Additional Spending Under Annual Purchase Agreement Bid No. 19-B-644, Sanitary Sewer, Reclaimed Water And Stormwater Repair, In The Amount Of \$53,000

The purpose of this memo is to obtain City Commission approval for the authorization of additional expenditures from FY 2019 budgeted funds within Bid No. 19-B-644, Sanitary Sewer, Reclaimed Water and Stormwater Repair Annual Purchase Agreement (APA). The table represents both the budgeted funds approved in October 2018 and in January 2019 and those requested for the additional spending authorization.

This request would authorize additional budgeted funds to be expended under the APA to repair the Court Street hot spot.

The Environmental Services Department has identified this location in the wastewater collection system as one that requires routine maintenance and cleaning at a higher than normal frequency. Areas such as this are commonly known as "hot spots". Environmental Services Department's Wastewater Collections Program

included \$53,000 for this remediation in the FY 2019 operating budget.

On October 16, 2018, the City Commission approved the award of Bid No. 19-B-644. Funds under the bid pricing are not expended unless a project and associated cost are assigned to a contractor.

Authorization To Enter Into Consent Order OGC No. 03-0666 Amendment Six With The Florida Department Of Environmental Protection

On April 10, 2006, the Florida Department of Environmental Protection (FDEP) and the City of Largo entered into Consent Order OGC No.03-0666 (Consent Order) to settle certain matters at issue between the FDEP and the City regarding Bromo-dichloromethane concentrations in the Wastewater Reclamation Facility (WWRF) effluent and the discharge of millions of gallons of wastewater from the collection system to waters of the state. On August 4, 2009, a First Amendment to the Consent Order was executed that stipulated corrective action be taken by July 31, 2012, to bring the WWRF effluent into compliance with the water quality criteria for Bromo-dichloromethane. This date coincided with the term of the WWRF operating permit and was set and agreed to by the FDEP and the City.

On September 14, 2012, the FDEP granted the City a Second Amendment to the Consent Order that required the City, by May 1, 2016, to reduce the WWRF's effluent Bromo-dichloromethane concentration to meet the surface water quality criteria, as defined in the Florida Administrative Code. City staff met with the FDEP every six months to provide updates and receive feedback on the progress of the projects for replacement of the WWRF disinfection system and for the wet weather project. In these meetings, FDEP recognized that the City would require a time extension to allow for responsible completion of both projects.

Staff anticipated that an increase in the peak rate of sewage flow to the WWRF would occur during the wet season after the completion of the wet weather project. The WWRF headworks, a treatment process for sewage entering the facility, required rehabilitation and redesign to meet the changes in the anticipated peak flow rate. During the Consent Order period, engineering evaluations, designs, specifications and schedules were completed for a headworks project and were thoroughly discussed with FDEP.

In 2016, the FDEP visited the construction activity for each of the Consent Order projects. Following the construction site visits, FDEP provided a Third Amendment to the Consent Order which extended the deadline until January 31, 2018. In 2017, City staff began regular meetings with FDEP regarding the status of Consent Order related projects nearing completion. FDEP afforded the City the opportunity to complete these projects and operate them through the 2018 wet season under a Fourth Amendment to the Consent Order. The Fourth Amendment extended the Consent Order to January 31, 2019, and increased the required Bromo-dichloromethane effluent interim limit to no more than 42.7 micrograms per liter and lowered the dissolved oxygen effluent interim minimum limit to no less than 3.5 milligrams per liter.

On November 21, 2018, FDEP approved Amendment Five to the City's Consent Order. This Amendment established interim limits for Bromo-dichloromethane (no more than 57 micrograms per liter), Phosphorous (no more than 3.0 milligrams per liter for a single sample and 2.5 milligrams per liter for a weekly average), carbonaceous biochemical oxygen demand (CBOD5 – maximum 24 milligrams per liter for a single sample), and an extension of the compliance deadline to coincide with the new permit renewal date of October 25, 2022. Total Nitrogen loading to Tampa Bay maximum of 30 tons for an annual average was also awarded, however the five year rolling average Nitrogen tonnage limit remained at 22 tons.

On April 9, 2019, FDEP issued a Proposed Amendment Six to the Consent Order. This Amendment changes the Five year rolling average of Total Nitrogen discharged to Tampa Bay from 22 tons to an amount not to exceed 26.5 tons. This, and other interim limit changes, will be in effect until October 25, 2022, which coincides with the current WWRF permit expiration date.

Approval Of Payment For FY 2018 Ambient Water Quality Monitoring Services To The Pinellas County Board

Of County Commissioners In The Amount Of \$55,940.71

This item is for approval of funding to reimburse Pinellas County for FY 2018 stormwater permit sampling costs in the amount of \$55,940.71. These costs are incurred by the County first, and then reimbursed by the co-permittees after the fact.

