

**WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WEDNESDAY, FEBRUARY 24, 2021 – 6:00 P.M.
MINUTES**

Present upon roll call: Commissioner J. Blackburn, Commissioner W. Krajewski, Vice Mayor M. Robinson, and Mayor M. Henderson. Also present as panelists were B. Lanaville, representative for Miller Pipeline, M. Gulyas, representative for Shenandoah General Construction, A. Wilson, representative for Sea Turtle Conservancy, and Deputy D. Doherty of the Pinellas County Sheriff's Department.

OLD BUSINESS

Sewer Rehab Status Update

Commissioner Krajewski provided an update to the Commission on his management of sewer maintenance activities since his assignment to the department on February 4, 2021. He stated that his latest activities included oversight of recent emergency cleanouts to several of the Town's laterals for restaurants along Gulf Blvd. He included that he has been working with the teams at Miller Pipeline and Shenandoah to review reports on the past few years of work done to the Town's mainline, laterals, manholes, and cleanouts. He recommended, after meeting with these individuals, and review of the information, a deep dive be done to gather all the information necessary for the Town Commission, residents, and commercial property owners to understand all the work that has been done and that still needs to be done to repair the deteriorating Town sewer system. He explained that he planned on holding discussions over several meetings to develop a strategic plan to restore the system.

B. Lanaville of Miller Pipeline introduced himself and outlined his 20 years of experience in the field. He also introduced M. Gulyas of Shenandoah General Construction, who, he stated, he had worked with for over 10 years. M. Gulyas outlined his 28 years of experience in the field and included that he had specialized in lateral lining for the last 15 years. B. Lanaville explained that they were using the Lee County contract because it covers any issues they may run into. He provided a summary of work that has been done to date, stating that most all mainline work of approximately 16,000 feet has been completed by putting liners in all lines that are not PVC, the full rehabilitation of 8 manholes, all 29 manholes on Gulf Blvd inspected, 78 laterals inspected and assessed, install of 33 cleanouts, 22 which were fully rehabilitated and the other 11 requiring excavation due to the poor condition of the pipe. He stated that approximately 300 laterals and 95 manholes still required inspection.

Mayor Henderson stated, clarifying that she was not placing blame, that Miller Pipeline was hired because the Town had a sewer problem, explaining that for each gallon of water used, 2 gallons of wastewater treatment was needed. She made clear that the Town had spent a lot of money over the last 4 years, over \$715,000, with no noticeable decrease in sewer bills. She expressed that she would like to see the problem narrowed down and fix the most detrimental problems first, using an example of taking your vehicle in to fix a noise it, spending a lot of money on many other repairs to the vehicle, but leaving with the same noise you came in with.

B. Lanaville explained that to narrow down an infiltration problem, repairs and restoration were required in a 3-phase process: first repairs to the main line, laterals, and then the manholes. He explained that water will take the easiest path, so that fixing the main line results in water moving to the manholes, and then the laterals, so fixing one would not fix the problem.

M. Gulyas explained that he has worked on municipal systems with the same issues and what he has found over the years is that once the main is sealed, the laterals tend to begin leaking. He gave a brief history, stating that since the 70's municipalities focused on sealing their mains and, until the 90's, there was not the technology to seal laterals like there is now. He explained that lateral lining is so important for this reason and once the laterals are sealed, that is when the payback and savings will show.

Commissioner Krajewski asked B. Lanaville and M. Gulyas to explain the Town vs. homeowner responsibility for laterals.

B. Lanaville explained that the Town maintained responsibility for the main and the later from the main to the property line, then further explained that a homeowner could have issues with their later line that would not fall

under the Town's responsibility.

Mayor Henderson asked if there was a way to narrow down and focus on the most important issues first and asked a project manager was needed or if B. Lanaville and M. Gulyas could handle managing the project. She reiterated her concern that the Town has spent approximately \$715,000, which breaks down to around \$40,000 per month and they were ready to see some payback on their investment.

