



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Town Commission

Tuesday, May 18, 2021

6:00 PM

Town Hall

Welcome. We are glad to have you join us. If you wish to speak, please use the “raise hand” function and wait to be recognized. If you are attending by phone, dial *9 and you will be called by the last 4 digits of your phone number. Each person will be given 3 minutes to speak, you will need to unmute yourself in order to be heard.

Meeting was called to order at 6:00 PM with Mayor Wilkinson presiding.

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL

Present: 5 - Mayor Michael Wilkinson
Deputy Mayor Tom Kurey
Commissioner Tom Shelly
Commissioner Coleen Chaney
Commissioner Thomas Nessler

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.

[21-0140](#) Variance Request - 628 Pineland Ave

Town Clerk swore in those wishing to speak regarding the variance request.

Mayor Wilkinson asked if there were any ex parte communications; disclosed he had a 10 minutes phone call with applicant; no other ex parte communications expressed.

JP Murphy-Town Manager-provided details of request; variance would allow for construction of a garage addition which would encroach into front yard and secondary front yard setbacks; worked with applicant to review request, provided details of impacts from Pinellas County's roadway project to property; location of proposed garage is only potential for property; staff generally doesn't make recommendations but in this case recommends approval due to hardship caused by county construction project.

Melissa Hوجلund-applicant-spoke on previous renovations done to property; spoke on additional area created by county project as well as project removing a section of driveway; garage will be 52 feet from back of curb.

No other public comments speaking for or against the request; floor was closed to public comment.

Commissioner Shelly stated the Planning and Zoning board unanimously approved.

Commissioner Shelly moved approval of the variance request for 628 Pineland Ave. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

CONSENT AGENDA

[21-0138](#) Approval of May 4, 2021 Regular Meeting Minutes

Commissioner Shelly moved approval of the Consent Agenda. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

CITIZENS COMMENTS

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

Jim White-RPD representative-spoke on radio communications enhancement and legislature bill; provided brief history of bill inception; new construction in area requires completion of radio enhancement system; testing and installation timelines; working with Sand Key on the project.

No further comments.

GENERAL AGENDA

[21-0113](#) Acceptance of BCF Donation of New Police Vehicle

Karla Rettstatt-BCF President-spoke on resident Arv Hickerson making a donation to BCF to help and get involved; BCF using donation to purchase a vehicle and donate it to the Police Department.

Commission Shelly thanked everyone for the donations as well as Deputy Mayor Kurey.

Mayor Wilkinson thanked everyone and spoke about the vehicle donated.

Chief Doyle presented a signed photo to Mr. Hickerson.

Mr. Hickerson presented a gift to Ms. Rettstatt.

Ms. Rettstatt commented on Town Manager picking up recycling on the street.

Meeting recessed at 6:25 PM

Meeting reconvened at 6:31 PM

Commission Shelly moved the acceptance of the gift from the Belleair Community Foundation of the 2020 F-150 Police Interceptor and related up-fitting. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

[21-0146](#) Update on Long Term Water Supply Options

Mr. Murphy spoke on process thus far; Pinellas County does not generate water, initial estimate received from county required further research and engineering models; while waiting for new county number, staff reached out to Gerry Hartman who is an independent utility appraiser for a fairness opinion; Mr. Hartman prepared presentation regarding valuation of system and options available; many public meetings will be held prior to any final decisions.

Gerry Hartman-Hartman Consulting-discussed potential options of Reverse Osmosis (RO), system transfer, or private company sale; RO would include large rate increases and borrowing; a system transfer is still being investigated by Pinellas County; eight companies were contacted and three were interested in a private purchase scenario. As of April 30, 2021 in as is condition, estimates system is worth \$3.8 million. Discussed impacts and rates with each system; county discussions have accelerated over past week; continuing discussions with most favorable private companies, letters of interest to come; size of system is small with little growth; commented on meeting financial needs and balancing revenue with capital and operating expenses; policy should be that utilities are financially sustainable; evaluate all three approaches for sustainability.

Mr. Hartman discussed investor owned is favorable, bidders have state wide rates; pool of customer base spread out; potential for increases if capital project needs increase; private companies are regulated by Florida public service commission.

Mayor Wilkinson asked if there were any questions.

Estelle DeMuesy-resident-questioned security on the options and how the quality of Pinellas County compares versus current Town water.

Mr. Murphy addressed cyber security concerns; multiple tools in place and additional measures done here to ensure limited remote access; water quality depends on taste, hardness, salinity, etc., both utilities deliver to Federal standard quality of water.

Commissioner Shelly questioned timeline required for entering a private partnership and how long to hear back from the county.

Mr. Hartman confident that the LOI received can be held until county numbers are known private would be a 6-9 months closing after FPS commissions investigate; discussed process regarding sale.

Mayor Wilkinson questioned scenario of private owner reselling to another party; Mr. Hartman stated it is typically addressed in the sale agreement.

Deputy Mayor Kurey spoke on best interest to town of keeping all options open and doing due diligence.

