



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Agenda Infrastructure Board

Monday, February 25, 2019

5:00 PM

Town Hall

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.

ROLL CALL

SCHEDULED PUBLIC HEARING

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.

CITIZENS COMMENTS

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

APPROVAL OF MINUTES

[19-0017](#) Approval of January 7, 2019 Meeting Minutes

Attachments: [Infra 01-07-2019](#)

GENERAL AGENDA

[19-0043](#) CIP Updates

Attachments: [18-19 CIP Working](#)

[19-0044](#) Discussion of Paver Replacement in Capital Projects

[19-0045](#) Discussion of Legislative Requests

Attachments: [Reverse Osmosis Pilot Test Letter](#)
[Palmetto Road Letter](#)

OTHER BUSINESS

COMMISSION ADVISOR REPORT

ADJOURNMENT

ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING, SHOULD CALL (727) 588-3769 OR FAX A WRITTEN REQUEST TO (727) 588-3767.



Legislation Details (With Text)

File #: 19-0017 **Version:** 1 **Name:**

Type: Minutes **Status:** Minutes Approval

File created: 1/16/2019 **In control:** Infrastructure Board

On agenda: 2/25/2019 **Final action:**

Title: Approval of January 7, 2019 Meeting Minutes

Sponsors:

Indexes:

Code sections:

Attachments: [Infra 01-07-2019](#)

Date	Ver.	Action By	Action	Result
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Town of Belleair

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Meeting Minutes Infrastructure Board

Monday, January 7, 2019

5:00 PM

Town Hall

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 was called to order at 5:03 PM with Chairman Pace presiding.

ROLL CALL

Present 5 - Chairman Doug Pace, John Hail, Ron Campbell, Shon Flaharty, and Joe Oder

Absent 2 - Chris Foley, and James White

Others Present:
Gayle Grady, Consultant
Tom Kurey, Commission Advisor

CITIZENS COMMENTS

None to be heard.

APPROVAL OF MINUTES

[18-0273](#) Approval of August 20, 2018 Meeting Minutes

Mr. Flaharty moved approval of August 20, 2018 Meeting Minutes. Motion seconded by Mr. Campbell.

Aye: 5 - Chairman Pace, Hail, Campbell, Flaharty, and Oder

Absent: 2 - Foley, and White

GENERAL AGENDA

[18-0353](#) Discussion of Reclamite Asphalt Rejuvenating Agent application by Pavement Technology Inc.

Keith Bodeker-Construction Project Supervisor-Discussed reclaimite product; 4-6 years is recommended time frame for reapplication; discussed roadway areas to be applied; cost provided is a piggyback from Punta Gorda contract; no foreseeable increase.

JP Murphy-Town Manager-Briefly commented on previous discussions regarding pavement improvement.

Mr. Bodeker addressed board questions regarding budget; extends life of roadways with pavement indexes of 80 or higher; other municipalities.

Gayle Grady-Consultant-Commented on product; has done research and seems reasonable.

Mr. Murphy stated the item will be placed on the commission agenda for approval for the meeting on the 15th; Mr. Bodeker stated that work would begin sometime in mid-February.

Mr. Flaharty moved to approve. Motion seconded by Mr. Campbell.

Aye: 5 - Chairman Pace, Hail, Campbell, Flaharty, and Oder

Absent: 2 - Foley, and White

18-0355

Town 5 yr CIP general overview

Mr. Murphy discussed upcoming projects; Pinellas/Ponce will go out to bid soon; potential to piggyback additional projects; discussed cooperative funding and point repairs.

Board discussion regarding condition of Palmetto Road; need for repair.

Mr. Murphy continued discussion commenting on lack of funding previously; engineering to be done; potentially changing process.

Commissioner Kurey commented on seamlessness of Palmetto project; not splitting into portions; supports engineering of all areas of project at once.

Discussion ensued regarding potential options for palmetto; cost estimates previously provided.

