

**City of St. Petersburg**  
**Public Services & Infrastructure Committee Meeting**  
**July 16, 2020 – 9:25 AM**

Welcome to the City of St. Petersburg City Council Public Services & Infrastructure Committee Meeting. The agenda and supporting documents are available on the City's website at [www.st.pete.org/meetings](http://www.st.pete.org/meetings) or by emailing [city.clerk@stpete.org](mailto:city.clerk@stpete.org).

NOTE: City buildings are closed to the public due to the COVID-19 emergency. Accordingly, the meeting location has been changed from in-person at the Sunshine Center to a "virtual" meeting by means of communications media technology pursuant to Executive Order Number 20-69, issued by the Governor on March 20, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020.

The public can attend the meeting in the following ways:

- Watch live on Channel 15 WOW!/Channel 641 Spectrum/Channel 20 Frontier FiOS
- Watch live online at [WWW.stpete.org/TV](http://WWW.stpete.org/TV)
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  - +1 312-626-6799
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  - +1 301-715-8592
  - +1 346-248-7799

City of St. Petersburg  
**Public Services & Infrastructure Committee**  
July 16, 2020 – 9:25 AM

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Members: Committee Chair Darden Rice, Committee Vice-Chair Amy Foster, Council Chair Ed Montanari, and Council Member Deborah Figgs-Sanders

Alternate: Council Member Robert Blackmon

Support Staff: Jayne Ohlman - City Council Legislative Aide

**1) Call to Order**

**2) Approval of Agenda**

**3) Approval of June 11, 2020 Minutes**

**4) New Business – July 16, 2020**

- a) Continued Discussion of Unused Alleys & Potential Changes to the Vacation Process for Alleyways – *Liz Abernethy*

**Attachments:**

- 1. Unused Alleys Presentation

**Upcoming Meeting Dates & Tentative Agenda Items**

**July 30, 2020**

- a) A Continued Discussion on Potential Amendments to the City's Grease Waste Management Program – *Scott Lewis, John Palenchar*

**August 13, 2020**

TBD

**August 27, 2020**

- a) Presentation on the design and construction plans for the new Sanitation Department facility – *Raul Quintana, Willie Joseph, & Rob Gerdes*
- b) Presentation on the \$36 million Northwest Water Reclamation Improvement Project – *John Palenchar, Maureen Wingfield*

**General Attachments:**

Minutes of the June 11, 2020 PS&I Committee Meeting  
New Business Item Support Material  
Pending and Continuing Referral List

City of St. Petersburg  
**Public Services & Infrastructure Committee**  
**June 11, 2020 Meeting Minutes**  
*Zoom Virtual Meeting*

**Present:** Committee Members – Committee Chair Darden Rice, Committee Vice-Chair Amy Foster, Council Chair Ed Montanari, Council Member Deborah Figs-Sanders, & Council Member Robert Blackmon (Alternate)

**Absent:** None

**Also Present:** Council Member Brandi Gabbard, Council Vice-Chair Gina Driscoll, Assistant City Administrator Tom Greene, City Attorney Jackie Kovilaritch, Assistant City Attorney Heather Judd, SPPD Legal Division Manager Laura Roe, Assistant Chief Mike Kovacsev, City Development Administrator Alan DeLisle, & Economic Development Officer Brian Caper

**Support Staff:** Jayne Ohlman - City Council Legislative Aide

1. **Call to Order** – 9:42 AM
2. **Approval of Agenda** – CM Figs-Sanders moved approval, all members voted in favor
3. **Approval of May 28, 2020 Minutes** – CM Foster moved approval, all members voted in favor.
4. **New Business – June 11, 2020**

**Discuss Potential Revisions to City Code, Which Would Exempt Those Reporting Violence or Trafficking Against Themselves or Others from Violating Ordinance Section 20-120 – Assistant City Attorney Heather Judd, Legal Division Manager Laura Roe & Assistant Chief Mike Kovacsev**

Council Member Foster began with an overview of her new business item, which would amend City Code section 20-120 to exempt individuals reporting violence or trafficking from prosecution. CM Foster noted that the proposed changes do not provide amnesty for sex workers but do provide the necessary protection to allow them to report violence or trafficking against themselves or others. Assistant Chief Mike Kovacsev explained that the police department supports the proposed changes and hopes that the changes will encourage more people to come forward to report violence or trafficking without fear of prosecution.

