A Regular Meeting of the City of Madeira Beach Board of Commissioners was held at 6:00 p.m. on September 13, 2016 in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida. Mayor Palladeno called the meeting to order.

MEMBERS PRESENT:	Travis Palladeno, Mayor Housh Ghovaee, Vice-Mayor Terry Lister, Commissioner Nancy Hodges, Commissioner
MEMBERS ABSENT:	Ellaine Poe, Commissioner
CITY STAFF PRESENT:	Shane Crawford, City Manager Vicent M. Tenaglia, Assistant City Manager Aimee Servedio, City Clerk Thomas Trask, City Attorney Dave Marsicano, Public Works/Marina Director

A. CALL TO ORDER

Mayor Palladeno called the meeting to order at 6:00 pm.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice-Mayor Ghovaee gave the invocation and led the Pledge of Allegiance.

C. ROLL CALL

City Clerk Aimee Servedio provided roll call.

D. APPROVAL OF THE MINUTES – BOC REGULAR MEETING JUNE 14, 2016

Vice-Mayor Ghovaee motioned to approve the minutes. Commissioner Hodges seconded the motion.

City Clerk Servedio commented that she has one amendment to the minutes on page nine. The RFP is for fire services and not financial services from Treasure Island.

Vice-Mayor Ghovaee accepted the amendment. Commissioner Hodges held her second to the motion.

ROLL CALL VOTE:

Mayor Palladeno	"YES"
Vice-Mayor Ghovaee	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"

The motion carried 4-0.

E. APPROVAL OF THE AGENDA – PRESENTATIONS/PROCLAMATIONS

Mayor Palladeno stated that he would like to move new business item resolution 2016-27 and hold a work shop to discuss it. He has only seen one person that wants the position for a representative for the barrier islands.

Mr. Crawford said the public hearing for the budget is at 6:00 pm next week. There are one or two items that can be put on a work shop meeting which would negotiate the need to have four separate meetings this month. They can have the work shop at 5:30 pm of next week.

Commissioner Lister asked if they have to present this person's name on September 17th.

Mayor Palladeno indicated that if they decide who the person will be at the next work shop they can then have the resolution ready. The resolution can be drafted and then have the name penned in. He said he has a motion on the floor for the agenda to be amended to pull the resolution for another meeting.

Commissioner Lister commented that Cookie can speak for herself since she is here.

Mayor Palladeno indicated that they can have Cookie speak during public comment.

Vice-Mayor made the first motion to approve the Agenda. Commissioner Hodges seconded the motion.

Mr. Crawford asked what time they want to have the meeting.

Mayor Palladeno stated 5:30 PM on Tuesday next week.

ROLL CALL VOTE:

Mayor Palladeno	"YES"
Vice-Mayor Ghovaee	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"

The motion carried 4-0.

Mr. Crawford stated that he wants to add a second consent item. He requested that they items be brought up separately. They had an emergency repair in the amount of $19,472 in regard to a storm water issue that Mr. Marsicano can comment on. They needed to get the approval tonight because of the emergency status of this project.

Commissioner Lister motioned to amend the agenda to add a second consent item regarding the emergency repair item. Vice-Mayor Ghovaee seconded the motion.

ROLL CALL VOTE:

Mayor Palladeno	"YES"
Vice-Mayor Ghovaee	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"

The motion carried 4-0.

1. INTRODUCTION OF MADEIRA BEACH FIREFIGHTER - ERICK UBILES - **Derryl O'Neal, Fire Chief**

Mr. O'Neal introduced the Commission to the newest member of the department, Eric Hugles. He invited the Mayor to swear in Mr. Hugles. *(The audio of the swearing in was not clear).*

Mayor Palladeno commented after the swearing in that for the last two years he has had the pleasure of serving as the president of the Pinellas County Emergency Services Board. He has been honored to know so many of the fire fighters. This Thursday he will be able to recognize engine 25 for outstanding performance in Pinellas County.

Commissioner Hodges said the service for the 9-11 memorial was very nice and she thanked staff members.

F. PUBLIC COMMENT

Mayor Palladeno asked if there is anyone wishing to speak.

Mr. Crawford said the microphone at the podium is having some issues. He requested that anyone speaking to speak close to the microphone.

