

MINUTES
BOARD OF COMMISSIONERS
CITY OF TARPON SPRINGS
REGULAR SESSION – OCTOBER 16, 2018

THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON TUESDAY, OCTOBER 2, 2018 AT 6:30 P.M. WITH THE FOLLOWING PRESENT:

CHRIS ALAHOUZOS	MAYOR
REA SIEBER	COMMISSIONER
SUSAN MICCIO-KIKTA	COMMISSIONER
JACOB KARR	COMMISSIONER

ABSENT/EXCUSED: DAVID BANTHER VICE MAYOR

ALSO PRESENT:	MARK G. LeCOURIS	CITY MANAGER
	ERICA AUGELLO	CITY ATTORNEY
	K. MICHELE MANOUSOS	DEPUTY CITY CLERK & COLLECTOR

CALL TO ORDER:

Mayor Alahouzos called the meeting to order at 6:30 p.m.

ROLL CALL:

Deputy City Clerk Manousos called the roll.

PLEDGE OF ALLEGIANCE

Mayor Alahouzos led the Pledge of Allegiance to the Flag.

PUBLIC COMMENTS:

Elections: Dave Ellis, 579 Lakewood Drive, Oldsmar, introduced himself and announced he was running for circuit court judge and reminded everyone of the election on November 6, 2018 and to vote.

PROCLAMATIONS:

1. OXI DAY – MAYOR ALAHOUZOS

Mayor Alahouzos read and proclaimed October 28, 2018, as Oxi Day. There was no one in attendance to accept the proclamation so it would be presented at the Oxi Day Event.

Mayor Alahouzos asked for Board or public comments and there were none.

2. FLORIDA CITY GOVERNMENT WEEK – COMMISSIONER KARR

Commissioner Karr read and proclaimed October 22-28, 2018, as Community Planning Month. Mayor Alahouzos asked for public comments and there were none. There was no one in attendance to accept the proclamation so it would be mailed.

Mayor Alahouzos asked for Board or public comments and there were none.

PRESENTATIONS:

3. RO PLANT AUDIT: CARR RIGGS & INGRAM, INTERNAL AUDITOR:

Ron Haring, Finance Director, introduced Rob Broline, partner with Carr, Riggs, & Ingram, who gave a power point presentation on the RO Plant Audit conducted. Mr. Broline explained that this was a lump sum contract and that observations suggestions were for items going forward.

The Board thanked Mr. Broline for the presentation and suggestions and felt the team did an excellent job on this project. Mayor Alahouzos asked if the design build lump sum was something common that was seen on projects and Mr. Broline said it depends on the complexity of the project and that this was not uncommon. Commissioner Miccio-Kikta just wanted to be sure that the suggestions were implemented for the future.

Mayor Alahouzos asked for Board and public comments and there were none.

(Continued)

PRESENTATIONS (Continued):

4. CITY BUILDINGS INSPECTION AND MAINTENANCE – BOB ROBERTSON

Bob Robertson, Project Administration Department Director, gave an in depth overview of the City's maintenance of city facilities, on the past, present, and future building maintenance projects, and discussed the proposed upcoming annual facilities condition assessment program. The Building Maintenance Department was responsible for a total of 68 facilities with the value of over 41 million dollars. This department averages about a hundred work orders a month and completing more than fifty in-house capital improvement projects. This department has also identified seventeen additional projects that were either in progress or planned for coming years in addition to contracted projects. Mr. Robertson also explained that a master plan for facilities maintenance was being created so an annual facilities condition assessment report could be done. This would be a report for each city facility starting with an inspection, and cost estimates prepared.

The Board thanked Mr. Robertson and Building Maintenance for all they do. Mayor Alahouzos would like the Budget Advisory Committee to look at assessments. Commissioner Sieber said that in house projects done have been impressive. Commissioner Karr felt that these assessments are very important to prevent surprises that are not budgeted for. Commissioner Miccio-Kikta was glad to see this proactive approach so items could be budgeted properly.

Mayor Alahouzos asked for public comments and there were none.