Mr. Murphy discussed upcoming project with Pinellas County and Largo regarding rattlesnake creek; old project that was abandoned, will be revisiting.

Mr. Bodeker detailed the Ponce project (roundabout to trail); large water mains in area; need for stormwater upgrades; sidewalks to be installed from the recreation center to trail; addressed board questions regarding drainage.

Mr. Murphy addressed questions regarding bidding; water department status and use of mains; discussed final project areas; Doyle-Wall Park one way, may need to be postpone; discussed area to be resurfaced; commented on Carl Ave., new EOR will review it as well as the intersection at The Mall; improving roadways may aid in reinvestment properties.

18-0357

Town Street lighting update and overview

Mr. Murphy commented on improvements thus far; discussed issues with warranty support and current responsiveness of contractor; less time to give to street lights with new projects coming up; lights that aren't sealed and failure of lights.

Mr. Bodeker discussed current lighting and equipment issues; discussed a test replacement module chip; doesn't address leaking issues.

Board commented on general counsel sending communication to vendor; Mr. Murphy stated that discussions have been made with Attorney Ottinger; a letter will be sent to vendor.

Discussion ensued regarding the leaking globs; regarding contractor, replacement chips and sockets; servicing, pricing.

Mr. Murphy continued discussion regarding repair time required with new lighting and chip drivers; time taken with discussions with contractors.

Mr. Hail and Mr. Murphy discussed previous street lighting fixtures and problems encountered in the past with matching the old fixtures and fittings; regarding problems with vendors and contractor.

Mr. Bodeker discussed conduit installed; sodium lights on Indian Rocks Road to be converted to LED; lights on Belleview as test lights; requests board look at them and submit feedback.

Mr. Murphy stated staff would provide an update at the next meeting as well as potential dedicated funding.

OTHER BUSINESS

Mr. Murphy stated another item which would be discussed at the February meeting is a board quarterly work plan; Commission Advisor and Town Manager would have to agree prior to cancelling any meetings.

Upcoming meeting on January 24 at 6:00 PM regarding property by Hallett Park and the Bluff; residents will be invited to attend to express opinions; "no suitable public use" must be found prior to the commission selling a piece of property.

Discussion ensued regarding the Bluff property; regarding the seawall.

COMMISSION ADVISOR REPORT

Commissioner Kurey commented on sale of property; resident interest, legality and price must be taken into consideration; revising process for infrastructure projects; potential for additional borrowing to complete more projects; will be putting out an RFQ for a lobbyist to assist with projects.

Mr. Murphy discussed function of lobbyist for obtaining legislative funding and grants; other municipalities have used this process successfully.

Commissioner Kurey continued his report; lead engineer to be selected from EORs and will attend upcoming meetings; strategic plan still ongoing, another forum to be held.

ADJOURNMENT

Meeting adjourned in due form at 6:36 PM.

Mr. Campbell moved to adjourn the meeting. Motion seconded by Mr. Oder.

Aye: 5 - Chairman Pace, Hail, Campbell, Flaharty, and Oder

Absent: 2 - Foley, and White

APPROVED:

Chairman



Legislation Details (With Text)

File #: 19-0043 **Version:** 2 **Name:**
Type: Discussion Items **Status:** Agenda Ready
File created: 2/23/2019 **In control:** Infrastructure Board
On agenda: 2/25/2019 **Final action:**
Title: CIP Updates
Sponsors: JP Murphy
Indexes:
Code sections:
Attachments: [18-19 CIP Working](#)

Date	Ver.	Action By	Action	Result
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Summary

To: Infrastructure Board

From: JP Murphy

Date: 2/22/2019

Subject:

CIP Updates

Summary:

Staff will provide updates to the 5 year Capital Improvement Plan, As well as updates on current year projects.