[21-0148](#) Master Capital Improvement Plan (CIP) Discussion

Phil Locke-McKim and Creed, Town Engineer of Record-discussed process of establishing criteria and weighting factors; projects were scored; cost estimates developed; results are organized and projects combined to take advantage of funding

and mobilization opportunities; recommendations were discussed; complete update to master plan at least every three years suggested.

Mr. Murphy discussed prior process of CIP; did not previously have engineering involved; today's plan provides a more disciplined approach and can better understand costs and changes; annual review; potential new Federal funding opportunities coming up; spoke on roads that are not currently on plan; potential for short term replacements and repairs; spoke on previous projects done in a certain order due to drainage areas and SWFWMD funding opportunities; methodology provides a stable path to prioritize projects.

Jeff Ryan-resident-questioned when Shirley Ave. will be resurfaced; potholes on street; drain on Ponce de Leon.

Chris Best-resident-flooding due to poor drainage on Shirley Ave; safety concerns with debris on street.

Mr. Murphy stated area will be addressed as part of the larger projects; spoke on timeframe of project.

Deputy Mayor Kurey stated infrastructure board unanimously approved at their meeting.

Commissioner Shelly moved tentative approval of the Master Capital Improvement Plan. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

[21-0129](#)

Resolution 2021-12 Appointing Finance Board Members

Commissioner Shelly moved to adopt Resolution 2021-12 as proposed and appoint Kate Fisher to fill the vacancy. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

[21-0130](#)

Resolution 2021-13 Appointing Historic Preservation Board Members

Commission Shelly moved approval of Resolution 2021-13. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

[21-0131](#)

Resolution 2021-14 Appointing Infrastructure Board Members

Commissioner Shelly moved approval of Resolution 2021-14. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

[21-0132](#)

Resolution 2021-15 Appointing Park, Recreation and Tree Board Members

Mr. Murphy announced names and terms of new members.

Commissioner Shelly moved approval of Resolution 2021-15. Seconded by Commissioner Nessler.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

[21-0133](#) Resolution 2021-16 Appointing Planning and Zoning Board Members

Commissioner Shelly moved approval of Resolution 2021-16 Planning and zoning. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

[21-0142](#) Resolution 2021-17 Advisory Board Rules and Regulations

Mr. Murphy stated this resolution revised 95-13 to reflect more closely the commission rules.

Commissioner Chaney questioned if there should be term limits on advisory board.

Commissioner Shelly suggests to add to a future meeting.

Commissioner Shelly moved to approve Resolution 2021-17 rules and regulations for advisory and regulatory boards. Seconded by Deputy Mayor Kurey.

Commissioner Shelly amended his motion to continue item until the June meeting. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

[21-0139](#) Discussion of Phase 3 COVID-19 Mitigation Measures

Mr. Murphy spoke on following CDC guidelines; still will be circumstances where mask wearing and distancing are appropriate.

Jan Brandish-resident-questioned event procedures; Garden Club will continue to use masks and social distance.

Commissioner Shelly moved approval of Phase 3 COVID-19 Mitigation Measures as proposed. Seconded by Deputy Mayor Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

STAFF REPORTS

Ricky Allison-Director of Public Works, Parks and Recreation-spoke on Pinellas County equipment for bluff cutting; flag football and basketball championships coming up; summer camp beginning.

Mr. Murphy spoke on bluff cut and ability to use in additional areas.

Police Chief Doyle had nothing to report.

TOWN ATTORNEY'S REPORT

Nothing to report

TOWN MANAGER'S REPORT

Mr. Murphy spoke on FEMA flood maps being auto adopted and approved.

MAYOR AND COMMISSIONERS' REPORT/BOARD AND COMMITTEE REPORTS

Deputy Mayor Kurey-Infrastructure board met and spoke on water and the CIP plan.

Commissioner Shelly-boards didn't meet; commended work done on CIP.

Commissioner Chaney-spoke on Colonel Hickerson, BCF, Ms. Rettstatt and philanthropic communities; challenge to merge two boards; motioned regarding Town attorney.

Commissioner Nessler-boards have not met yet; meeting next month.

Mayor Wilkinson-FB to meet Thursday; spoke on fire hydrant issue in RPD; Mr. Murphy announced staff who assisted in repair. Staff to have follow-up conversation with JMC; Mayor Wilkinson commended Arv Hickerson and generous community; next meeting is on June 15.

Mr. Murphy suggests adding to an upcoming agenda to clarify scope.

Commissioner Chaney moved to explore and to take action of bidding out Town attorney services and to include David Ottinger. Seconded by Commissioner Kurey.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

OTHER BUSINESS

Mr. Murphy stated resident meeting is tomorrow at park.

ADJOURNMENT

Meeting adjourned in due form at 8:03 PM.

Deputy Mayor Kurey moved to Adjourn. Seconded by Commissioner Nessler.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Kurey, Commissioner Shelly, Commissioner Chaney, and Commissioner Nessler

TOWN CLERK

APPROVED:

MAYOR