CONSENT AGENDA:

5. MINUTES:

A. October 2, 2018

6. ATTORNEY FEES:

A. TRASK & DAIGNEAULT, LLP: INVOICE # 56900

B. JOHNSON JACKSON LLC: INVOICE # 3979; 2980 AND 3163

7. AWARD FILE NO. 190010-N-RS: SINGLE SOURCE PURCHASE OF ODOR CONTROL CHEMICALS

8. AWARD BID NO. 180176-B-RS: SUPPLY AND DELIVER AXIS SECURITY EQUIPMENT

Commissioner Karr questioned the camera expense as he felt were a bit expensive, but had his question answered and understood the importance of having a quality camera for accuracy. He was also happy to see that installation would be done in-house. Chief Kochen added that thirteen video intercom systems going in and thirty door controllers which will be a big project.

9. EXTEXTEND FILE NO. 170163-C-RS: TECHNOLOGY SOLUTIONS WITH RELATED EQUIPMENT AND ACCESSORIES THROUGH SOURCEWELL CONTRACT NO. 100614#CDW

10. RATIFY AN INCREASE TO BID NO. 180139-B-CM: RESURFACE PUBLIC WORKS YARD

Mayor Alahouzos asked for public comments and there were none.

MOTION: COMMISSIONER SIEBER

SECOND: COMMISSIONER MICCIO-KIKTA

To approve agenda items 5A, 6A, 6B, 7, 8, 9, and 10.

Vote on Motion – Upon roll call vote the motion carried unanimously as follows:

Commissioner Karr	Yes
Commissioner Miccio-Kikta	Yes
Commissioner Sieber	Yes
Vice Mayor Banther	Absent
Mayor Alahouzos	Yes

SPECIAL CONSENT AGENDA:

11. AUTHORIZE EXECUTION OF REVISED AGREEMENT FOR CITY ATTORNEY SERVICES

City Manager LeCouris presented contract received from the City Attorney's Office. The Board felt the wages were competitive and in line with other cities.

Mayor Alahouzos asked for public comments and there were none.

MOTION: COMMISSIONER MICCIO-KIKTA
SECOND: COMMISSIONER SIEBER

To authorize execution of revised agreement for
City Attorney services.

Vote on Motion – Upon roll call vote the motion carried unanimously as follows:

Commissioner Karr	Yes
Commissioner Miccio-Kikta	Yes
Commissioner Sieber	Yes
Vice Mayor Banther	Absent
Mayor Alahouzos	Yes

(Continued)

SPECIAL CONSENT AGENDA (Continued):

12. APPROVE SETTLEMENT AGREEMENT – 1717 MANDALAY DRIVE CODE ENFORCEMENT LIEN CASE NO. 16-80000292

City Attorney Augello explained this item and recommended that the City accept the stipulation of settlement due to a procedural issue that had to deal with a certificate of service with notice to the property owner. There was a clerical error with the potential due process issue due and due to that the City Attorney Trask engaged in negotiations that the owner has agreed to demolish the structure along with pay the City \$ 1,000. If the owner fails to comply the City may proceed with foreclosure with no further objections to be raised on the owners' part.

Commissioner Miccio-Kikta thanked Attorney Trask for reaching out to the Board and explained and knows that this case had been going on for a long time and that the property owner was hard to reach; however, felt this was an eye sore and was glad it was coming down. Commissioner Karr asked where the clerical error happened to which City Attorney Augello explained. Commissioner Sieber and the Mayor agreed with Commissioner Miccio-Kikta that this had been going on for a long time and that this issue needed to be resolved and move forward to have columns removed.

MOTION: COMMISSIONER MICCIO-KIKTA
SECOND: COMMISSIONER KARR

To approve settlement agreement – 1717 Mandalay Drive Code Enforcement Case No. 16-80000292 by demolition of columns and that the property owner pay \$ 1,000. Should the Owner fail to comply with the agreement, the property owner has agreed that the City may proceed with foreclosure with no further objections to be raised on the owners' part.