- **Pinellas/Ponce**
 - Bid awarded to Kamminga & Roodvoets-\$3,470,868
- **Palmetto (Phase 1)**
 - Bid awarded to Kamminga & Roodvoets- \$980,350
 - Bid is under protest (unknown reason)
- **Palmetto (Phase 2)**
 - Requested- 50% Cost Share from State \$481,000
 - Contact your representative and tell them we need this project
 - Moved PP Phase 3
- **Carl Ave**
 - Met with engineering firm to scope
 - Considering the surrounding neighborhoods
 - Question about underground
 - Technical Design Specifications to be created at the same time
- **The Bluff**
 - Held community forum
 - Conducted assessment walk along the top and bottom with Commissioner Kurey, Mrs. Grady, JonesEdmunds and Staff
 - Scoping SWFWMD request to fund study

- Minor Upgrades up top
- **Belleair Creek**
 - Met with County representatives, county to conduct “tabletop” water model
 - Good Candidate for funding (Penny 4, Trail Projects, SWFWMD)

	<u>18/19</u>	<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>
Revenues					
Infrastructure Mill 1.25	\$908,900	\$999,850	\$1,041,950	\$1,138,200	\$1,186,100
Penny	\$494,800	\$504,700	\$514,800	\$525,100	\$535,600
Electric Utility Tax	\$430,000	\$430,000	\$430,000	\$430,000	\$430,000
Grant SWFWMD					\$0
<i>Pinellas</i>	\$1,375,000				
<i>Bayview</i>		\$50,000.00	\$139,320	\$580,500	\$580,500
<i>Belleair Creek</i>					
<i>Bluff</i>					
LAP (Federal) Funding (Targets)					
Other Governments				\$500,000	\$3,000,000
Stormwater Management Grant					
Intergov.Services Rendered					
Stormwater Fee	\$337,400	\$337,400	\$337,400	\$337,400	\$337,400
Interest					
Donations	\$50,000				
Reserves Prior Years	\$3,906,467				
PY PO Rev					
AHLF Property Sale			\$3,000,000		
Loan Proceeds	\$0	\$4,000,000			\$0
Enterprise Fund Transfer In	\$225,350				
AMOUNT TO BALANCE					
Totals	\$7,727,917	\$6,321,950	\$5,463,470	\$3,511,200	\$6,069,600
Expenditures	18/19	19/20	20/21	21/22	22/23
Park Improvements	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Street Light Replacement	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Capital Parks		\$0	\$0	\$0	\$0
<i>Magnolia/Wall</i>	\$100,000				
Street Signs	\$15,000	\$10,000			
Harold's Lake Cleanout	\$0	\$0	\$0	\$0	\$225,000
ABM Electrical and Roofing					
ABM Field Lighting					
ABM Base Scope					
Small Roadway Projects					
<i>Pavement Management/Resurfacing</i>	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
<i>Sidewalk/Curb Management</i>	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
<i>Point Repairs</i>	\$105,500	\$116,500	\$142,500	\$147,500	\$147,500
Projects Years 1-5	18/19	19/20	20/21	21/22	22/23
Pinellas/Ponce(Phase 2)					
<i>Professional Services</i>					
<i>Construction</i>	\$3,470,868				
Palmetto					
<i>Professional Services</i>					
<i>Construction</i>	\$980,349				
Palmetto (Phase 2)					
<i>Professional Services</i>	\$72,000				
<i>Construction</i>	\$890,000				