Ms. Kennedy stated that she was at the MPO meeting tonight and received a note from commissioner Maroni. She read the note into the record. He sent his love and is thinking about everyone. She indicated that she is here tonight because her appointment is up in December and has served for 18 months. She provided a pamphlet of what they have been doing for the last 18 months. She stated that she has been out of the box. She has been going to the cities and has created a really positive relationship in the beach communities. She has focused on bike lanes and cross walks. They recently did a branding which resulted in a new name "Forward Pinellas." They wanted to have a new look and do have a new director. They held the spot light emphasis forum in Madeira Beach which had the most attendees compared to the other two spot lights they held in the county. It allowed people to share their concerns. She talked about mixed use and water transit. They traveled to Washington and had a meeting with Senator Nelson and David Jolley's staff. As a result of this meeting, they now have three projects that are in the pipeline. This includes the Treasure Island causeway paving and drainage project, Bellaire Beach Bayside Park, and undergrounding. She stated that she will try to come back.

Mr. Kochek, 2nd Street East in Madeira Beach, congratulated the fire and public works department for the 9-11 ceremony. This was the 15th year anniversary and time has gone fast. He suggested that when the town has a landmark event like this, they should advertise it and let people know about the city's 9-11 memorial. There was a write up in another paper about the event but not one in city's paper. They are fortunate that the city put up something to remember 9-11. He stated that the library is really great and credited the work of the five cities for jointly running a library. The preschool programs are better than any other library. They teach people how to use computers. He commented that all they need is 1-1/2 hours a month for seven months to be on the board.

G. CONSENT AGENDA

1. APPROVAL OF GULF BEACHES PUBLIC LIBRARY SERVICE CONTRACT

Vice-Mayor Ghovaee motioned to approve item one. Commissioner Lister seconded the motion.

Mr. Crawford stated that they approve this contract every year. The attorney will reformat the contract next year.

ROLL CALL VOTE:

Mayor Palladeno	"YES"
Vice-Mayor Ghovaee	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"

The motion carried 4-0.

2. APPROVAL OF EMERGENCY FUNDS FOR STORM WATER FACILITY (NEW)

Mayor Palladeno asked for an update from the city manager.

Mr. Crawford indicated that Mr. Marsicano will be able to explain why this request is important.

Mr. Marsicano stated that this project is at 704 Pruitt and is a storm water issue that was brought to their attention by Ms. Hodges. He believes that citizens in the area emailed her with a road failure. This repair requires a complete pipe repair, a road closure and work on the structure as well. The contractor held their prices to the Keystone project numbers. The prices in the description are the prices that were publicly let. Staff is recommending the commission's approval.

Commissioner Hodges thanked staff for getting on top of the issue soon.

Mayor Palladeno commented that when water comes over the sea wall there is nothing that can be done. He thanked staff for getting the pipes cleaned out.

Mr. Marsicano stated that a lot of pipes you see in the road, due to hydraulic pressure, will push outwards if the tide is not that high. They had this happen in the past.

Mr. Crawford indicated that he had some calls regarding phone calls. When they get water up to the sea wall and heavy rain, it will flood. The storm water system is not failing. It might be time to do some simple education for the citizenry.

Mayor Palladeno stated that this is a good idea to get the word out.

Commissioner Lister motioned to approve the emergency repair purchase at 704 Pruitt Drive in the amount of $19,472. Commissioner Hodges seconded the motion.

Mr. Crawford stated that they may have one or two more items coming next month. They are having these things come out on a case by case basis. They will bid out the numbers in the future, so it is competitive.

Commissioner Hodges asked if the name of company needs to be declared.

Mr. Marsicano stated that they are using Mint Coast Construction.

Commissioner Lister stated that they matched Keystone's numbers.

Vice-Mayor Ghovaee stated that in the case of emergencies it is imporatant to bring proposals to the table, but they should bid these out. They can get up to three bids.

Mr. Crawford stated that they did get three bids.

Mr. Marsicano commented that you don't know until you get into the project. This started out as a pipe project, but they ended up having to complete the entire structure.

ROLL CALL VOTE:

Mayor Palladeno	"YES"
Vice-Mayor Ghovaee	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"

The motion carried 4-0.

