

**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
REGULAR MEETING  
WEDNESDAY, JULY 8, 2020 – 6:00 P.M.**

**MINUTES**

Present upon roll call: Commissioner Blackburn, Commissioner Neal, Vice Mayor Robinson, Mayor Henderson, Attorney Denhardt and Attorney Rubenstein. Absent, Commissioner Drumm

APPROVAL OF MINUTES – Regular Meeting, June 10, 2020; Workshop Meeting, June 24, 2020

Vice Mayor Robinson moved to approve the minutes with the following correction to the Workshop Meeting Minutes, correcting the word litigation to mitigating on the first page, 10-lines down in the Vacation Rental Ordinance, seconded by Commissioner Neal. Roll call: all yes.

RATIFICATION OF BILLS – May/June 2020

Vice Mayor Robinson stated he has reviewed and signed all the bills. Vice Mayor Robinson moved to ratify the May/June 2020 bills, seconded by Commissioner Blackburn. Roll call: all yes.

**COMMISSION REPORTS**

Mayor Henderson – reported with the recent spike in COVID-19 cases Town Hall is closed again to the public, business will be conducted via phone and computer.

Building Department – permits are on the rise, a few large renovation projects, but a large portion of them are for A/C permits.

Mayor Henderson thanked the maintenance staff for putting up the new Rip Tide Signs on the beach.

The Personnel Committee has been meeting frequently reviewing and amending the town's Employee Manual. Mayor Henderson thanked Member Lisa Hendrickson for always responding to the many HR questions we have had.

Indian Shores Police Department - Chief Swann – 8 on during the peak hours on Friday, Saturday, and Sunday. Over the weekend there were 372 calls for service for the two communities and 87 parking citations were written. Mayor Henderson thanked Chief Swann and his officers for their hard work this weekend.

Vice Mayor Robinson, Commissioner District No 3 – reported the Resolution the Commission passed regarding the Pinellas County LMS as the Town's floodplain management strategy, will need to be revised per FEMA and ISO, as it did not specifically mention the PPI. Redington Shores is not the only one to have to revise. This will be on the next meeting for approval.

Emergency Management – have been working on a rewrite of the town's Disaster Plan and would like to place on the next workshop meeting for discussion.

Commissioner Neal, Commissioner District No 2 – reported he has been in contact with Deputy Dougherty the town's Code Enforcement Officer regarding the lot in front of the Yacht and Tennis Club being used as a paid parking lot. Violation notices are being written and stated an injunction should be filed.

Sewers – problem with sewer on Gulf Blvd. in front of Sand Vista. They have been having numerous backups and have had it videoed and the issue is in the town's pipe on Gulf Blvd. Commissioner Neal stated he would like to reimburse Sand Vista for their expense to the plumber, as the town could not video as the town's sewer camera is down. He has approved for a cleanout to be installed at this site. Commissioner Neal stated the town needs to purchase a new sewer pump; two pumps can be purchased for \$6,100.00. This is on the agenda tonight for approval. Commissioner Neal stated the 11 sewer laterals on the west side that need repaired will cost

approximately \$80,000.00. Once the laterals are complete, we will see positive results.

Commissioner Neal reported he spoke with Carol Muszik regarding all the problems on Lee Avenue with her rentals. They have reviewed the code book, specifically Section 103-28 and we are coming up with a development action plan, which is Mrs. Musink responsibility to come up with. It was a particularly good conversation and we will move forward.

#### Commissioner Jennie Blackburn, District No 1

Fire Services – there was one non-emergency and four emergency calls.

EMS – there were eleven non-emergency calls and twenty-three emergency calls.

Commissioner Blackburn reported she had received numerous phone calls regarding the lot in front of Yacht and Tennis Club being used for paid parking. Commissioner Blackburn contacted the owner of the lot and he stated he would take care of the situation. Commissioner Blackburn also contacted the company who is conducting this business and they stated they are not going to stop. The property is not zoned for this type of activity, they have no business license to conduct any business there and there are other violations. Commissioner Blackburn moved to have Attorney Denhardt file an injunction, seconded by Commissioner Neal. Roll call: all yes.

At this time, Attorney Rubenstein read the instructions for holding a virtual zoom meeting.

## **OLD BUSINESS**

### Second Reading and Advertised Public Hearing – Ordinance 20-03 – Site Triangles

Attorney Rubenstein read Ordinance 20-03 by title. Mayor Henderson asked if there were any comments from the Commission or attendees. There being none, roll call: all yes.