Vote on Motion – Upon roll call vote the motion carried unanimously as follows:

Commissioner Karr	Yes
Commissioner Miccio-Kikta	Yes
Commissioner Sieber	Yes
Vice Mayor Banther	Absent
Mayor Alahouzos	Yes

(Continued)

SPECIAL CONSENT AGENDA (Continued):

13. AWARD BI NO. 180148-B-JJ: CONSTRUCTION OF WELLS 10, 11 AND 14; AND RAW WATER MAIN

Paul Smith, Public Services Director, explained that this project involved completing the installation of equipment, pipeline, and communications to add three production wells to the RO facility. This project had taken several years in the making involving extensive coordination with Duke Energy and other agencies along with a detailed design and procurement processes. Additionally, staff was recommending the low bid out of five responses and the pricing compares favorably to the engineers estimate.

Mayor Alahouzos asked if the three wells would be connected together using one home run into the RO plant and Mr. Smith replied that the piping would be networked into the raw water lines but the communications would have a dedicated line to the RO plant. Commissioner Karr advised that this was a very important process to the water supply of the city. Commissioner Karr asked how this proposal compared to the past wells that were drilled and Mr. Smith said yes, it was in line and a little different than before so cannot totally compare.

MOTION: COMMISSIONER SIEBER

SECOND: COMMISSIONER KARR

To award bid no. 180148-B-JJ construction of wells 10, 11, & 14 & raw water main to Southeast Drilling Services, Inc., in an amount not to exceed \$ 1,342,400.00 which includes the acceptance of additive alternate 1 (install fiber optic cable from well 10 direct to RO Plant) for the Public Services Department.

Vote on Motion – Upon roll call vote the motion carried unanimously as follows:

Commissioner Karr	Yes
Commissioner Miccio-Kikta	Yes
Commissioner Sieber	Yes
Vice Mayor Banther	Absent
Mayor Alahouzos	Yes

ORDINANCES AND RESOLUTIONS

**14. ORDINANCE 2018-26: CHANGE OF SCHEDULING OF BOARD OF COMMISSIONERS' MEETING
(2nd Reading)**

City Attorney Augello read the following Ordinance by title only:

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING CHAPTER TWO: - ADMINISTRATION, ARTICLE VII. RULES OF PROCEDURE OF THE BOARD OF COMMISSIONERS, DIVISION 3. – MEETINGS, SECTION 2-131. – TIME OF MEETINGS, SUBSECTION (A) – TIME OF MEETINGS; DURATION TO CHANGE THE DAYS OF THE REGULAR MEETINGS OF THE BOARD OF COMMISSIONERS TO BE HELD EACH MONTH AND PROVIDING FOR AN EFFECTIVE DATE.

The legal advertisement requirement were met and this public hearing was called by virtue of this Ordinance being published by title only in the "Tampa Bay Times" on October 5, 2018.

City Manager LeCouris advised the Board that there was no new information since the first reading.

Mayor Alahouzos asked for public comments and there were none.

MOTION: COMMISSIONER SIEBER
SECOND: COMMISSIONER MICCIO-KIKTA

That Ordinance 2018-26 be adopted on its second and final reading.

Vote on Motion – Upon roll call vote the motion carried unanimously as follows:

Commissioner Karr	Yes
Commissioner Miccio-Kikta	Yes
Commissioner Sieber	Yes
Vice Mayor Banther	Absent
Mayor Alahouzos	Yes

(Continued)

ORDINANCES AND RESOLUTIONS

15. ORDINANCE 2018-25: APPLICATION 18-112; SPECIAL AREA PLAN MODIFICATION SDC (1ST Reading)

City Attorney Augello read the following Ordinance by title only:

