



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Minutes Town Commission

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Tuesday, May 2, 2017

6:00 PM

Town Hall

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**Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.**

Meeting called to order at 6:00 PM with Mayor Gary H. Katica presiding.

### PLEDGE OF ALLEGIANCE

### COMMISSIONER ROLL CALL

**Present:** 5 - Mayor Gary H. Katica  
Deputy Mayor Karla Rettstatt  
Commissioner Michael Wilkinson  
Commissioner Tom Shelly  
Commissioner Tom Kurey

### SCHEDULED PUBLIC HEARINGS

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

1. [17-0092](#) Second Reading of Ordinance 513-Floodplain Management

Mr. Murphy-Assistant Town Manager-Read into record by title only; Luis Serna is available for questions.

**Commissioner Shelly moved approval of Ordinance 513 on second and final reading; seconded by Deputy Mayor Rettstatt.**

David Ottinger-Town Attorney-Suggested amending to add superseding clause section; section to state all ordinances, resolutions or parts thereof in conflict or inconsistent with this ordinance, including but not limited to section 66-206 of the code of ordinances are hereby superseded insofar as there is conflict or inconsistency.

Previous motion and second withdrawn.

**Commissioner Shelly moved approval of Ordinance 513 on second and final reading as amended by our Town Attorney; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

2. [17-0038](#) First consideration of Development Agreement - Pelican Golf, LLC

Micah Maxwell-Town Manager-Introduced item; planner has reviewed and is here to answer questions.

Neil Palenzuela-Resident-Questioned timing of official title transfer and easement; Mr. Ottinger will address when the sale item is discussed.

Mr. Ottinger summarized the agreement; contains standard statutory provisions; agreed conditions and covenants included; construction schedule deadlines.

Discussion ensued regarding construction timeline; reviewed dates discussed at previous meeting.

Tom Nash-Macfarlane and Ferguson, Attorney for Applicant-Commented on final completion in 2019.

Continued discussion regarding date clarification and prior commission meeting action; applicant not wanting to rush schedule, will to clarify construction deadlines.

Mr. Maxwell suggests getting final dates ready for second consideration; if an amendment is needed, it can be done.

#### **Public comments heard**

Rebecca Sjouwerman-Resident-Spoke on trees and wildlife in development property.

Pat Capen-Non Resident-Member of golf course; questioned closing and timeline.

Neil Palenzuela-Resident-Spoke on timeline and easement grant.

#### **No further public comment**

**Deputy Mayor Rettstatt moved approval of first consideration of Development Agreement - Pelican Golf Course LLC as amended; seconded by Commissioner Wilkinson.**

**(Amending Exhibit E to read clubhouse parcel, March 2019)**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

**3. [17-0094](#) First Reading of Ordinance 514 - Purchase Sale Agreement 1501 Indian Rocks Rd.**

Mr. Ottinger-Read into record by title only; provided summary; confirmed sale price of \$3.8 million dollars; discussed conservation and escrow agreements; conservation easement to be done within six months of project completion. Mr. Ottinger noted the ancillary agreements are not in final form but will be complete by second reading; can approve now or can continue to another meeting.

Commissioner Shelly commented briefly on Green Golf payout; Mr. Ottinger referred to language in deed in escrow agreement.

Commissioner Kurey questioned dates in future grant of easement agreement; Mr. Ottinger stated dates will be revised to be consistent with construction schedule.

**Deputy Mayor Rettstatt moved approval of first reading of Ordinance 514 - Purchase Sale Agreement 1501 Indian Rocks Rd; seconded by Commissioner Wilkinson.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

## **CITIZENS COMMENTS**

(Discussion of items not on the agenda. Each speaker will be allowed 3 minutes to speak.)

Lil Cromer-Resident-Expressed thanks for relocating flags in auditorium.

## **CONSENT AGENDA**

1. [17-0097](#) 2017 Budget Calendar

JP Murphy-Assistant Town Manager- Stated hearings fall on regularly scheduled meetings; MMP to be set at July meeting.

## **GENERAL AGENDA**

1. [17-0044](#) Discussion of Budget Priorities

Mr. Maxwell stated there are a few items to be discussed regarding upcoming budget year; Finance and Infrastructure Boards have met regarding capital improvement priorities; provided detail of priority list approved by boards; discussed related fund balances and reserve.

Mr. Murphy commented on ad valorem proceeds; staff seeking direction on any priorities for budgeting.

Cathy DeKarz-Management Analyst-Discussed letter being sent to residents upon approval of capital improvement plan; will also be uploaded to website; seeking any commission input.

Commissioners Kurey and Shelly in support of plan two and letter; Mayor Katica commented on past administration failure to save for projects.

Nancy Hartshorne-Resident-Commented on Hallett Park and advisory board recommendations.

Mr. Murphy discussed Finance and Infrastructure Board's recommendations; both to be used for consideration.

Ms. DeKarz discussed town logo and branding; current lack of standards; provided options and cost implications; project to be done in phases; seeking direction as to how the commission would like to proceed; staff suggests a single image.

