

M I N U T E S

ADMINISTRATIVE WORKSHOP
SOUTH PASADENA, FLORIDA

TUESDAY, DECEMBER 6, 2011
COMMISSION CHAMBERS - 9:08 A.M.

Mayor Peters called the meeting to order at 9:08 a.m. immediately following the Agenda Meeting and dispensed with opening formalities.

ROLL CALL: VICE MAYOR BRUCE HOWRY, COMMISSIONERS MAX ELSON, ARTHUR PENNY, LARRY CROWLEY AND MAYOR KATHLEEN PETERS. ALSO PRESENT: CITY CLERK MARY BRAISTED, CITY ATTORNEY LINDA HALLAS, PUBLIC WORKS DIRECTOR GARY ANDERSON, FINANCE DIRECTOR JAMES GRAHAM, AND PUBLIC SAFETY CHIEF DAYTON SALTSMAN.

The topics scheduled for discussion were Pasadena Avenue Redevelopment Plan with David Healey, Calvin, Giordano & Associates and Department Head Reports.

Mayor Peters requested that there be discussion on the fire district at this meeting.

The first topic of discussion was Pasadena Avenue Redevelopment Plan with David Healey, Calvin, Giordano & Associates.

Mr. Healey introduced Gianni Feoli, Project Manager, Calvin, Giordano & Associates. He summarized past redevelopment plan discussions (attached to Minutes as Exhibit A).

Mr. Feoli reviewed a Power Point presentation with the Commission (attached to the Minutes as Exhibit B):

- Two cores and overlap
- Centralized hub area
- Create Main street - downtown area
- Opportunities for redevelopment (Lifestyle Center)
- Mobile home property can be a regional attractor
- Pasadena Avenue east side - can promote aggregation and reduced parking requirements - less curb cuts
- Capitalize on views
- Connectivity - pedestrian walkability
- Promote formal relationships

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Mr. Feoli stated that Option 3 that was discussed at the November 1, 2011 Administrative Workshop meeting has been modified (Attached to minutes as Exhibit C).

Mr. Healey stated that with Option 3, the curb stays where it is, and there are planters between the roadway and bike lane.

Mr. Feoli spoke regarding the possibility of having office, retail, residential, parking and a hotel on the mobile home property. He further spoke on traffic, landscape, architectural strategies, planning and urban design for a Lifestyle Center.

In response to City Attorney Hallas, Mr. Feoli stated grade changes could be made to accommodate the flood plain.

City Attorney Hallas stated that in the proposed plan, people would have to drive over the sidewalk and bike lane to exit to the roadway because of the curb cuts and trees. She spoke regarding the site triangle and questioned the amount of trees that would be allowed.

Mr. Feoli stated that parcels could be aggregated to eliminate some curb cuts. He further stated that typically, people would drive over a bike lane to get to the roadway.

Mr. Healey questioned whether consideration should be given to relocating existing city buildings and having a municipal complex.

In response to Commissioner Penny, Mr. Healey stated that there are consultants that could evaluate the city's ordinances to determine whether the city's code would impede development.

City Attorney Hallas stated that she could prepare the overlay districts and land development regulations that could be put into the city code.

Mr. Healey stated that to bring the plan to closure, the Commission will have to make decisions and bring them to the community for feedback. He further stated the next steps of the redevelopment plan would be Phase II (implement strategies) and the feasibility and approval of the Florida Department of Transportation (FDOT) and a Project Development & Environmental (PD&E) study. He stated cost is a consideration.

Commissioner Crowley stated he feels that if lanes cannot be closed on Pasadena Avenue, there would be no redevelopment plan.

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Discussion ensued regarding the redevelopment plan.

In response to Mayor Peters, Mr. Healey stated that there are parts of the redevelopment plan (setting design standards, processings, overlays) that could be implemented now that could encourage prospective investors/developers.

City Attorney Hallas suggested that the owners of the mobile home park, shopping center and hospital be invited to the next workshop to get their input on the redevelopment plan.

Mr. Healey stated he feels the Commission should make the decisions on the redevelopment plan before inviting public input.

Mayor Peters thanked Mr. Healey and Mr. Feoli for their attendance at this meeting.

At this time, the Commission discussed the South Pasadena fire district.

Vice Mayor Howry gave an update on the Pasadena Golf Club Estates November 29, 2011 meeting he attended regarding the fire district. He stated unincorporated residents feel the cost of fire protection is too expensive and they are looking to have the more expensive properties serviced by the city of Gulfport at a lower cost. He further stated he explained the costs to the unincorporated residents.

City Attorney Hallas stated that if the incorporated residents want to have a Gulfport fire district, they would have to have a referendum. She further stated it would be cheaper for the more expensive homes to go to Gulfport.

Mayor Peters stated that at the November 29th meeting, Mike Cooksey, Pinellas County, informed the unincorporated residents that it doesn't matter if they go with a Gulfport fire district because the closest fire department is going to respond and South Pasadena is closest. The city would not get paid for responding.

Vice Mayor Howry stated Pinellas County Commissioner Ken Welch wants to draft an MSTU (Municipal Service Taxing Unit) for a Gulfport fire district.

City Attorney Hallas explained that because Pinellas County does not have a fire department that would respond to the unincorporated area, a fire district could be formed by a referendum vote. The fire district has to contract with the fire department that is

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within the district, which is South Pasadena. Fire district residents are taxed to pay (20%) of our fire budget. She stated that she feels Pinellas County cannot pass a resolution and remove the expensive residences from our fire district. The rest of the unincorporated residences' taxes would increase.