	<u>18/19</u>	<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>
Carl					
<i>Professional Services</i>	\$60,000				
<i>Construction</i>	\$600,000				
<i>Shirley/Varona/Sunny/Barb (Op)</i>	\$31,000				
Belforest					
<i>Construction</i>					
Bayview Bridge to IRR				\$0	\$0
<i>Professional Services</i>		\$16,320.00	\$163,200		
<i>Construction</i>				\$199,000	\$1,161,000
The Bluff					
<i>Study</i>	\$15,000	\$100,000			
<i>Point Repairs</i>					
<i>Professional Services (Conceptual)</i>			\$600,000		
<i>Construction (Conceptual)</i>				\$5,000,000	
<i>Seawall Replacement</i>				\$220,000	
Belleair Creek (Ponce to Bridge)					
<i>Study</i>	\$50,000				
<i>Professional Services (Conceptual)</i>					\$850,000
<i>Construction (Conceptual)</i>					\$5,000,000
<i>Point Repairs</i>					
Ponce from Roundabout to Trail	\$0	\$0			\$0
<i>Professional Services (Conceptual)</i>	\$244,200				
<i>Construction (Conceptual)</i>		\$1,017,500	\$1,017,500		
Pinellas/Ponce(Phase 3)					
<i>Professional Services</i>		\$32,000			
<i>Construction</i>		\$750,000			
Bridge Repairs					
<i>Engineering</i>					
<i>Scour Protection</i>	\$60,000				
<i>Seawall Repairs</i>					
<i>Grout/Deck Repair</i>					
<i>Replacement</i>					
Magnolia Wall/One Way (Concept)					
<i>Professional Services</i>	\$15,000				
<i>Construction</i>			\$185,000		
IRR (Poinsettia to Rosery)					
<i>Professional Services</i>	\$75,000				
<i>Construction</i>		\$750,000			
<i>Point Repairs/Overlay</i>					
Projects Years Beyond 6 Years (Conceptual)	<u>18/19</u>	<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>
Seawall Replacements					
<i>Thompson Park</i>					
<i>Winston Park</i>					
<i>Coe Rd.</i>					
Pinellas/Ponce(Phase 4)					
<i>Professional Services</i>					
<i>Construction</i>					
IRR (Rosery to Mehlenbacher)					
<i>Professional Services</i>					
<i>Construction</i>					

	<u>18/19</u>	<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>
The Mall/Gardenia	\$0	\$0	\$0		
Professional Services					
Construction					
Osceola East of IRR	\$0	\$0	\$0	\$0	
Professional Services					
Construction					
IRR Bayview to Belleview	\$0	\$0	\$0	\$0	
Professional Services					
Construction					
Ponce from Manatee to Oleander	\$0	\$0	\$0	\$0	\$0
Professional Services					
Construction					
Wildwood/Woodlawn	\$0	\$0	\$0	\$0	\$0
Professional Services					
Construction					
IRR Hunter Bayview to Poinsettia	\$0	\$0	\$0	\$0	\$0
Professional Services					
Construction					
Poinsettia	\$0				
Construction					
Osecola from Oleander to Manatee					
Professional Services					
Construction					
Ponce from Manatee to Rosery					
Professional Services					
Construction					
Other Expenses					
Transfer to Reserves					
Transfer to 401					
BB&T Debt Service	\$715,000	\$875,000	\$875,000	\$875,000	\$875,000
ABM Loan Debt Service	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000
GF Debt Service					\$0
Totals	\$7,727,917	\$3,896,320	\$3,212,200	\$6,670,500	\$8,487,500
	(\$0)	\$2,425,630	\$2,251,270	(\$3,159,300)	(\$2,417,900)
<u>Fund Balance</u>	<u>18/19</u>	<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>
Exp	\$7,727,917	\$3,896,320	\$3,212,200	\$6,670,500	\$8,487,500
Rev	\$3,821,450	\$6,321,950	\$5,463,470	\$3,511,200	\$6,069,600
Change in FB	(\$3,906,467)	\$2,425,630	\$2,251,270	(\$3,159,300)	(\$2,417,900)
Fund Balance	\$1,845,778	\$4,271,408	\$6,522,678	\$3,363,378	\$945,478



Legislation Details (With Text)

File #: 19-0044 **Version:** 2 **Name:**
Type: Discussion Items **Status:** Agenda Ready
File created: 2/23/2019 **In control:** Infrastructure Board
On agenda: 2/25/2019 **Final action:**
Title: Discussion of Paver Replacement in Capital Projects
Sponsors: JP Murphy
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Summary