The City Commission approved an interlocal agreement for the design, implementation and operation of a surface water quality monitoring program on October 1, 2013, and approved an amendment extending the agreement until December 31, 2020 on December 5, 2017. The agreement is between Pinellas County, the Florida Department of Transportation (FDOT), and 23 cities located within Pinellas County. The purpose of the agreement is to set forth the relationships and responsibilities of the County, FDOT and the cities in implementing and continuing a water quality monitoring program.

The agreement includes a biological monitoring program as required by Pinellas County's National Pollutant Discharge Elimination System (NPDES) Program Municipal Stormwater Permit, of which the City is a co-permittee.

The City's participation in the Municipal Stormwater Permit is mandated by the United States Environmental Protection Agency (EPA) as part of the Federal Clean Water Act, which is administered by the Florida Department of Environmental Protection (FDEP). The permit requires the City to implement projects and programs to reduce pollution levels to waters of the United States. The interlocal agreement was initially entered into in 2003 and provides for implementation and cost sharing of the monitoring program. Under the agreement, Pinellas County conducts the monitoring program and each co-permittee reimburses the County for the costs of the program in proportion to each jurisdiction's percentage of total County land acreage. The previous payment of \$52,986.28 for FY 2017 was approved by the City Commission on May 1, 2018.

Award RFP No. 18-P-617, Enterprise Telephone System, To United Data Technologies, Inc. In The Estimated Amount Of \$312,000

Staff is requesting Award of RFP No. 18-P-617, Enterprise Telephone System, to United Data Technologies, Inc. to replace the existing City telephone system at all City facilities. RFP No. 18-P-617 was posted on June 22, 2018 and closed August 20, 2018. Eleven companies responded and a committee composed of interdepartmental staff selected the recommended vendor based on a rigorous technological review, comparative interdepartmental hands-on usability testing, and references provided by other public sector customers. United Data Technologies, Inc. is a Florida-owned, 100% certified (NMSDC) minority business, Cisco Gold Partner with over 20 years in business and over \$200 million a year in revenue.

The current telephone system utilized by the City has reached end-of-life by the vendor and support and maintenance can no longer be purchased for the current system.

This project is a budgeted FY 2018 CIP Project. The price of \$312,000 includes \$270,810 for the initial installation and \$40,915 for first year support and maintenance. This solution will incur annual estimated recurring support and maintenance costs of approximately \$45,000 per year.

The proposed Cisco solution to be implemented includes 654 desk phones, 90 executive phones, 50 cordless phones, a new voicemail system, new hardware and software to support the proposed solution, administrative and user training, and ongoing support and maintenance. This will replace the legacy phone system with a new Cisco phone system that capitalizes on the opportunity for replacement with a modern Unified Communications & Collaboration strategy. Benefits include a foundation for maintaining parity in the technology and communications environment, while also providing modern enhanced communications tools for City staff. Among the many new features, the new system will integrate real-time, enterprise, communication services such as voice (including IP telephony), mobility features (including extension mobility and single number reach), and audio conferencing.

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

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

ITEMS REMOVED FROM THE CONSENT DOCKET

Authorization To Award Bid No. 19-B-665, Recyclables Processing, To Recycling Services Of Florida, Inc. For Commercial Old Corrugated Cardboard – APPROVED

The Solid Waste Division provides City businesses with collection services for Commercial Old Corrugated Cardboard (OCC). The Solid Waste Division has successfully provided this service for several years and collects approximately 1400 tons of Commercial OCC annually.

The Office of Performance and Budget issued an Invitation For Bid No. 19-B-665 to retain processing services for Commercial OCC. The City received one response from Recycling Services of Florida, Inc. Recycling Services of Florida, Inc proposes a Contractor Fee of \$31.75 per ton. Based on today's value of Commercial OCC of \$47.50 per ton the City will receive a rebate of \$15.75 per ton. This rebate amount can fluctuate monthly as prices for Commercial OCC can go up or down. The previous contract for processing of Commercial OCC was also with Recycling Services of Florida, Inc. Under the terms of the previous contract, Recycling Services of Florida, Inc. received eighteen percent of the value of the Commercial OCC. At the current market value of \$47.50 per ton, the City of Largo would have received \$38.95 per ton for the Commercial OCC.

Questions:

Commissioner Holmes questioned the source of the cardboard. Mr. Comi stated that it is picked up from front load cans and compactors throughout the City. He stated that the City picked up cardboard and single stream recyclables from commercial customers. Commissioner Holmes stated that some retailers sell their own cardboard. Mr. York stated that the City will receive a rebate of \$15.75 per ton. Mr. Comi stated that approximately 1,400 tons of cardboard are generated each year. Mayor Brown suggested that the City provide a facility for residents to bring their cardboard, such as a dumpster at the Public Works Complex. Mr. York stated that staff can look into possible collection events.