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING CERTAIN SECTIONS OF APPENDIX B (COMMUNITY REDEVELOPMENT AREA AND SPONGE DOCKS SMARTCODE), OF THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA BY AMENDING TABLE 4E (I) BUILDING FUNCTION, BY ALLOWING 49 SEATS FOR FOOD SERVICE ESTABLISHMENTS IN TRANSECTS WHERE RETAIL USE IS LIMITED, AMENDING TABLE 5A CODE SUMMARY, TO CHANGE THE BUILDING FUNCTION FROM LIMITED TO OPEN IN THE SDC TRANSECT, AND AMENDING TABLE 5B (XI) SDC MARINE INDUSTRIAL/COMMERCIAL, TO CHANGE THE BUILDING FUNCTION FROM LIMITED TO OPEN AND PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

The City Attorney announced that if this Ordinance was approved on its 1st Reading, the 2nd Reading would be held on November 6, 2018 and was published in the Tampa Bay Times by title only on September 28, 2018.

Heather Urwiller, Planning & Zoning Director, explained the item and said that this amendment was being brought forth by the staff and that this was part of the Sponge Docks and CRA Special Area Plan. This was a special district that stood for the marine and commercial districts. Basically the special district recognizes the unique characteristics of a particular area such as the Sponge Docks or within the CRA. This amendment changes three different portions of the actual transect code with the first one being table 4E and in that under the retail category limited restrictive, staff was looking to change the number of seats allowed for neighborhood retail food service from 40 to 49. This request being done to calibrate the transect code to the Florida Building Code. The second one relates to table 4 which talks about the different functions of a building being restricted, limited, or open. In the Special District area staff was looking to change the limitation under the retail function from limited use to open use. In order to make this change staff needs to change the summary code table 5a and 5b which guides the development within the individual transects itself where zoning setbacks and parking limitations are laid out. Open retail use would then apply for retail development. This went to TRC with no changes and to the Planning & Zoning Board where they had questions as to why this was being changed. The reason this was being changed was that the first time in a long time that staff had interest for this area which seemed to be transitioning and request coming in for new restaurants in the area, and to encourage redevelopment, the City needed to have a little more flexibility with the functions of the building that are allowed. Additionally, Ms. Urwiller said that each project would still go through the formal site plan process before this Board.

Commissioner Miccio-Kikta said this was another example of thinking outside the box and the ultimate goal was to bring more people to the area and would love to see this area redevelop to bring more restaurants along the waterfront. She would also like to see if there were areas to pull up by boat to patronize restaurants. Ms. Urwiller said that this could be considered in the future for waterfront restaurants to include in their site plans that are not counted as parking spaces. Currently boat spaces in code are not counted as parking. Commissioner Sieber agrees with Commissioner Miccio-Kikta and felt this would be a beautiful area to develop. Commissioner Karr said this was a way to attract growth and protect the working waterfront in the City and questioned since parking was limited in those areas what the requirements for a restaurant or business were. Ms. Urwiller answered that right now required was three parking spaces per a 1,000 square feet of total square footage. He also asked if the City could require additional parking than code and Ms. Urwiller that staff would look at their specific use so size of business would dictate requirements and if there was other avenues for parking and to get to that business.

(Continued)

ORDINANCES AND RESOLUTIONS (Continued):

**15. ORDINANCE 2018-25: APPLICATION 18-112; SPECIAL AREA PLAN MODIFICATION SDC
(1ST Reading)**

Commissioner Karr also wanted Ms. Urwiller to explain limited vs open on the building function and she gave examples. Mayor Alahouzos said that this would help with development of businesses down there and would like to hear from businesses on opinions they have on this. He asked Ms. Urwiller to explain about fishing look and heritage in that area. Ms. Urwiller advised that she would eventually would like to have business owners to discuss what they want in the area and codify the fishing village look if that was what was wanted.

Public Comments:

Julie Russell, 616 Island Drive, owner of Rusty Bellies, encourages additional business to come to the area; however, was not notified until today and wants to make sure that the fishing look and ability to unload boats was not lost. She also wanted to look at parking for the area as a whole. Their business has its own free parking but people who do not want to pay for parking use theirs.

Ed Speth, 515 Island Drive, owns Turtle Cove Marina and property in the special district and recently purchased four other lots on that block. He was all for bringing more people to town but agrees that there was a parking problem in the area but for this amendment.