To: Infrastructure Board

From: JP Murphy

Date: 2/22/2019

Subject:

Discussion of Paver Replacement in Capital Projects

Summary:

The Commission has asked that the Finance and Infrastructure board consider reviewing the town's current policy on paver replacement in capital projects. In previous projects, the town has replaced pavers at no cost to the residents where a decorative driveway apron would be disturbed. This requires additional costs be paid by the town in each project to restore the decorative pavers. All projects have line item costs to pave concrete driveway aprons as part of the reconstruction. I think it is worth considering enforcing indemnification agreements that were required at the time of permitting, and requiring that the homeowner replace their decorative pavers at their expense. The town would offer an offsetting credit in an amount equal to the cost for an equivalent concrete apron. Of course, the option to not restore the pavers and have a regular apron paved would remain. For the Pinellas/Ponce and Palmetto projects the cost is estimated to be \$44,000 just for paver restoration.



Legislation Details (With Text)

File #: 19-0045 **Version:** 1 **Name:**
Type: Discussion Items **Status:** Agenda Ready
File created: 2/23/2019 **In control:** Infrastructure Board
On agenda: 2/25/2019 **Final action:**
Title: Discussion of Legislative Requests
Sponsors: JP Murphy
Indexes:
Code sections:
Attachments: [Reverse Osmosis Pilot Test Letter](#)
[Palmetto Road Letter](#)

Date	Ver.	Action By	Action	Result
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Summary

To: Infrastructure Board
From: JP Murphy
Date: 2/25/2019

Subject:

Town legislative requests

Summary:

The town has requested state grant funding for two projects; a reverse osmosis pilot test skid (\$117,000), and a 50% cost share (\$481,000) to reconstruct the remainder of Palmetto Rd. Representative Nick DiCeglie and Senator Brandes are our sponsors. Please be sure to thank our elected officials and tell them how important these projects are for our community. The bill numbers are below. Additional information is attached and will be provided at the meeting.

HB 4045 - Palmetto Roadway and Drainage Improvements - 2019
HB 3325 - Belleair Reverse Osmosis Pilot Testing - 2019

Reverse Osmosis Pilot Testing



Uniquely situated between Clearwater and Largo on the intercoastal waterway, The Town of Belleair, Florida is a small, mostly residential community of Pinellas County. In spite of its size, the Town of Belleair is a full-service community directly providing municipal services to its 4,100 residents. These services include its own utilities such as water generation and distribution, storm-water and solid waste; a full service police department; a parks and recreation department which also services residents of the surrounding communities of Belleair Bluffs, Largo and Clearwater; community development, building permitting and inspection services; and a streets department which builds and maintains *all* of the 44 curb miles of roadways and bridges within its boundaries. Belleair is somewhat unique in that all but three-quarter of a mile of its roadway infrastructure is solely the responsibility of the town as there are no federal, state or county roads or bridges with its jurisdiction.

The Town of Belleair currently meets its water demands through the operation and management of a local groundwater wellfield and associated Water Treatment Plant. These facilities currently meet the Town's demand of approximately one million gallons per day for both potable and irrigation needs, with the exception of two golf courses that utilize reclaimed water supplied by Pinellas County.

Because of the Town's close proximity to Clearwater Bay and the Gulf of Mexico, chloride concentrations (saltwater intrusion) in groundwater in the wellfield have been steadily increasing over time and it is likely that at some point in the near future, water quality will deteriorate to the degree where it no longer meets potable standards. To ensure that water demands can continue to be met, the Town wishes to initiate a study to evaluate the feasibility of developing a brackish groundwater wellfield/reverse osmosis treatment system.