Discussion ensued regarding future purchasing and logo needs.

**Deputy Mayor Rettstatt made a motion that we go with the option B, which is the two seagulls and the sunset with the blue water as our moving forward logo; seconded by Commissioner Shelly.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

2. [17-0081](#) Discussion of Advisory Boards

Mr. Maxwell commented on Building Board of Adjustment and Appeals; functions of board went away around 2000 when state passed legislation identifying PCCLB as appellate for building official decisions; recommends not renewing board and disbanding; Commission consensus.

Mr. Murphy recommends closing nominations for boards where there will be no changes in membership.

Commissioner Kurey has not yet spoken with Historic Preservation Board members; staff will assist in process.

**Regarding Finance Board:**

**Deputy Mayor Rettstatt moved approval to close the Finance Board nominations; seconded by Commissioner Wilkinson.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

**Regarding Infrastructure Board:**

**Commissioner Kurey moved that Joe Oder be nominated for the Infrastructure Board; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

Mr. Murphy commented on Park and Tree and Recreation Board possibly combining; seeks commission input. Commissioner Shelly suggests keeping as is and change over next year; members to be set for one year terms.

**Regarding Park and Tree Board:**

**Commissioner Shelly moved to replace Robert Ahlf by nominating Nancy Hartshorne and to replace Kurt Steinmann by asking Lil Cromer if she'd be willing to be on the Park and Tree Board; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

**Commissioner Shelly moved to close the nominations for Park and Tree; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

**Regarding Planning and Zoning Board:**

**Commissioner Shelly moved to close the nominations; seconded by Deputy Mayor**

**Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

**Regarding Recreation Board:**

**Commissioner Wilkinson moved to nominate Sara Borger to fill the vacant seat; seconded by Deputy Mayor Rettstatt. Nominations closed.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

**Infrastructure Board and Historic Preservation Board allowed to continue their term until June 20th.**

**Commissioner Shelly moved; seconded by Commissioner Wilkinson.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

3. [17-0060](#) Drinking Water Week Proclamation 2017

Mr. Murphy read into record.

**Commissioner Shelly moved approval of recognition of Drinking Water Week; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

4. [17-0102](#) Proclaiming May 7-13 as Municipal Clerk's Week

Mr. Murphy read into record.

**Commissioner Shelly moved approval of Municipal Clerk's Week; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

5. [17-0101](#) Confirmation of Director of Support Services (Finance) Department

Stefan Massol provided brief comments; welcomed back by the Commission.

**Commissioner Kurey moved approval of the confirmation of Stefan Massol as Director of Support Services; seconded by Commissioner Shelly.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

6. [17-0076](#) Resolution 2017-08 Designating the List of Authorized Signers

Mr. Murphy stated list is for designation of signers; two signers required for remittance checks.

**Deputy Mayor Rettstatt moved approval of Resolution 2017-08; seconded by Commissioner Wilkinson.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

**TOWN MANAGER'S REPORT**

## Employee of the Month

Mr. Murphy introduced employee of the month, Curtis Hayes; provided details behind his nomination.

**1. [17-0103](#) Generator Grant**

Mr. Murphy discussed generator grant; seeking consensus of waiver of purchasing policy due to time frame.

**Waiver of purchasing policy for generator grant:**

**Deputy Mayor Rettstatt moved approval; seconded by Commissioner Shelly.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly, and Commissioner Kurey

## Project Updates

Keith Bodeker-Construction Project Supervisor-Provided lighting update on Peaceful; cape seal project on Eastleigh, Verona and Cypress completed; Osceola speed bumps to be put back in place.

Mr. Murphy provided reminder for Special Magistrate hearing regarding vacation rentals; also reminder for Micah's going away party.

**TOWN ATTORNEY'S REPORT**

Mr. Ottinger had nothing to report; commented briefly on appointment of new Town Manager and Director of Support Services.

**MAYOR AND COMMISSIONERS' REPORT/BOARD AND COMMITTEE REPORTS**

Mayor Katica-Commented on a phone scam; warns residents to be cautious.

Commissioner Wilkinson-Spoke on success of Golf tournament.

Deputy Mayor Rettstatt-Questioned time frame for discussing park projects; commended Mr. Maxwell for his service.

Commissioner Shelly-Fire Chief to provide annual update on May 16th; thanked Mr. Maxwell for his service.

Commissioner Kurey-Commended Mr. Maxwell; wished him well.

Mayor Katica provided comments regarding Mr. Maxwell's success.

Mr. Maxwell contributes success to community, staff and commission; thanked everyone.

**OTHER BUSINESS**

No other business.

**ADJOURNMENT**

No further business; meeting adjourned in due form at 7:34 PM.

**Deputy Mayor Rettstatt moved to adjourn; seconded by Commissioner Wilkinson.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Commissioner Wilkinson, Commissioner Shelly,  
and Commissioner Kurey

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**TOWN CLERK**

**APPROVED:**

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**MAYOR**