### First Reading – Ordinance 20-04 – Securing of Outdoor Articles

Attorney Rubenstein read Ordinance 20-04 by title. Vice Mayor Robinson explained the ordinance was tabled last month for suggested amendments to be made. The purpose this ordinance is to get residents, particularly seasonal residents, and construction sites to secure outside properties of objects that could become airborne in high winds. The ordinance is triggered by one of two events; first is warnings from National Weather Service of high winds, tropical storm, or hurricane warning. The second trigger is property that will be vacant for 30 consecutive days. Vice Mayor Robinson moved to adopt Ordinance 20-04 on first reading. Commissioner Neal stated he would second if the 60-dyas in jail comes out, just leaving the fines. He has heard from a lot of people who are concerned about this. Attorney Denhardt stated it is up to the Commission on what they want in the ordinance. Vice Mayor Robinson moved to amend his motion to adopt on first reading with the removal of imprisonment of up to sixty (60) days, or both, seconded by Commissioner Neal. Commissioner Blackburn stated this requirement is good to have for repeat offenders. There being no further discussion, roll call: all yes.

### First Reading and Advertised Public Hearing – Ordinance 20-06 – Regulations of Vacation Rentals

Attorney Rubenstein read Ordinance 20-06 by title. Mayor Henderson stated she is recusing herself from voting from this agenda item, even though both Attorney Denhardt and Rubenstein said there is no conflict, she wants to be extra cautious and is recusing herself as she owns a parcel she rents out as a vacation rental and lives by a parcel that rents as a vacation rental. She is in favor of this ordinance. Vice Mayor Robinson stated there have been some changes since last time we discussed this ordinance. Based on the research of the Town Attorneys, people who have valid contracts in place on final adoption of this ordinance, the town would have to allow them and the other change is regarding parking and allowing parking of more than two vehicles, if they can park legally on the property. The other question that came up is if the fines could be over \$500.00 and it is permitted. Vice Mayor Robinson moved to adopt 20-06 on first reading, seconded by Commissioner Blackburn. Commissioner Neal stated he has heard from a lot of people asking why the town is adopting/pushing all these ordinances during the crises, they want to voice their opinion in person, not over the

computer and he agrees with this. This ordinance conflicts with our nuisance ordinance. He feels guilty for voting when the people cannot come in person to voice their opinion, this ordinance is not an emergency. Vice Mayor Robinson stated he has heard from a lot of people who are in support of this ordinance and has received a petition signed by residents who support this ordinance. This ordinance is not being pushed through; the commission has been discussing this ordinance for over 5-months. There being no further discussion from the Commissioners, Mayor Henderson asked for public comment.

Ken Smith – 17817 Lee Ave. – have read through this ordinance multiple times and is very much in support of this ordinance.

Merek Stobnicki - 17720 Lee Ave. – for this ordinance. Not problems with smaller rentals, it is the bigger houses that cause the problems in the neighborhood.

Bret Azzarelli -reside full time in Tampa, owns property at 17622 Lee Ave. – he heard of the ordinance this morning and have read the ordinance. This is a positive ordinance to have for the town.

Carol Muszik – first would like to apologize to Chief Swann stating she did not mean the police were targeting her property on Lee Ave. It appears to her, that any time this ordinance is discussed, her property is discussed. The Town can enforce these problems with their current codes. Mrs. Muszik stated she is trying to form an action plan and is trying to get with the neighbors.

Salvatore Celeste – 17814 Lee Ave. – an action plan is not helpful, when the issue is a constant nuisance. This is not an issue of targeting one property, there are problems with other rentals on Lee Ave. We need something that has teeth in it to help with these constant nuisances.

Leslee Copick – stated she turned in a petition with 26 signatures from the neighborhood. The owners that signed are not only property owners on Lee Ave., but in the entire neighborhood. The signed petition shows a need is there. Does not agree Mrs. Musick is being targeted. Mrs. Copick stated she really appreciates the Commission addressing this. Would like property owners to take care of their own business.

Chief Swann – thanked Mrs. Muszik for her clarification. I would like to state, that I made a comment to Carol, through my office, that she is not being targeted. My support and my officers support of this ordinance is not being driven by any one Commissioner. The PD responds to many calls, that involve rental properties, with non-responsive property owners. This ordinance is needed to make people responsible.

There being no further discussion or comments, roll call on the motion and second. Commissioner Blackburn, yes; Commissioner Neal, no; Vice Mayor Robinson, yes.

#### Second Reading and Advertised Public Hearing – Ordinance 20-07 – Increasing Parking Fines.

Attorney Rubenstein read Ordinance 20-07 by title. Vice Mayor Robinson moved to adopt Ordinance 20-07 on second reading, seconded by Commissioner Neal. Mayor Henderson asked for any discussion or comments. There being none, Roll call: all yes.