Motion was made by Commissioner Robinson, seconded by Commissioner Holck, to approve the award of Bid No. 19-B-665, Recyclables Processing, to Recycling Services of Florida, Inc. for commercial old corrugated cardboard.

Discussion:

None

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

PUBLIC HEARINGS

Ordinance No. 2019-37 – Second Reading – Amending The FY 2019 Recreation, Parks, & Arts Department Budget By Appropriating Expenditures In The Amount of \$100,000 for LED Signs - ADOPTED

Ordinance No. 2019 – 37 is amending the FY 2019 Recreation, Parks & Arts Division budget by \$100,000 for the replacement of LED Signs. During the course of the year, the City has encountered maintenance and connection issues with multiple electronic signs (LED) at City facilities. The vendor that produced and maintained the LED signs used parts that were not industry standard and retrofitted signs with out-dated technologies. The issue was discovered when the Suncoast Performing Arts Foundation provided funding for an LED wall sign at the Central Park Performing Arts Center. During the permitting process, the sign was determined to not be UL listed and therefore unsafe for use. The vendor became unresponsive and later went out of businesses. The signs were determined to be un-repairable through an interdepartmental collaboration of staff and multiple area LED vendors. The FY 2019 replacements will target inoperable signs that communicate services offered to the residents of Largo at high-visibility City facilities. The recommended vendor has 30 years' experience and currently holds a General Services Administration (GSA) contract. LED components are industry standard and interchangeable. A parts and maintenance warranty will accompany all new signs.

The following signs have been identified for replacement with estimated costs:

FY 2019 Budget Amendment

Sign	Action	Size	Cost
CPPAC	Replacement	11' x 6'	\$40,000
Highland	Replacement	2'5" x 7'	\$21,000
Southwest	Replacement	3' x 7'	\$23,000
Northeast	Conversion from non-LED	6' x 8'	\$11,000
Bayhead	Conversion from non-LED	4' x 8'	\$5,000

Ms. Bruner read Ordinance No. 2019-37 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Robinson, seconded by Vice Mayor Carroll, to adopt Ordinance No. 2019-37 on second and final reading.

Vote:

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

Voting Nay: Commissioner Holmes

Absent: Commissioner Fenger

Motion carried 5-1.

Ordinance No. 2019-14 – Second Reading – Future Land Use Map Amendment At 1300 Cove Cay Drive From Recreation/Open Space (R/OS) To Commercial Recreation (CR) - ADOPTED

The City of Largo is requesting a Level IV, Comprehensive Plan Future Land Use Map Amendment for the property located at 1300 Cove Cay Drive. The proposed amendment will change the future land use from Recreation/Open Space (R/OS) to Commercial Recreation (CR) on approximately 4.63 acres. Subsequent to Annexation Agreement: AA14-35, dated August 18, 2014, it is the City's intent to amend the land use classification to recognize the established use of the property. The current Countywide Plan Map shown on Exhibit "E", shows that a portion of the property has an R/OS category, therefore the requested FLUMA will require an amendment to the Countywide Plan Map.

The subject property is currently being used as "Marina, Boat Storage, Fuel Sales, Bait Shop, and/or Kayak/Boat Rental". Currently classified as R/OS, the existing uses on the property are legal nonconforming uses. The proposed CR future land use will recognize the existing uses as allowed in conformance with the Comprehensive Development Code (CDC). CR will allow for future potential (re)development of the appropriate uses consistent with the development standards for the subject property.

Located in a unique area that grants recreational, water-dependent uses, the subject property is adjacent to the Largo inlet, to apartments/condominiums identified as the Cove Cay Village, the Cove Cay Golf Club and Country Club, east of a more intensive non-residential use, within one (1) mile of a major activity center, within one mile of the center line of US Highway 19 N (primary corridor), and meets the consistency/location criteria of the CR land use classification. The proposed FLUMA is consistent with the goals, objectives and policies of the adopted Largo Comprehensive Plan, Pinellas Countywide Plan Rules, and Chapter 163, Florida Statutes.

The Planning Board reviewed this small-scale FLUMA at a public hearing held on December 6, 2018 and recommended approval by unanimous vote. If approved by the City Commission, this amendment will be submitted to the Forward Pinellas, Planners Advisory Committee (PAC) and the Countywide Planning Authority (CPA) for review. Thereafter, the amendment will be presented to the City Commission for second and final reading. If approved by the City Commission, staff anticipates the amendment to be completed by May 2019.