TOWN HALL

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Due to the high level of total dissolved solids, the town will be unable to continue treating water with the current methodology. In order to increase the quality of potable water for residents, Belleair is seeking grant funding to fund a pilot test of a reverse osmosis system. This testing is an essential part of improving the water and also understanding the true cost of operating a reverse osmosis treatment system. A pilot study will accurately identify considerations to construct an efficient design, as well as operational requirements that will be reproduced in a full-scale process. Ultimately, the findings of this study will enable the town of Belleair to implement a production system that will operate at the maximum efficiency with the lowest costs.

When the town moves forward with the reverse osmosis pilot testing, this will result in an increase in the quality of groundwater recharge. The aquifer will replace fresh groundwater with saltwater as more water is drawn from the well. Because of the town's rate of utilization, the total dissolved solids in water samples have increased as the groundwater recharge is not able to replenish fast enough. In addition to stabilizing and increasing the groundwater recharge, reverse osmosis will result in the highest quality drinking water available, all while utilizing a degraded freshwater source. The average cost of three quotes received for the pilot testing of pre-filtration and reverse osmosis system is approximately \$117,000.00. In order to continue utilizing diminishing fresh water sources, this study is critical to meet the town's drinking water needs.

For more information, including technical details, please contact JP Murphy, Town Manager, at (727)647-7483 or at jmurphy@townofbelleair.net. Thank you for your consideration.

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Palmetto Roadway and Drainage Improvements



Uniquely situated between Clearwater and Largo on the intercoastal waterway, The Town of Belleair, Florida is a small, mostly residential community of Pinellas County. In spite of its size, the Town of Belleair is a full-service community directly providing municipal services to its 4,100 residents. These services include its own utilities such as water generation and distribution, storm-water and solid waste; a full service police department; a parks and recreation department which also services residents of the surrounding communities of Belleair Bluffs, Largo and Clearwater; community development, building permitting and inspection services; and a streets department which builds and maintains *all* of the 44 curb miles of roadways and bridges within its boundaries. Belleair is somewhat unique in that all but three-quarter of a mile of its roadway infrastructure is solely the responsibility of the town as there are no federal, state or county roads or bridges with its jurisdiction

Belleair's Capital Improvement Plan needs inventory includes 10 years worth of infrastructure and roadway projects totaling in excess of \$30 million dollars. As previously mentioned, Belleair is fairly unique in that it does not receive any assistance in maintenance or capital construction from Pinellas County, the State of Florida Highway System or the Federal Highway System. One of the highest priorities among these projects is a failing roadway, Palmetto Road.

Given the town's resources, only small segments of roadway can be reconstructed at a time. This results in a backlog of projects being completed and never being able to meet some critical needs. For years, the town has only been able to afford temporary repairs and filling of

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cracks. The road has now reached a point of degradation which results in roadway and drainage failure, resulting in flooding, structural compromise, and safety issues. The Town of Belleair has identified through a Pavement Condition Index (PCI) study that the roadway and drainage system has been severely degraded. In addition to this, the residents of the town have come forward many times in community forums and commission meetings in order to discuss their concerns with this road and demanding reconstruction. A large majority of the town's population has identified that this road is at a point of critical failure. The town needs your help.

The Town of Belleair plans to completely reconstruct the roadway in 2019. This includes the removal of all compromised infrastructure, from the sub-base of the road to the top asphalt layer and drainage routes. By reconstructing Palmetto Road, the town would improve transportation conditions drastically by reducing the amount of flooding, as well as producing a stable road that has not been degraded. Additionally, the outstanding Florida water body would be improved, as this project would reduce the amount of pollutants and contaminants that would be able to reach the body. Future levels of pollutants would be far lower than if the road remains in the current state. This project would allow the town to complete the other half of Palmetto Road so can be reconstructed at once. Additionally, by completely reconstructing Palmetto Road, the Town of Belleair would be able to maintain, or even improve, current levels of revenue from the large property values tied to the surrounding neighborhoods.

For more information, including technical details, please contact JP Murphy, Town Manager, at (727)647-7483 or at jmurphy@townofbelleair.net. Thank you for your consideration.

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