B. Lanaville stated that he and M. Gulyas had enough experience to handle the management of the project without the Town having to spend additional funds and summarized the plan to camera the main and laterals to locate and repair the most crucial areas.

Vice Mayor Robinson stated that the Town had approached Pinellas County about taking over the sewer system and they were quoted an estimated cost of \$7,000,000 for the County to bring to their standard. He asked whether the Town should expect to have to pay close to that sum to repair the system.

B. Lanaville and M. Gulyas expressed their opinion that they did not foresee the Town spending close to what the County had proposed and felt that their numbers were based on a worst-case scenario. They summarized the work left and costs associated with the project as \$60,000 to facilitate inspection on entire system, lateral liners needed at about 70% of all inspected at a cost of \$735,000, manholes could contribute additional cost with 95 still needing to be inspected with cost approximated at \$100,000, coming to a rough total of \$1.1 million without excavations and cleanout installs, which they stated were potentially needed, but not foreseen.

B. Lanaville further explained that the system had an infiltration issue, not structural issue.

Commissioner Blackburn confirmed that the Town's responsibility lied from the property line to the main and laterals on private property were the responsibility of the property owner.

B. Lanaville confirmed and explained that an assessment on inflow to the system, including rainwater, broken cleanouts, storm drains, and illegal tie-ins such as rain gutter and pool pump outs had been done with minimal findings. He explained that they did find an issue with lift station lids sitting at street level with nothing to seal them up from rainwater going into lift stations. He stated that they are looking into ideas to address the problem but having them in the roadway is not a normal setup. He stated that they are typically elevated and that they are still looking for solution to that problem.

Commissioner Blackburn asked whether grease traps could potentially have an effect on the system.

B. Lanaville remarked that neglecting to clean out grease traps regularly could lead to tuberculation buildup and clogging. He stated that the oversight of grease trap cleanout maintenance was the responsibility of the utility, with most requiring inspections and regular cleanout.

Commissioner Krajewski asked about the possibility of relocating the lift stations or somehow elevating them.

B. Lanaville stated that the first step is to seal top of wet well but relocating the lift stations would be large expensive projects, and with limited amount of space, the Town would most likely need to procure property for relocation. He suggested that perhaps that cost was part of the County's proposal.

Commissioner Krajewski said that a meter had been rented but seemed to show the same as the County readings. He questioned how much the runoff could be affecting the system.

B. Lanaville suggested closely monitoring the meters during high rains and high tides.

Vice Mayor Robinson stated that the Town had looked at elevating the lift stations as part of the Local Mitigation Strategy, but it was determined that the project was too costly. He asked if there was another solution and suggested that there may be grants or mitigation funding available.

B. Lannaville suggested wet wells rehabilitation to seal from infiltration.

Vice Mayor Robinson expressed his support of doing a full assessment to help determine the highest risk and greatest needs in the system.

Commissioner Krajewski confirmed with B. Lannaville that the cost of the assessment would be approximately \$60,000 and requested that Miller Pipeline prepare a proposal to be reviewed at the next Commission meeting. The Commission expressed had general support.

Commissioner Blackburn thanked Commissioner Krajewski, B. Lannaville, and M. Gulyas for the informative presentation and remarked that she did not recall ever getting such a detailed update on the project.

Vice Mayor Robinson asked that, after checking with the Town Attorney, that B. Lannaville and M. Gulyas review the proposal the Town received from Pinellas County to gain their insight.

Commissioner Krajewski stated that he would consult with the Attorney and, with the Attorney's approval, submit the Pinellas County proposal to Lannaville and Gulyas for review.

Mayor Henderson opened for public comment. No public provided comment.

Sea Turtle Lighting Requirements

Deputy Doherty explained that he was in the process of reviewing the recommendations from the Sea Turtle Conservancy to several sections of the current Town Code for lighting requirements. He stated that if the Town requested assistance, he would provide a recommendation.