Ms. Bruner read Ordinance No. 2019-14 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Smith, to adopt Ordinance No. 2019-14 on second and final reading.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

Ordinance No. 2019-30 – Second Reading – An Annexation of Four (4) Properties Located At 0 Wild Acres Road, 8110, 8195 And 8203 Ulmerton Road, With Land Use Designations of Institutional and Industrial Limited

- ADOPTED

The City of Largo is proposing to annex unincorporated property on Ulmerton Road east of Wild Acres Road through Ordinance No. 2019-30. The annexation consists of four parcels with a total land area of 9.5482 acres (mol) with land use designations of Institutional and Industrial Limited. Total taxable value for all four properties is \$3,042,000. Two of the properties have signed voluntary Annexation Agreements (AA) and Petitions to annex. The other two properties, one being a vacant lot owned by the Florida Department of Transportation, have not signed an AA or Petition. The property owners who have signed AAs and Petitions to annex are more than 50% of the land area and 50% of the number of parcels, and have consented to the annexation. The annexation area is contiguous to the City's municipal boundaries.

There are three criteria required by Chapter 171.0413 (5) and (6), F.S., to lawfully finalize this annexation. The annexation complies with all of the criteria, which are:

1. The area does not include any registered electors and;
2. More than 50% of the total acreage is owned by persons who have consented to the annexation by submitting a voluntary Petition for annexation; and
3. 50% of the total number of parcels are owned by persons who have consented to the annexation by submitting a voluntary Petition for annexation.

The proposed annexation requires two public hearings before the City Commission. The City of Largo has scheduled the first public hearing on April 16, 2019 and the second public hearing on May 7, 2019. The Pinellas County Board of County Commissioners was noticed on March 28, 2019, for review and comment. The City has not received any objections. All City departments reviewed these annexations and indicated services can be provided to the properties.

Ms. Bruner read Ordinance No. 2019-30 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Smith, seconded by Commissioner Robinson, to adopt Ordinance No. 2019-30 on second and final reading.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

Ordinance No. 2019-45 – Second Reading – An Annexation Of Four (4) Properties Located At 6300 150th Avenue North, 14898 63rd Street North, 6324 150th Avenue North, and 0 63rd Way North, With Land Use Designations of Commercial Neighborhood and Residential Low – ADOPTED

City Commission approval is requested for Ordinance No. 2019-45, voluntary annexation of four properties with a total land area of 1.21 acres (mol). These properties, if annexed into the City, will have land use designations of Commercial Neighborhood and Residential Low. Annexation of these properties by the City of Largo is pursuant to criteria contained in Chapter 171, Florida Statutes. The Pinellas County Board of County Commissioners was noticed on March 28, 2019, for review and comment. The City has not received any objections. All City departments reviewed these annexations and indicated services can be provided to the

properties.

Incentives that were provided to the property owners prior to annexation include:

- In-City sanitary sewer rates

Total taxable value for all 4 properties is \$275,733

Ms. Bruner read Ordinance No. 2019-45 by title only.

Public Hearing/Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Smith, to adopt Ordinance No. 2019-45 on second and final reading.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

Mayor Brown recognized Roberta Hosken, appointee to the Code Enforcement Board, and thanked her for serving.

LEGISLATIVE MATTERS

Ordinance No. 2019-43 – First Reading - Amending the Comprehensive Development Code To Amend Floodplain Management Regulations - APPROVED

The Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Largo and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. The City of Largo was accepted for participation in the National Flood Insurance Program on May 28, 1971 and the City Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Parts 59 and 60, necessary for such participation.

The Florida Division of Emergency Management reviewed Ordinance No. 2017-21 and identified corrections necessary to maintain consistency with the National Flood Insurance Program and the Florida Building Code. Chapter 553, Florida Statutes, was adopted by the Legislature to provide a mechanism for the uniform adoption, updating, amendment, interpretation and enforcement of a state building code, called the Florida Building Code. Chapter 553, Florida Statutes, allows for local technical amendments to the Florida Building Code that provide for more stringent requirements in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives. The City Commission previously adopted a provision to require accumulation of costs of improvement and repairs of buildings, based on issued building permits, over a five (5) year period for buildings and structures in flood hazard areas prior to July 1, 2010 and, pursuant to Section 553.73(5), F.S., is formatting that requirement to coordinate with the Florida Building Code.

The proposed ordinance is adopting the requirement for the foundations of dwellings in flood hazard areas to be designed by registered professional engineers or architects and for the purpose of participating in the National Flood Insurance Program's Community Rating System and pursuant to section 553.73(5), F.S., is formatting that requirement to coordinate with the Florida Building Code.

Chapter 8: General Development Standards & Impact Fees will be amended to identify how maximum residential height is determined.

Chapter 11: Stormwater & Floodplain Management Standards will be amended to clarify various provisions that govern floodplain management.

Chapter 15: Supplemental Standards will be amended to modify floodplain permitting procedures for mobile home developments.

Chapter 18: Construction Standards & Property Maintenance will be amended to implement local technical amendments to the Florida Building Code.

Chapter 20: Definitions & Acronyms will be amended to modify definitions for terms relating to floodplain management.