#### Update on Sewer Rehab Project

Commissioner Neal stated there is approximately \$83,000.00 of repair work to do on the laterals so they can be lined. These laterals are located on Lee Ave., Sunset Blvd., and 182nd Ave. East. He would like to have approval to proceed. Mayor Henderson asked how much of the project has been completed, percentage wise. Commissioner Neal stated between 70 to 75 percent. Mayor Henderson stated she is not comfortable giving any more money to the project, until the meter is obtained that has been talked about. Commissioner Neal stated he would cut everyone off and shut the project down. Mayor Henderson stated she is not saying to shut down the project. Mayor Henderson stated the project is way over 50 % completed and we should be seeing a difference. Vice Mayor Robinson stated he would appreciate something in writing ahead of time so the

Commission is able to review so informed decision can be made. Mayor Henderson stated over \$740,00.00 has been spent already and would like to see the meter installed before any more money is spent.

## **NEW BUSINESS**

### FY 2020/2021 Approve Tentative Millage Rate and Advalorem Tax and FY 2020/2021 Tentative Budget

Vice Mayor Robinson stated the Financial Advisory Committee has met and recommends the Commission adopt the rollback rate. Vice Mayor Robinson stated adopting the rollback rate keeps our revenues flat, and at the same time gives our residents a bit of a break even though their property values went up. Vice Mayor Robinson moved to adopt the tentative rollback rate at 1.6986 and the tentative budget, seconded by Commissioner Neal. Mayor Henderson stated this is wonderful and is sure the residents will be incredibly happy. No further discussion, roll call: all yes.

### Resolution 05-20 – Policy for Conducting Virtual Quasi-Judicial Hearings Under Limited Conditions

Attorney Denhardt read Resolution 05-20 by title. The policy is to conduct quasi-judicial hearings virtually, which was not allowed prior to COVID-19. Vice Mayor Robinson moved to adopt Resolution 05-20, seconded by Commissioner Neal. Commissioner Neal asked if this could be challenged in court. Attorney Denhardt stated anything can be challenged in court. This policy states the applicant will not appeal any hearings held virtually, or they can wait until in person hearings can be held. There being no further discussion, roll call: all yes.

### Resolution 06-20 – Ordinance 20-06 to Local Planning Agency

Attorney Denhardt read Resolution 06-20 by title. Commissioner Neal moved to adopt Resolution 06-20, seconded by Vice Mayor Robinson. Roll call: all yes.

### Approval to Purchase New Parking Meter

Commissioner Neal reported he has received two bids for a parking meter at the town's parking lot. Flowbird, the company the town has now, placed a bid at \$6,625.00 and Parking Box, at \$7,395.00. Commissioner Neal moved to purchase from Flowbird for \$6,625.00, seconded by Vice Mayor Robinson. Town Clerk Palmer asked if the meter have the option of taking credit cards only.

### Approval to Purchase Two 5HP Sewer Pumps

Commissioner Neal stated there are now back up pumps for the sewers. Steve Jordan has obtained a quote to purchase two pumps for \$6,100.00. It normally cost approximately \$5,000.00 to repair a pump. Commissioner Neal moved to purchase the pumps, seconded by Vice Mayor Robinson. Roll call: all yes.

### Award Bid for Town Parks and Median Landscape Services

Mayor Henderson stated an RFP was advertised a month ago and Commissioner Blackburn has reviewed the bids. Commissioner Blackburn stated both herself and Town Clerk Palmer reviewed the bids and interviewed the lowest bidder, which was Deans Environmental Services. Commissioner Blackburn moved to award the bid to Deans Environmental Services for \$16,968.00 annually, seconded by Commissioner Neal.

## **PUBLIC COMMENTS**

Resident, Jay Verona thanked the Commission for taking care of the parking lot issue in front of Redington Shores Yacht and Tennis Club.

Resident, CJ Hoyt, thanked Mayor Henderson, Commission Neal, and Town Clerk Palmer for rectifying the light issue at the beach access. Ms. Hoyt also stated she hopes the new plants at Del Bello Park with be native plants and told Commissioner Blackburn she would be happy to help if needed.

Resident, Ken Smith, stated to Chief Swann, he cannot say enough good about his staff, patrolling in the area and taking care of parking issues. Mr. Smith asked for additional patrolling in the evening after 7:00 p.m. on the

beach for the dogs on the beach. Chief Swann stated they are doing their best. He did state a lot of the problems with the dogs on the beach, are the rental properties not informing their renters.

**MISCELLANEOUS**

Mayor Henderson announced the following meeting dates:

Workshop Meeting – Wednesday, July 29, 2020 – 6:00 p.m.

Regular Meeting – Wednesday, August 12, 2020 – 6:00 p.m.

Respectfully submitted,

Mary F. Palmer, MMC  
Town Clerk