H. CONTRACTS/AGREEMENTS

1. RFQ RECOMMENDATION FOR BEACH EQUIPMENT CONCESSIONS – Shane Crawford, City Manager

Mr. Crawford stated that RFQ stands for request for qualifications. At this point in time it has nothing to do with how much they are going to charge the city and how much the city is going to make. They put it out for bid and received two responses on their qualifications and what they have to offer. The submittals were substantially different. One was from Beach Service West that does business in town with some of the condos. The second submittal was from Salt Water Destination. One was more interested in getting people to Madeira Beach and creating an atmosphere versus just putting equipment on the beach. He informed that commission that he created an evaluation committee from a member of public works, recreation department and himself. All three of them sat down for an hour and unanimously selected Salt Water Destination. If the commission approves this, it will allow the city manager to go into negotiations. A certain amount has been budgeted for this. Salt Water Destinations will also do social media marketing. He stated that he is asking for an approval from the commission to enter into negotiations with Salt Water Destinations. If they can come to an agreement on a contract the attorney will draft it and reward the bid. The contract will then come back for approval by the commission.

Commissioner Hodges made the first motion. Commissioner Lister seconded the motion.

ROLL CALL VOTE:

Mayor Palladeno	"YES"
Vice-Mayor Ghovaee	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"

The motion carried 4-0.

I. UNFINISHED BUSINESS

J. NEW BUSINESS

1. RESOLUTION 2016-27
A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA RECOMMENDING APPOINTMENT OF A MEMBER TO THE JOINT PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION, AND PROVIDING FOR AN
EFFECTIVE DATE.

This item was removed from the agenda.

2. AUTHORIZATION TO AMEND CAPITALIZATION THRESHOLD VINCENT M. TENAGLIA, ASSISTANT CITY MANAGER

Mr. Tenaglia indicated that this is a technical accounting term. Capitalization threshold is referring to the dollar amount below which they either take an expense or recognized appreciation and defer future costs. They are referring to the city's assets like land, equipment, improvements, facilities and vehicles. As of the last reporting period they had a net value of 28.8 million dollars. This is consistent with the best practices and policies that he has been bringing to the board. The current city policy is to define capital assets as items that cost $1,000 or more and a useful life of one year or more. That policy has been in place for years and years. He then quoted the GFOA, "No government, regardless of size should ever have capitalization threshold of less than $5,000." He indicated that his recommendation is that they take the GFOA's recommendation and amend the policy, so they will be defining capital assets at a $5,000 threshold with a useful life of two or more years. He then walked them through an example of a $3,000 asset over ten years, the costs of the controls outweigh the gains. The impact is very minimal.

Vice-Mayor Ghovaee made the motion. Commissioner Hodges seconded the motion.

ROLL CALL VOTE:

Mayor Palladeno	"YES"
Vice-Mayor Ghovaee	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"

The motion carried 4-0.

3. AUTHORIZATION TO DECLARE SURPLUS ASSETS - VINCENT M. TENAGLIA, ASSISTANT CITYMANAGER

Mr. Crawford commented that when the city adds one assets they typically surplus another.

Mr. Tenaglia stated that each of the four items has reached the end of its useful life. There is no financial impact.

Commissioner Hodges motioned to authorize the city manager to declare a surplus. Vice-Mayor Ghovaee seconded the motion.

ROLL CALL VOTE:

Mayor Palladeno	"YES"
Vice-Mayor Ghovaee	"YES"
Commissioner Lister	"YES"
Commissioner Hodges	"YES"

The motion carried 4-0.

4. CITY CLERK ANNUAL PERFORMANCE - AIMEE SERVEDIO, CITY CLERK
FACILITATED BY SHANE B. CRAWFORD, CITYMANAGER

Mr. Crawford stated that the city clerk does not work for him but works for the Commission. She is a charter officer. He stated that he has provided each of the Commissioners with a job description and a performance evaluation. The dead line for getting the evaluation back is Thursday, October the 6th. He said it is up to the Commission on how they want to complete the evaluation. He suggested that the Commission provide their evaluations to the Mayor or himself to tabulate. Aimee is a great clerk and he does not believe there will be a lot of drama.

Mayor Palladeno said the Commission agrees, he would like the manager to tabulate the scores.