Ms. Bruner read Ordinance No. 2019-43 by title only.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Commissioner Smith, to approve Ordinance No. 2019-43 on first reading and schedule a second reading and public hearing on May 21, 2019.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

Ordinance No. 2019-35 – First Reading - Amending Chapter 16, Section 16-40 Of The City Of Largo Code Of Ordinances To Establish Twenty-Five Miles Per Hour Maximum Speed Limit Zones – MOTION FAILED

The purpose of this memorandum is to request City Commission approval of proposed modifications to the City of Largo Code of Ordinances, Chapter 16, Section 16-40, establishing 25 miles per hour (mph) speed limit zones for residential streets.

On March 13, 2018, staff provided the City Commission with an update on a request to evaluate reducing the speed limit to 25 mph throughout residential areas of the City. The evaluation was conducted according to Florida Statute 316.189 which states, "The maximum speed within any municipality is 30 miles per hour. With respect to residence districts, a municipality may set a maximum speed limit of 20 or 25 miles per hour on local streets and highways after an investigation determines that such a limit is reasonable. It shall not be necessary to conduct a separate investigation for each residence district."

Based on the data collected during the evaluation and the Florida Statutes and FDOT guidelines, it was deemed reasonable to reduce the existing residential 30 mph maximum speed limit to 25 mph.

There are a total of 696 streets that are candidates for the speed limit reduction. The cost for the new signs is approximately \$36,000 and the date for the ordinance to take effect is September 16, 2019. This will allow the time needed for the procurement and installation of the new signs.

Prior to the effective date, City staff will make use of all available resources for public education and outreach.

Ms. Bruner read Ordinance No. 2019-35 by title only.

Public Input:

1. Geoff Moakley stated that state law reflected a 30 mile per hour speed limit. He stated that there has been no public discussion or news articles about this issue and urged the City Commission to deny the Ordinance.

Questions:

Vice Mayor Carroll stated that City staff wrote the ordinance at the City Commission's direction. He stated that he was not in favor of the ordinance and that he did not believe there is support in the community for the reduced speed limit. Commissioner Holmes questioned the labor costs of installing the signs. Mr. Woloszynski stated that the work will be done in-house by Public Works staff, however he did not know the cost. Commissioner Holmes questioned the number of tickets written on side streets. Chief Undestad stated that speed studies indicated that the average speed over the limit was 2.84 miles per hour, however this was not sufficient to issue a citation. He stated that during 2018 there were 125 crashes on major roadways, with 5 on local roads. He stated that in his opinion reducing the speed limit would be of no value. Commissioner Holmes stated his agreement. Mayor Brown stated that the ordinance is an effort to help curb speeding on problem roads. He stated that the solution may be to determine which roads these are and design them differently to not create a speeding situation. He stated that most of the feedback he has received on the ordinance has been positive. Vice Mayor Carroll stated that he agreed with Mayor Brown, however he looked at this issue from the enforcement perspective. He stated that it was difficult to perform a speed detail in a residential area. Commissioner Robinson stated that the goal was to change behavior and that he did not believe lowering the speed limit would do so. He stated that new road designs would be a better idea. Commissioner Holck stated that having the speed limit signs will make people aware of the change.

Commissioner Smith stated that he did not want the perception to be that the City did not care about safety and that he would support the ordinance. He stated that he has heard comments both pro and con. Mayor Brown questioned the effectiveness of speed tables. Mr. Woloszynski stated that staff will follow up with residents where speed tables were recently installed. Mayor Brown stated that he supported the ordinance. Commissioner Robinson questioned the statutory requirements. Mr. Woloszynski stated that staff had the ability to look at lesser considerations than City-wide reduced speed limits. He stated that the City did not currently have a policy in place to allow a neighborhood to request a lower speed limit. Mayor Brown asked about Alternate Keene Road, posted at 25 miles per hour. Mr. Woloszynski stated that there are a number of random roads with lower speed limits that were passed individually. Mayor Brown stated that he would like to see any speed survey done for the road, however the area was less residential than most of the roads being discussed. He stated that he would like to know how the 25 miles per hour speed limit was established.

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to disapprove Ordinance No. 2019-35 on first reading and schedule a second reading and public hearing on May 21, 2019.

Vote:

Voting Aye: Commissioners Holmes, Robinson, Carroll

Voting Nay: Commissioners Smith, Holck, Mayor Brown

Absent: Commissioner Fenger

Motion failed 3-3.

Mr. Zimmet stated that under City Commission rules this item will be automatically brought back to the next meeting. Vice Mayor Carroll requested information on any mechanism in place for looking at reduced speeds on individual roads. Commissioner Holmes asked for more information on the enforcement on side streets and feedback from the Police Department. Commissioner Smith stated that he would like to see any feedback on calls received by the Mayor's Office, Engineering Services or Community Development Departments regarding speeding. Mr. Zimmet stated that staff will provide the criteria needed to lower a speed limit.