Mayor Henderson added that this review was prompted by a resident request from one of the condominium complexes along the beach.

Deputy Doherty, in agreement, added that the Club Redington Condos were looking at updating their lighting to comply with sea turtle lighting standards by way of available grant funding.

A. Wilson from the Sea Turtle Conservancy stated that grant funds were available for these types of updates and that the conservancy would provide a free evaluation to determine if current ordinances and/or standards were being met. She explained that the funding available supplied funds to condominium buildings for product costs, with the association responsible for installation costs, while single family residences could qualify for funding where the product and install were both funded by the grant.

Deputy Doherty recommended trying to integrate the new verbiage into the existing code.

A. Wilson explained why the update was necessary by explaining that new technology measured the light wavelength and lumens rather than wattage.

Commissioner Blackburn stated that she often hears people say that they will just use yellow bulbs.

A. Wilson explained that the old standard allowed for the use of what many referred to as “bug bulbs”, but that these bulbs had too high of a wavelength, so they needed to be true amber bulbs.

Deputy Doherty outlined several items addressed in the ordinance revisions such as fire pits and restrictions on ponds.

S. Gallagher, Lighting Project Specialist for the Sea Turtle Conservancy offered her assistance in reviewing and providing recommended updates to the Code, stating that she has assisted several other municipalities.

Vice Mayor Robinson stated that he had worked with the Sea Turtle Conservancy on several occasions at this condominium building and at Town Hall and stated that they were very informative and helpful. He commended them on their communication to individual condominium owners regarding ways they could reduce the lighting output by recommending things they could do on their own.

A. Wilson explained that the old guideline for windows was 45%, however the new guideline was reduced to 15%. She stated that some of the things they recommend to those who don't meet the 15% requirement were keeping blinds closed at night and lights off near windows.

Deputy Doherty asked how long grant funding would be available and Vice Mayor Robinson asked how much funding was available.

A. Wilson stated that funding should be available through the beginning of 2023, without providing a specific number, that there were funds available to cover updates to several properties.

Deputy Doherty recommended a group be developed to review and update the code, and that he would assist is needed. Mayor Henderson requested that Deputy Doherty lead the group and he agreed.

Mayor Henderson opened the floor for public comment.

C. Muszik, 17820 & 17822 Lee Ave – asked A. Wilson if her organization had been working with stores on their claim that certain lighting was at turtle light standard, when they were not.

A. Wilson replied that the organization had tied reaching out to many of the large chain stores with little response.

C. Muszik stated that it seemed that the Town was going in the direction of fining residents for having fires and having their televisions on.

Deputy Doherty responded by explaining that the recommended changes included regulations pertaining to shielding the light from fires and pond lighting, it did not prohibit them. He included that was why he had recommended a group be assembled to review the proposed ordinance changes.

Vice Mayor Robinson stated that in his dealings with the Conservancy, never had he thought that they put the needs of turtles above the needs of people, and that they seemed to talk a balanced approach.

C. Muszik asked A. Wilson if someone installed the 45% turtle glass that was in the current Florida Building Code, would they be in compliance.

A. Wilson replied that 45% was the minimum requirement, but that the Conservancy recommended 15%.

NEW BUSINESS

ADA Beach Access Mat

Commissioner Blackburn explained that she had seen a post for Mobimat on Facebook and saw a lot of positive responses. She stated that the mats were not just for the wheelchair bound, but anyone with mobility issues and families with strollers. She stated that the cost was \$10,000 per mat and that many beaches in the area were using them, several of which she notices had these side by side to they provided a wider path. She recommended the mats be placed at the County beach access.

Mayor Henderson asked if there was grant money available.

Commissioner Blackburn stated that she hadn't found anything but suggested seeking sponsorships.