MOTION: COMMISSIONER SIEBER
SECOND: COMMISSIONER MICCIO-KIKTA

That Ordinance 2018-25 be approved on its first reading.

Vote on Motion – Upon roll call vote the motion carried unanimously as follows:

Commissioner Karr	Yes
Commissioner Miccio-Kikta	Yes
Commissioner Sieber	Yes
Vice Mayor Banther	Absent
Mayor Alahouzos	Yes

(Continued)

ORDINANCES AND RESOLUTIONS (Continued):

16. RESOLUTION 2018-10: UTILITY RE-ORGANIZATION

City Attorney Augello read the following Resolution by title only:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, AUTHORIZING CHANGES IN THE ORGANIZATION OF UTILITIES FUNCTIONS WITHIN THE PUBLIC SERVICES DEPARTMENT, SPECIFICALLY INCLUDING: ADDING APPRENTICE, TECHNICIAN, AND MECHANIC POSITIONS; UPGRADING CERTAIN TECHNICIAN AND COORDINATOR POSITIONS TO A HIGHER WAGE GRADE; REVISING POSITION DESCRIPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Paul Smith, Public Services Director, gave a power point presentation reviewing the reorganization. The Board was in favor and thanked Mr. Smith for his hard work and that of his staff.

MOTION: COMMISSIONER SIEBER
SECOND: COMMISSIONER MICCIO-KIKTA

That Resolution 2018-10 be adopted as presented.

Vote on Motion – Upon roll call vote the motion carried unanimously as follows:

Commissioner Karr	Yes
Commissioner Miccio-Kikta	Yes
Commissioner Sieber	Yes
Vice Mayor Banther	Absent
Mayor Alahouzos	Yes

BOARD AND STAFF COMMENTS:

Police Department: Chief Kochen, informed the Board that he along with Major Young, and Major Trill had just returned from ICE training Conference that was held in Orlando. He said that classes were very informative and that they got a lot out of it. He also said that they had also took classes on homeless issues.

Work Session: City Manager LeCouris reminded all that a draft agenda would be going out tomorrow for the Work Session and that staff would be in attendance to review projects. Commissioner Sieber said she was looking forward to Work Session. Commissioner Karr would like discussion at the Work Session on the following items: Steps at Spring Bayou, update on cross walk

Octoberfest: Commissioner Sieber remind all that this weekend was Octoberfest and invited all to attend.

Resident Items: Commissioner Karr spoke on the following items: Spring Bayou steps (deteriorating), Update on cross walks on County Roads (City Manager to get with County), Art walk on Crosswalks, Parking on west side of Sponge Docks possibly buying land, beautification keeping character of the docks, and asked City Manager to keep an eye on flyer harassment at Sponge Docks.

Sidewalks: Mayor Alahouzos expressed appreciation for sidewalk repairs on Grand Boulevard.

Mayor's Announcements:

Saturday, October 20th – Recreation Trunk or Treat at the Community Center on Walton Avenue from 5:00 p.m.-8:00 p.m.

Saturday, October 27th-Sunday, October 28th-Sponge Docks Arts & Crafts Show

Saturday 10:00 a.m.-6:00 p.m.

Sunday 10:00 a.m.-5:00 p.m.

Thursday, November 1st – Sunset Beach Concert 7:00 p.m.

Friday, November 2nd – First Friday on Tarpon Avenue from 6:00 p.m.-10:00 p.m.

Welcome New Business:

On October 11th the City celebrated the one year anniversary of the Senior Information Center. He thanked everyone involved in making this happen; Vice-Mayor Banther, Commissioner Sieber, Commissioner Kikta, Commissioner Karr, City Manager LeCouris, Officer Ulrich, Library Director Cari Rupkalvis and Staff and especially all the volunteers at the center.

ADJOURNMENT:

The meeting adjourned at 7:59 p.m.

CHRIS ALAHOZOS
MAYOR

ATTEST:

K.MICHELE MANOUSOS, CMC
DEPUTY CLERK & COLLECTOR

CITY CLERK'S NOTE: *This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.*