Ordinance No. 2019-59 – First Reading - Vacating A Five Foot Wide Portion Of A Ten Foot Wide Drainage And Utility Easement Located At 990 8th Avenue NE - APPROVED

The purpose of this memorandum is to request approval for the partial vacation of a public drainage and utility easement that the City of Largo has over, under, through, and across a portion of a residential property located at 990 8th Avenue NE. The property owners, Robert and Helen Lents, have requested that the City approve the vacation of a five foot wide segment within a ten foot wide drainage and utility easement. An existing in-ground pool currently encroaches into the easement area that is requested to be vacated.

The vacation is being processed in accordance with Section 4.10 Level V, Vacation or Dedication of Right-of-Way or Easements, of the City Comprehensive Development Code (CDC). The applicants are requesting the partial vacation of the ten foot wide drainage and utility easement along the northern boundary of their property.

The proposed vacation of easement meets the appropriate standards of the CDC and has been reviewed with no objections by City Departments including the Public Works Department and the Engineering Services Department. City staff has determined that the portion of easement to be vacated is no longer necessary for public purposes. Outside utility agencies have been notified, including but not limited to: Pinellas County Utilities, Duke Energy, TECO Peoples Gas, Wide Open West, Verizon, Clearwater Gas System, Bright House Networks and Level 3 Communications, all of which provided no objections.

Ms. Bruner read Ordinance No. 2019-59 by title only.

Motion was made by Commissioner Holmes, seconded by Commissioner Smith, to approve Ordinance No. 2019-59 on first reading and schedule a second reading and public hearing on May 21, 2019.

Questions:

Commissioner Holck stated that she knew the property owners and asked whether she would need to recuse herself, to which Mr. Zimmet stated that she would not as long as she did not have a financial benefit.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

Ordinance No. 2019-60 – First Reading - Amending The Pay Plan To Create A Construction Manager Position; Amending The Engineering Services Department Budget By Removing A Program Engineer Position and Creating A Construction Manager Position - APPROVED

This budget amendment is requesting creation of a Construction Manager (OM Range XVIII) position and removal of one full-time-equivalent (1 FTE) vacant Program Engineer (OM Range XVIII) position. The Current

Program Engineer class title has three separate tracks including Planning and Design, Permitting and Regulatory Compliance, and Construction Management.

The current construction activity throughout the City includes several large and small Capital Improvement Projects, multiple large scale commercial and residential development orders, significant Inflow and Infiltration (I&I) and Annual Procurement Agreement (APA) projects. The amount of work is projected to continue at this level for the next 3 to 5 years based on the current economy.

The Construction Manager position has been solicited seven times and has been extremely challenging to fill given the high amount of commercial construction activity across the United States. Reevaluation of this position's essential duties and responsibilities as well as minimum qualifications has been completed in order to open up the recruitment pool.

The Construction Manager position currently exists under the Program Engineer class title and shares the same essential duties and responsibilities and minimum qualifications as the Planning and Design and Permitting and Regulatory Compliance positions. Staff is recommending the following changes to the minimum qualifications:

- Change the required Professional Engineering license to preferred
- Increase the number of relevant years experience from (4) four years to (6) six years
- Increase the number of supervisory years experience from (2) two years to (3) three years

This change will allow the pool to open up to more candidates who have valuable construction experience, but do not have a Professional Engineering license to apply for this position.

The current position is vacant and will remain vacant until the Construction Manager position is filled. There is no financial impact from this amendment.

Ms. Bruner read Ordinance No. 2019-60 by title only.

Questions:

Commissioner Holmes questioned whether there was a lack of applicants. Mr. Woloszynski explained that staff was having problems selecting candidates that can perform to the City's expectation.

Motion was made by Commissioner Robinson, seconded by Vice Mayor Carroll, to approve Ordinance No. 2019-60 on first reading and schedule a second reading and public hearing on May 21, 2019.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

Review Of City Attorney Performance And Compensation And Approval Of Sixteenth Amendment To The City Attorney's Agreement – APPROVED

Alan Zimmet serves as the City Attorney pursuant to an agreement dated June 6, 2000, which has been subsequently amended fourteen times to adjust compensation for both the monthly retainer and hourly rates for work, primarily litigation, not covered by the retainer. The Fifteenth amendment, which was approved by

the City Commission on June 20, 2018, added Assistant City Attorney services, with a corresponding increase in fees, to the monthly retainer.

During the past year, Mr. Zimmet and his associates have continued to provide high quality legal services to the City of Largo. Major accomplishments over the past 12 months include the following:

1. Successful transitioning to assume Assistant City Attorney responsibilities.
2. Development and implementation of short-term rental ordinance.
3. Rewrite of City standard construction agreements and related documents.
4. Development of first affordable housing density bonus agreement with Pollock Shores.
5. Assist with drafting single-use plastics ordinance.