Mayor Henderson and Vice Mayor Robinson expressed support and recommended that Commissioner Blackburn include in her plan for next year's budget.

J. Armstrong from Disability Achievement introduced herself and stated that the mats were movable in the event of a storm, weighing in at 48 lbs. per 50 ft of matting, and could be cleaned by blowing them off with a leaf blower.

M. Shaffone accompanied J. Armstrong on the call and spoke about the mats first-hand, stating that he was disabled, required the use of a wheelchair, had used the mats at the beach accesses at Treasure Island and Gulfport. He explained that each had wings that went out at the end of the mat where users could park their wheelchairs.

Commissioner Krajewski expressed support and offered assistance in coordinating sponsorships and donations to help fund the project.

Mayor Henderson opened for public comment.

C. Muszik, 17820 and 17822 Lee Ave – expressed support and suggested the Town look into the placement of the mats on the bridges at each access to help protect the wood.

Discussion – Dog Park at Del Bello Park

Commissioner Blackburn stated that she had been looking into potential grant funding for a dog park project at Del Bello Park. She explained that the idea for the project was prompted by complaints about dog on the beach and thought it would be sensible to provide a place for residents and visitors to take their dogs. She outlined plans for “puppy fencing”, a black powder coated fencing with small openings, for a section of the park and a double gated entry/exit, placement of drink fountains with dog drink fountains, dog waste stations, signage, and placement of a matting. She stated that her plan would require that only one piece of exercise equipment would need to be moved and they it would provide plenty of enjoyment space outside the dog park area. She described the matting and presented a sample, explaining that she had visited a dog park in Tampa that used the matting and that it was easily washable, durable, and kept cooler than pavement for dogs' paws. Because there was not enough space for a separate large dog and small dog area, she proposed alternating days for small dogs and large dogs if an issue arose. Her estimated cost for the project was \$90,000 to \$100,000.

Vice Mayor Robinson voiced concern over the funding over the project since it was not in the current year budget while Commissioner Krajewski expressed support for the project and offered his assistance in coordinating sponsorships and donations for the project.

Mayor Henderson opened for public comment.

M. Palena, 201 175th Ave E – asked questions about the matting and parking, expressed support for the project and offered her assistance fundraising.

C. Cook, 17920 Gulf Blvd – explained that she lived on the 11th floor on the intercoastal side and with her open windows, she could hear very clearly, people's conversations, traffic noise, etc. and voiced concern about the additional noise from barking dogs, the smell and litter caused by people not cleaning up after their dogs, and the maintenance crew keeping up on emptying the waste stations. Commissioner Blackburn suggested the dog park hours be from dawn to dusk and thought that perhaps the installation of buffering landscape would assist with noise.

J. Acree, 17580 Gulf Blvd – expressed support for the project and offered her assistance with fundraising, including that she had heard of Purina assisting in funding the development of dog parks.

L. Hendrickson, 17960 Gulf Blvd – stated that she hopes it will help curb some of the dogs being brought onto the beach and suggested consulting with the Town Attorney regarding liability for dog bites, etc.

M. Urban, 17612 1st St E – agreed with the suggestion to check on liability issues, shared that he had moved to

the Town about 3 weeks ago, and encouraged the advancement of the project.

Discussion – Appointments to Town Boards

Vice Mayor Robinson stated that he requested this be included on the agenda as a reminder to the Commission look for individuals to fill come committee vacancies. He remarked that, going forward he would like a better process in place to make it easier for individuals who had an interest in serving, including that he had seen some municipalities use applications and advertisement on their website.

After Mayor Henderson opened the floor, there were no additional residents who provided public comment.

MISCELLANEOUS

Mayor Henderson announced the following meeting dates:

Regular Meeting – Wednesday, March 10, 2021 - 6:00 p.m.

Workshop Meeting – Wednesday, March 31, 2021 – 6:00 p.m.

Respectfully submitted,

Cheri A. Zindars
Deputy Town Clerk