



**MINUTES**  
**BOARD OF COMMISSIONERS**  
**REGULAR WORKSHOP MEETING**  
**NOVEMBER 15, 2023**  
**6:00 P.M.**

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 6:00 p.m. on November 15, 2023, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

**MEMBERS PRESENT:** James “Jim” Rostek, Mayor  
Ray Kerr, Vice Mayor/Commissioner District 2  
David Tagliarini, Commissioner District 1  
Eddie McGeehen, Commissioner District 3

**MEMBERS ABSENT:** Anne-Marie Brooks, Commissioner District 4

**CITY STAFF PRESENT:** Robin Gomez, City Manager  
Clara VanBlargan, City Clerk  
Andrew Laflin, Finance Director/City Treasurer  
Thomas Trask, City Attorney

**1. CALL TO ORDER**

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

**2. ROLL CALL**

City Clerk Clara VanBlargan called the roll. Commissioner Brooks was absent.

**3. PUBLIC COMMENT**

There were no public comments.

**4. DISCUSSION ITEMS**

**A. Recommend Firm – RFQ 2023-07, Security Focused IT Support and Consulting Firm**

City Manager Robin Gomez explained the item. Five companies replied and submitted a proposal. Thirteen firms reviewed it. They are looking for a comprehensive IT firm with a strong focus on the security of all the software systems. He recommended entering into an agreement with Network People, Inc., which has been the City’s provider for the last ten years. He was looking to negotiate for a three or five-year agreement. There is a \$200,000 budget for FY 2024.

Mayor Rostek asked about their location. The City Manager said they are in Clearwater.

Cory Joy, Senior Engineer and Director of Technology, and Hunt Brand, the Chief Operating Officer for Network People, Inc., responded to questions and comments by the Board.

Mayor Rostek opened to public comment. There were no public comments.

The consensus of the Board was to begin the contract negotiations with Network People, Inc. for approval at the BOC Regular Meeting on December 13, 2023. The contract is not to exceed the budget of \$200,000.

**B. Forward Pinellas Alternative Compromise for the John's Pass Village Activity Center Plan**

Jenny Rowan, Community Development Director, showed a PowerPoint presentation explaining the purpose. Forward Pinellas agreed John's Pass Village should be an Activity Center, but they recommended the Neighborhood Center, a lesser subcategory.

Director Rowan said the Alternative Compromise would need to be voted on at the next regular meeting. If approved, it would go to the county for a vote. If the county approves it, it will come back to the Board for second reading.

Commissioner Tagliarini asked what the Impervious Surface Ratio (ISR) is for residential areas. Director Rowan said they have ISR in the Countywide Plan, the Comprehensive Plan, and zoning. In R-2, the ISR is .70.

Commissioner Tagliarini asked how it would impact the rebuilding of the structures if they went to a lower ISR of .85. Director Rowan said it is something they could consider. They could also increase the landscape in the zoning. Commissioner Tagliarini was interested in discussing lowering the ISR in John's Pass Village to .85. Director Rowan said they could look at it when they do the zoning.

Commissioner Tagliarini asked if the densification was reduced by including the parking. Director Rowan said it is more the intensity. The only time they can count the parking garage would be when the alternative temporary lodging standard is used. It would mean less intensity.

Commissioner Tagliarini said it is a drastic difference from the original proposal and hoped residents understand what they are talking about. Director Rowan said the numbers were reduced, and they still need to do the zoning.

Commissioner Tagliarini said if they go by construction by-rights, the Neighborhood Center would not drastically impact the densification. Director Rowan said no.

Commissioner McGeehen asked how the county came up with the subcategory of the Neighborhood Center instead of the Community Center. Director Rowan said they were looking at the land size, which was not identified as an existing or planned Activity Center. Andrew Morris,

Long Range Planner, said the county looks for two intersecting corridors, and John's Pass Village only has one secondary corridor. The county's main concern was overdevelopment, but they thought the compromise would meet the needs of allowing some development and protecting what is currently there.

Commissioner McGeehen asked if John's Pass could be rebuilt like it was after a catastrophic event under the Neighborhood Center. Director Rowan said yes.

Vice Mayor Kerr said they discussed the ISR a year and a half ago, and he did not want to discuss it again. Director Rowan said it would come up again when they do the zoning. Each character district would have its own ISR.

Mayor Rostek opened to public comment. There were no public comments.

#### **C. RFP 2023-08 Electrical Repair / Services Contract Approval and Bid Acceptance**

Director of Public Works Megan Wepfer said the agreement with USA Voltage expires in December. The RFP was advertised, and the only submittal was USA Voltage. The proposal is the same cost as it was in 2018. It would be \$75 per regular hour and \$90 after. The agreement is for maintenance repairs as needed. They spend an average of \$25,000 to \$30,000 annually for all facilities. The term would be for three years with two optional one-year renewals.

Mayor Rostek opened to public comment. There were no public comments.

The consensus of the Board was to accept the bid.

#### **D. FY 2024 Capital Garbage Truck Purchase or Lease Discussion**

Director Wepfer said they budgeted a garbage truck in FY 2024 in Capital Equipment. The trucks go on a six to seven year schedule for replacement. They would be replacing truck number 33, which is in need of repair. The rear seal on the engine blew out, and she did not want to spend \$5,000 to repair it if it was going to be replaced. They were going to purchase a truck with an automatic side loader so sanitation could be run with a two-person crew. She explained two options as follows:

- Purchase a side loader for anywhere between \$369,000 and \$379,000 from one vendor or \$403,000 from another vendor.
- Lease a truck for \$8,500 per month, which includes maintenance costs.

Commissioner Tagliarini asked if there was anything not covered in the lease. Director Wepfer said tires and batteries. Under a lease, they would get a lease truck when the truck would go out for repairs.