Amendment 16 would increase the monthly retainer by 3% for both City Attorney services (from \$11,441.84 to \$11,785.10) and Assistant City Attorney services (from \$9,785 to \$10,078.55). Hourly rates for services not included in the retainer would increase by \$5.00 (from \$235 to \$240 for shareholders – Mr. Zimmet and Ms. Day) and associate attorneys (from \$210 to \$215). Fees for work billed on an hourly basis during FY 2018 totaled \$409,169 and for the first six months of FY 2019 totaled \$214,702.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to approve the sixteenth amendment to the City Attorney's agreement.

Discussion:

Vice Mayor Carroll stated that he interacted with the City's legal staff regularly and thanked them for their efforts, to which Mayor Brown stated his agreement.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

STAFF REPORTS

Update On The West Bay Lofts Project At The 500 And 600 Blocks Of West Bay Drive

The West Bay Lofts project in downtown is anticipated to be a catalyst for redevelopment in the West Bay Drive Community Redevelopment District. The project will bring the first mixed use structure to downtown Largo with market rate residential rentals and much needed commercial space. This project is unique in that the Community Redevelopment Agency (CRA) sold a full city block to the developer to redevelop; it has a Development Agreement in place to achieve additional density (going from 30 units an acre to 45 units an acre); alleys and a section of city roadway were vacated; and the project received a Real Estate Development (RED) grant from the CRA. Presently, the Engineering Department is working on an agreement with the developer on construction work that will be completed by the City and by the Developer as part of the Downtown Multi-modal Improvements project.

The agreement to sell the 500 block of West Bay Drive to the developer, Largo Central, LLC was closed on

February 3, 2016. That agreement required that the CRA be allowed to repurchase the agreement if development was not commenced within two years, or February 2, 2018. The developer and the CRA entered into a separate agreement providing the terms of the CRA's repurchase of the property. The CRA has the option to repurchase the property, but it is not required to.

The City and the developer entered into a development agreement on June 9, 2016. Under that agreement, the developer had until June 9, 2016 to commence the development. On January 5, 2018, the developer and the City entered into an amendment to the development agreement that, in addition, required the project to begin construction by June 9, 2019 and be completed by February 8, 2021.

The status of the City development approvals is as follows:

- On April 12, 2019 West Bay Lofts received a signed Development Order that authorizes development on the two downtown blocks.
- The developer has submitted for the Building and Infrastructure permits. The building permits are currently waiting on a response from the applicant to address three items for comments that were requested by Building Division staff. In order to receive the permits a pre-construction meeting will need to take place and fees will need to be paid.

The developer, Largo Central LLC, has a letter of intent from a retail user for 6,700 square feet and a list of others that are interested in the commercial space once the project breaks ground.

This staff report is to update the City Commission on the status of the West Bay Lofts project. The developer, Gary Tave of Square Peg Development will be in attendance.

Mr. Tave introduced members of his team; Rick Tenjes, Valley National Bank; Larry Gilbert, Klein & Huchen Realtors; Nick Pavonetti, consultant, and invited the City Commission to attend the groundbreaking ceremony on June 5th.

Discussion:

Commissioner Robinson commended Mr. Tave on the project and wished him well. Vice Mayor Carroll asked that Mr. Tave contact the Police Department regarding security and provide the City Commission with feedback on security on the site. Mr. Schubert questioned the phasing of the project. Mr. Tave stated that they will start with one building and proceed according to their construction schedule, which is still being developed. Commissioner Smith stated that he would like the groundbreaking to be publicized. Commissioner Smith also questioned how marketing to businesses is going. Mr. Gilbert stated that they were doing a large scale and a detail oriented targeted marketing campaign. Commissioner Smith requested contact information for the team and also questioned the financing. Mr. Tave stated that financing was still in progress, however it is far enough along that he was willing to begin construction.

Mayor Brown recessed the City Commission meeting and convened the Community Redevelopment Agency (CRA) meeting.

COMMUNITY REDEVELOPMENT AGENCY (CRA)

Reappointment of Darlene Sheets and Laura Guroian as Members of the Community Redevelopment Agency Advisory Board – APPROVED

The Community Redevelopment Agency Advisory Board is comprised of eleven (11) members. Seven (7) of the members are residents of the City of Largo who are members of the Community Development Advisory Board. The additional four (4) members either reside in, are proprietors of a business, or are property owners in the Community Redevelopment Districts. The four (4) members are appointed by the Community

Redevelopment Agency (CRA) Board Chair with the consent and confirmation of the CRA Board Members. Appointments are for a term of three (3) years.

CRA Board Chair Woody Brown is recommending the reappointment of Ms. Darlene Sheets and Ms. Laura Guroian as members of the Community Redevelopment Agency Advisory Board for three (3) year terms which will expire in March 2022.

Questions:

None

Motion was made by Commissioner Robinson, seconded by Commissioner Holck, to approve the reappointment of Ms. Darlene Sheets and Ms. Laura Guroian as members of the Community Redevelopment Agency Advisory Board for three (3) year terms which will expire in March 2022.