5. ORDINANCE 2016-11
FIRST READING FOR AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING IN ITS ENTIRETY CHAPTER 94 OF THE CODE OF ORDINANCES RELATING TO FLOOD DAMAGE PREVENTION AND FLOOD HAZARD MANAGEMENT; ADOPTING FLOODPLAIN MANAGEMENT REGULATIONS; PROVIDING FOR THE REGULATIONS TO BE KNOWN AS THE "FLOODPLAIN

MANAGEMENT ORDINANCE"; ESTABLISHING MINIMUM REQUIREMENTS, IN CONJUNCTION WITH THE FLORIDA BUILDING CODE, TO MINIMIZE PUBLIC AND PRIVATE LOSSES DUE TO FLOODING THROUGH THE REGULATION OF DEVELOPMENT IN FLOOD HAZARD AREAS; ADOPTING DEFINITIONS; ADOPTING FLOOD INSURANCE RATE MAPS TO SERVE AS THE MINIMUM BASIS FOR ESTABLISHING FLOOD HAZARD AREAS; PROVIDING FOR THE DESIGNATION, AUTHORITY AND DUTIES OF A FLOODPLAIN ADMINISTRATOR; PROVIDING FOR PERMITTING AND INSPECTION PROVISIONS WITHIN FLOOD HAZARD AREAS; PROVIDING FOR VARIANCES AND APPEALS TO BE HEARD BY SPECIAL MAGISTRATE; PROVIDING REGULATION FOR VIOLATION OF THE FLOODPLAIN MANAGEMENT ORDINANCE; PROVIDING FOR TERMS NOT DEFINED BY THE FLOODPLAIN MANAGEMENT ORDINANCE OR THE FLORIDA BUILDING CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Palladeno directed the attorney to read the ordinance by title only.

Mr. Trask proceeded to read ordinance 2016-11 by title. Following the reading of the ordinance by title, Mr. Trask stated that there was one small change earlier today regarding section three of the ordinance. They wanted to make it absolutely the two feet of freeboard has been changed the applicable code sections. It was only residential before, but now covers commercial buildings as well.

Vice-Mayor Ghovaee made the first motion. Commissioner Hodges seconded the motion.

Ms. Orton indicated the National Flood Insurance Program provides federally backed flood insurance for communities that enact and enforce the flood plain regulations. To be covered by a flood insurance policy a property must be in a community that participates in the program. To qualify, a community must adopt a flood plain ordinance, to regulation development in flood plain hazard areas. Madeira Beach is completely in a special flood hazard area. The objective of the ordinance is to minimize the potential for flood damage for future development. Madeira Beach joined in 1974. Madeira Beach adopted the Florida Building Code. The proposed code will require a increase to two feet above the BFE. The city participates in the community rating system which allows the community to be rewarded for doing more than simply regulating construction of new building to the minimum national standard. This is why they are adding the addition one foot of freeboard. They will receive a better rating by doing this. Currently the city receives a 20% discount. The local planning commission recommended approval of the proposed ordinance. If the Board of Commissioners approves this tonight, they will hold their final reading of the ordinance on October 11th. She indicated the Forward Pinellas has attached a letter to the packet stating that this ordinance is in compliance with county-wide plans.

Mayor Palladeno asked if this ordinance will help improve the city's ratings.

Ms. Orton responded that it will.

Mayor Palladeno commented that Michelle is doing a fantastic job at saving the tax payers money.

Mr. Lister indicated that they worked a long time to get the rating up to a 20% discount. They are on a level six now. He asked if they do not do this, will it knock them down to a level five? Also, he asked if the ordinance will give them a 25% discount.

Ms. Orton commented that if they have an additional 500 points they will be bumped up to a level five and then receive a 25% discount. This ordinance will help the city in this regard. This ordinance was supposed to be approved over a year ago.

Mr. Ghovaee stated that two feet above BFE is good. Some cities require three feet.

Commissioner Lister asked if this will increase the height of buildings as well.

Ms. Orton clarified that the ordinance measures height from the BFE and not the extra feet above, so building height will not increase.

Commissioner Lister asked if the contractors will be confused by this ordinance.

Ms. Orton responded that they should not be confused. The land development code defines where the height is measured.

Mr. Kochek stated that this will only affect new construction. If a house is existing nothing will be required.