Mayor Rostek asked how many trucks were run a day. Director Wepfer said there is one truck on commercial and one on residential, but on Mondays and Fridays, all four trucks would be on the road at one point. The Mayor asked if they thought about contracting out the trash removal like

they do for recycling. Director Wepfer said it was brought up years ago, and it was voted down. The Mayor asked what would be most cost-effective in the long run. Director Wepfer said she did not look at it. The City Manager said they talked about looking at it this year. It would need to be significantly less with the same level of service.

Mayor Rostek said by outsourcing, the workforce issue would not be their problem, and they would not have to rent property to store the trucks. Director Wepfer said they would still need to rent the property for the mechanic unless they build a building.

Commissioner Tagliarini said he was intrigued by the outsourcing and what it would cost. He asked what the downfalls were of leasing. Director Wepfer said it would not be their asset and it would be more expensive.

Mayor Rostek asked about the maintenance program for the trucks. Director Wepfer said the trucks are serviced more than what they should be. The Mayor said he would like to see what it would cost to contract the entire sanitation service.

Commissioner McGeehen said outsourcing has a lot of benefits. The bottom line would make the decision much easier.

Vice Mayor Kerr asked Andrew Laflin, Finance Director if he could do a Return on Investment (ROI) to show the cost difference between leasing, purchasing, and maintaining the truck for five to six years. Mr. Laflin said he would get with Director Wepfer. Vice Mayor Kerr said they should inquire about the cost of outsourcing the sanitation service.

Vice Mayor Kerr shared some personal experiences with the recycling service and what the side hopper does to a can. Director Wepfer said the intent is to stay with a two-person crew, but with staffing shortages, a one-person crew can handle the side loader. Adjustments could be made to the arms so they do not crush the can. The City Manager said if they outsource, that company would likely have side-loading trucks. Vice Mayor Kerr said he wanted to prevent getting to that level of service. The City Manager said they could add that they are not interested in the side loader in the RFP, but it would likely be more expensive.

Commissioner Tagliarini said he was in favor of leasing for now.

Mayor Rostek said he is all for the lease but would like an aggressive inquiry for outsourcing.

Commissioner McGeehen said he was leaning towards owning the side loader with a two-person crew. If they outsource, they might lose the consistency they have now.

Mayor Rostek opened to public comment. There were no public comments.

The consensus of the Board was to have staff get numbers on outsourcing.

#### **E. 144<sup>th</sup> and 145<sup>th</sup> Avenues Road Project**

Director Wepfer reviewed the item and responded to questions and comments from the Board. The area is called Area 3A, and it is scheduled to start engineering in 2025, with possible construction in 2026. Engineering has taken two years instead of one, and construction is about the same. She has been working with Pinellas County on the utilities.

Vice Mayor Kerr asked if there was any engineering regarding the elevation of the roads. Director Wepfer said she met with the Director of Community Development, the Community Development Engineer, and the Engineer in charge of the watershed management plan regarding any new road projects. They cannot elevate the roads without the homes being elevated. Vice Mayor Kerr said he would like a discussion with the engineer because he thought it was wrong to use the streets as a passage for the stormwater. Director Wepfer said they were working on setting it up.

**F. Madeira Beach Youth Baseball and Softball - Contract**

Recreation Director Jay Hatch explained the item and responded to questions and comments from the Board.

The consensus of the Board was to bring it back to the next regular meeting for approval.

**G. Park Street Antique Center Lease for Public Works**

Director Wepfer said the building has been leased since June 25, 2013. There are approximately 6,000 square feet of indoor and outdoor storage where the garbage trucks are stored. It is a garage-type facility with a lift, the mechanic's equipment, and office space. She requests extending the lease for one year with three one-year optional renewals. The only change is the additional \$100 per month.

Mayor Rostek said he did not want the City to get in trouble because the contract language states for storage use only. Director Wepfer said it has been the same lease since 2013. She will talk to the landlord to have it changed.

Director Wepfer said they would always need to lease because they do not have the space to store the garbage trucks on the island. The hope is to cut down the lease because they would not need indoor storage.

The consensus of the Board was to bring it back to the next regular meeting for approval.

**H. Resolution 2023-13 FY 2024 Budget Amendment #1**

Finance Director Andrew Laflin said some amounts encumbered in 2023 needed to be rolled over to 2024. The amendment increases the budget based on the unplanned expenditures in 2024. He responded to questions and comments from the Board.

The consensus of the Board was to bring it back to the next regular meeting for approval.

**I. Agenda Item List – Pending Items**

The City Manager explained that the spreadsheet is used to track pending items, and he encouraged every department to add the things that need to come before the commission.

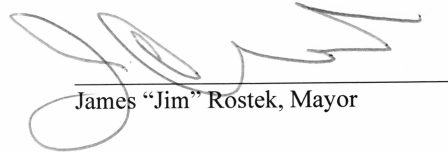
**J. City Manager's Report – October 2023**

The City Manager reviewed the City Manager's Report for October 2023.

Mayor Rostek asked for an update on the dog park. The City Manager said contractors began work, changed the water access from the Fire Department to the softball fields, and will resod the park. They are looking to add inexpensive shade and seating to the park. In the spring, they hoped to add a divider to separate small and big dogs.

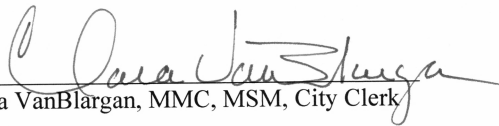
**5. ADJOURNMENT**

Mayor Rostek adjourned the meeting at 8:16 p.m.



James "Jim" Rostek, Mayor

ATTEST:



Clara VanBlargan, MMC, MSM, City Clerk