Vote:

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

Absent: Commissioner Fenger

Motion carried 6-0.

Approval Of Offer By Flagship Holdings, LLC To Purchase Community Redevelopment Agency Parcel No. 34-29-15-26424-001-0100 And Authorize The City Manager To Negotiate A Purchase And Sales Agreement – APPROVED

Community Redevelopment Agency (CRA) staff received a letter of intent from Flagship Holdings, LLC proposing to purchase CRA parcel No. 34-29-15-26424-001-0100, located at the northwest corner of 1st Avenue SW and 6th Street SW (map attached). The offer by Flagship Holdings, LLC is to purchase the property for \$20,000 and then develop the site along with the other three parcels on the half block for new townhomes, which meets the requirements of the West Bay Drive Community Redevelopment District (WBD-CRD) Plan. This parcel is a vacant single family lot that was acquired by the City in July 1953. The lot has no restrictions on the use or sale. In April 2015, the City transferred ownership of the parcel to the CRA with the intent to have the CRA oversee the sale of the parcel for redevelopment in the West Bay Drive District.

The offer received by the CRA was based on the consolidation of the entire block (securing the other parcels) and the ability to construct a project with "for sale" 3-story townhomes that have roof top decks as part of an amenity package. This offer presents the City an opportunity to bring the CRA property back on the tax roll. The site will be developed in accordance with the requirements of the West Bay Drive Community Redevelopment Plan and provide market rate housing in downtown.

Staff will negotiate certain conditions in the Purchase and Sale Agreements, such as potential use restrictions for residential or mixed use development; a claw-back provision that will provide the CRA with the ability to re-purchase the property at the final sale price if the obligations of the Purchase and Sales Agreement are not met; and a non-transfer clause of the property without CRA consent. The Purchase and Sales Agreement will be presented to the CRA for approval.

Mayor Brown stated that he would abstain from voting on this item as he owned an adjacent property.

Questions:

None

Motion was made by Commissioner Holmes, seconded by Vice Mayor Carroll, to approve the offer to purchase CRA Parcel No. 34-29-15-26424-001-0100 and authorize the City Manager to negotiate a purchase and sales agreement.

Discussion:

Commissioner Smith stated that this project will tie in well with Mr. Tave's development.

Vote:

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

Abstaining: Mayor Brown

Absent: Commissioner Fenger

Motion carried 5-0.

Mayor Brown adjourned the CRA meeting and reconvened as the City Commission.

ITEMS FROM CITY ATTORNEY, COMMISSION, MAYOR, CITY MANAGER

Mr. Zimmet thanked the City Commission members for their support. He stated that staff has received payment from Brittany Bay and also received summary judgment regarding the Belleair Road litigation.

Commissioner Robinson thanked the Youth Leadership Council for the stormwater drain painting project. He also thanked Anvil Paint for providing the environmentally friendly paint. He congratulated Vice Mayor Carroll, Mayor Brown and Ms. Reed, recognized as Hometown Heroes by the Florida League of Cities. He thanked the City Commission and citizens for allowing him to travel to Tallahassee during the last week of the legislative session.

Commissioner Holck welcomed Public Works Director York. She thanked Ms. Bruner and Ms. Fogarty for their work in the City Clerk's Office. She also thanked Mr. Zimmet for his work.

Vice Mayor Carroll requested that the Police Department discuss the difference between a speed trailer and a stealth trailer. He suggested that the Police Department appoint an Officer to monitor the downtown area. He stated that there will be a law enforcement memorial ceremonial tomorrow at the Sheriff's Office.

Commissioner Smith welcomed Mr. York. He stated that there will be a Forward Pinellas Meeting tomorrow.

Commissioner Holmes congratulated Vice Mayor Carroll on becoming President of the Suncoast League of Cities.

Mayor Brown asked that Police take a look at the area tonight's speakers talked about. He stated that the Mayor's Golf Tournament was held on Saturday, raising approximately \$15,000 for summer camp scholarships. He stated that the next summer concert in Largo Central Park will be on May 17th.

Mr. Schubert stated that the next budget will include a program to address homeless issues in the community. He stated that last week the executive team conducted an interview process for an Assistant City Manager and that Margaret Paluch has accepted the position and will begin work in June.

SUMMARY OF ACTION ITEMS

1. Request by Mayor Brown that staff follow up with residents where speed tables were recently installed to determine their effectiveness for speed and traffic reduction.
2. Request by Commissioner Holmes that feedback be solicited from the Police Department regarding the proposed reduced speed limit.
3. Request by Commissioner Smith that staff compile and provide public comments received by the Mayor's Office and Community Development Department with complaints of speeding.
4. Request by Mayor Brown that staff provide information on how the 25 mile per hour speed limit on Alternate Keene was established.

ADJOURNMENT

The meeting adjourned at 7:32 pm.

Diane L. Bruner, CMC, City Clerk