ROLL CALL VOTE:

Mayor Palladeno "YES"
Vice-Mayor Ghovaee "YES"
Commissioner Lister "YES"
Commissioner Hodges "YES"

The motion carried 4-0.

K. REPORTS/CORRESPONDENCE

- CITY COMMISSION

Commissioner Hodges indicated that Ms. Poe has been gone for a while and it appears that she will not be coming back, at least for four months. She said that she needs to understand how they can keep her seat open and not have someone there to represent her district. The code says that she can miss four meetings and she has now missed two meetings. When Ms. Shontz left they had 30 days to fill her seat. How can they keep her seat open when she is going to miss four months of meetings?

Mr. Trask stated that she does not forfeit her seat unless she misses four consecutive regular commission meetings. This does not include work shop or special meetings. Once the fourth regular meeting hits, she forfeits the seat.

Commissioner Hodges asked if they can have a temporary person fill the seat.

Mr. Trask responded that they cannot. Once they reach the fourth they can go through the process of filling the seat.

Mr. Crawford asked if the absences have been excused.

Mr. Trask stated that they have not.

Mayor Palladeno requested that they put this on the next work shop meeting for discussion.

Commissioner Lister stated that they could excuse these absences. Maybe they can get it clarified by something in writing. He commented that he knows that this is a private issue and wants to know what her public stance is.

Commissioner Hodges stated that she knows that Ms. Poe requested to get the packets for the meetings. He stated that the commission is not balanced until they get someone in the seat.

Mr. Trask commented that the other option is to ask her to tender her reservation. She will need to come back in month three or four to not lose her seat.

Commissioner Lister recommended that they ask her if she plans to come back.

Mayor Palladeno asked the clerk to contact Ms. Poe.

Mr. Crawford commented that she is probably watching and will tender her resignation if she plans not to come or if she does not show up in December then they know.

Commissioner Hodges stated that the Rotary Club is having their pancake breakfast on November 13th from 8-12. It will be located at Robby's. Tickets are $5.00 which include food.

Mayor Palladeno indicated that they had a fantastic meeting with the county administrator today. Terry Wollin from Indian Rocks Beach. They are putting a committee together from members of the Big C to go for more beautification money. Instead of just asking for money they will go for undergrounding funding. They want to put maintenance money aside as well. They may go for more bed tax dollars.

- CITY ATTORNEY

Mr. Trask stated that his firm has added three lawyers this year. He introduced Patrick Perez and commented that he lives locally and is a recently FSU graduate. He has taken the bar recently and they are awaiting the results. He is labeled as their law clerk until he gets his license. The second addition, is John Schaffer formerly with the county attorney's office for 30 years. They also hired David Platte, who is a real estate attorney.

- CITY MANAGER

Mr. Crawford commented that at 3:00 pm tomorrow they will have an info session/press meeting for the water taxi. He stated that the mayor will need to be there because he is the key note speaker. He stated that they should expend the budget for burying utility lines and then stop. They may get more funding to complete additional undergrounding project in the future. He indicated that they can bury for the next year and half. They will start up again and finish the city with more dollars come. Stated that they can have a work shop meeting on it or him and Dave can start moving forward with the project until they exhaust the budget.

Mayor Palladeno commented that the plan will be in place once they are finishing the project. He indicated that the next penny could produce over 2 billion dollars.

Commissioner Lister stated that he would like to have a work shop discussion on this.

Mr. Crawford stated that they should plan on meeting at 5:00 pm and he will have Steve Tart in attendance. They need to make a decision.

Mr. Lister stated that if they run out of money it will look like it does in front of Archibald Park.

Mr. Crawford stated that the plan would provide new wires and poles.

Commissioner Lister responded that he has a problem with not knowing where they will end.

Mr. Crawford commented that they can find out where they will end.

Commissioner Lister said that once they get the contractor going it will be cheaper to keep them moving forward.

Mr. Crawford responded that he will come prepared at the work shop.

- CITY CLERK

No comments.

L. ADJOURNMENT

Mayor Palladeno adjourned the meeting at 7:23 pm.

The September 13, 2016 BOC Regular Meeting Minutes were approved on ________________________.

____
Maggi Black, Mayor

ATTEST:

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Clara VanBlargan, MMC, MSM, City Clerk