City Attorney Hallas stated that before suing another government, both sides meet to discuss the issue. She further stated that if Pinellas County is going to adopt a resolution asking that a certain area be taken out of our fire district, then we are going to adopt a resolution requesting a Chapter 164 mediation proceeding. She stated that she sent an e-mail to the County informing them of the city's intent.

Mayor Peters stated Pinellas County has the ability to use Penny for Pinellas money to supplement the fire district to pay for capital costs within their budget.

Vice Mayor Howry stated that he informed the unincorporated residents of the proposed fire transport idea which could save money.

City Attorney Hallas stated that the county's plan is for small cities to have three firefighters on an ALS engine and that a fire truck and rescue are not needed. She further stated that if you accept that the service is being provided, and is good, and have Sunstar transport, it can be less expensive.

The next topic of discussion was Department Head Reports.

The Department Heads reviewed their reports with the Commission (attached to Minutes as Exhibit D):

Public Safety Department

Public Safety Director Saltsman stated that he met with the fire chiefs from the cities of St. Petersburg, Lealman, Pinellas Park and Gulfport regarding fire transport. He stated St. Petersburg proposed a 24/7 pilot fire transport program and the County proposed a pilot program from 8:00 p.m. to 8:00 a.m. He further stated that he agreed to have a fire transport program in South Pasadena and it could be ready in three-four days at no extra cost to the city.

City Attorney Hallas stated that contractually, there can be no pilot for fire transport.

Discussion ensued regarding fire transport.

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In response to Mayor Peters, Chief Saltsman stated that proponents of the Sanford-Millican fire transport plan have requested a Deployment Study be done to determine whether fire transport is feasible. He further stated each city is being asked to fund \$2,500 for the (\$30,000) Deployment Study.

In response to Commissioner Crowley, Chief Saltsman stated that he feels it is more efficient for fire to transport.

City Attorney Hallas stated that quotes are needed for any amount over \$2,500. She suggested that if the Commission wanted to fund the Deployment Study, the amount should be \$2,499.

Finance Director Graham stated that money could be used from Legislative Consultants for the Deployment Study.

Vice Mayor Howry questioned the urgency of the study when Pinellas County is doing an audit.

The consensus of the Commission was to fund \$2,499 from Legislative Consultants for a Deployment Study on the Sanford/Millican fire transport plan.

Chief Saltsman requested that he be allowed to roll over three weeks vacation into next year.

Commissioner Howry asked that Chief Saltsman try to use up his vacation time this year.

The consensus of the Commission was to allow Chief Saltsman to roll over three weeks vacation time into next year, but that he try to use up his time this year.

Vice Mayor Howry left the meeting at 10:58 a.m.

Public Works Department

Public Works Director Anderson stated that he is waiting on contractors for paving the tennis court and the neighborhood near Palms of Pasadena Hospital.

Mr. Anderson stated that he would be using city money for oil and gas for his boat for the December 9, 2011 Holiday Boat Parade.

Mayor Peters commended staff for all their work on the December 2, 2011 holiday open house and tree lighting ceremony.

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Community Improvement Department

Community Improvement Director Brevoort was not in attendance at this meeting.

Commissioner Penny stated that he needed clarification regarding Mr. Brevoort's use of a city vehicle to attend a Building Officials Association of Florida meeting and whether the city was paying for his room.

In response to Mayor Peters, Commissioner Elson stated that Mr. Brevoort's flex time has been addressed and it has gotten better.

City Attorney Hallas stated Mr. Brevoort needs Commission approval for use of a city vehicle.

The consensus of the Commission was to approve the use of a city vehicle for Mr. Brevoort to attend a Building Officials Association of Florida meeting on December 8-10, 2011.

Finance Department

Finance Director Graham stated that he moved sewer and reclaimed water money into the city's BB&T bank account to get a better return.

Commissioner Crowley suggested that Mr. Graham check with other cities regarding where they are investing their money.

In response to Mayor Peters, Mr. Graham stated that that he is waiting for our auditor, Peter Schatzel, to work on the end of year city audit.

Mr. Graham asked if he could roll over three vacation days into next year as he will not be able to use them this year.

The consensus of the Commission was to allow Mr. Graham to roll over three vacation days into next year.

Administration Department

City Clerk Braisted questioned whether the Commission was interested in having a representative from the Area Agency on Aging speak at an Administrative Workshop meeting.

The consensus of the Commission was to have Jason Martinez, Area Agency on Aging speak at a future Administrative Workshop meeting.

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City Clerk Braisted stated that she received a telephone call from Janet Pattison, Suncoast Hospice, who requested use of Hibiscus Hall for training. She further stated that they would use the hall once a week for three hours for five weeks.

The consensus of the Commission was to allow Suncoast Hospice free use of Hibiscus Hall once a week for three hours for five weeks.

City Attorney Hallas stated that the bid for solar street lights will be awarded at the December 13, 2011 Regular Commission Meeting. The lights will be installed underground shortly on Grande Vista Way, Park Street South, Oleander Way and the Palms of Pasadena single family home neighborhood (except Corey Way South).

In response to Finance Director Graham, Commissioner Crowley and Mayor Peters stated that they would be available to sign payroll checks the week of December 26, 2011.

City Attorney Hallas stated that Progress Energy would like the Commission to consider installing a plug-in station at City Hall for electric cars. She stated the city would have to pay \$4/day for two years. She suggested that Palms of Pasadena Hospital would better serve a plug-in station.

Mayor Peters stated she has concerns with residents parking their vehicles on city property and getting the power for free.

The consensus of the Commission was not to install a plug-in station on City Hall property and that Progress Energy contact Palms of Pasadena Hospital to determine if they would be interested.

There being no further discussion, the meeting was adjourned at 11:24 a.m.

Kathleen Peters, Mayor

ATTEST:

Mary Braisted, City Clerk
12-06.11a