Assistant City Attorney Heather Judd presented the committee with the proposed changes to section 20-120. In referencing the proposed language: “No person shall be prosecuted under this subsection for reporting a violent crime, including rape, extortion, aggravated battery, robbery, or human trafficking” Ms. Judd noted that in her research, she found that some municipalities use the word “arrest” instead of “prosecution” and asked for the committee and the police department’s input on the use of the word “prosecution” versus “arrest.”

Council Member Figs-Sanders asked Ms. Judd to explain why the proposed language states that a child “shall mean an individual 18 years of age or younger” when in most cases, an individual is no longer considered a child once they turn 18 years old. Ms. Judd explained that the proposed language was based on other municipalities’ definition of “child.” Ms. Judd stated that the language could be changed to “17 years of age or younger” but would like input from PD before making that adjustment. AC Kovacsev responded that PD did not have an issue with the language as currently written.

Council Member Rice asked AC Kovacsev for input on the use of the term “arrest” versus “prosecution” in the proposed language. AC Kovacsev explained that his department does not have a preference but PD legal may have input to provide on the distinction. PD Legal Division Manager Laura Roe cautioned substituting the word “arrest” for “prosecution” and explained that protection from prosecution would inherently protect an individual from arrest in the circumstances described in section 20-120.

Ms. Judd continued with the overview of the proposed changes and noted that proposed changes to related code sections 20-121 “Precursor acts facilitating prostitution unlawful; penalties” and 20-122 “Impoundment of motor vehicles used to facilitate prostitution and drug-related crimes” were included to mirror the changes to section 20-120.

CM Foster made a motion for approval of the potential changes to city code sections 20-120, 20-121, and 20-122 as written. All committee members voted in favor.

**Discussion of a “Contiguous & Open Green Space for Active, Urban Parkland” Requirement in the Upcoming Request for Proposals (“RFP”) for the Master Developer Contract for the 86-Acre Tropicana Field Site – *City Development Administrator Alan DeLisle & Economic Development Officer Brian Caper***

CM Rice began the discussion by explaining that the purpose of the new business item is to memorialize this city council’s commitment to preserving park space for future generations by ensuring the inclusion of a contiguous green space requirement in the upcoming request for proposals (“RFP”) for a master developer for the 86-Acre Tropicana Field Site. CM Rice emphasized that her intent is not to be over-prescriptive or interfere with the RFP process, but to allow council members to discuss and provide input to Administration in a way that is constructive and reflects the city’s commitment to protecting parkland and green space for future generations.

City Development Administrator Alan DeLisle presented the committee with an overview of the conceptual master plans completed by consultants HKS in 2017 and 2018. Mr. DeLisle reminded the committee that there were two master plan scenarios developed, one with a stadium on the site and the other without. The first scenario, with a stadium, identified 9.6 acres of potential park space. While the second scenario, without a stadium, identified 20.5 acres of potential park space, with an additional 4.4 acres of space available under the interstate (I-175).

Mr. DeLisle emphasized that the plans that were produced respected the priorities that the city spent two years gathering from the community and city council. Mr. DeLisle explained that choosing a singular priority to highlight over the others is not recommended. Significant green space is one of the priorities but not without a balanced consideration of job creation, small business development, affordable housing, sustainability, healthy communities, convention space, Booker Creek expansion, the Rays, entrepreneurialism, complete streets, connectivity, and African American heritage. In light of this, the Administration believes the best way to proceed is to issue the RFP and allow developers to put their best plans forward, plans which include significant green space, among the other priorities highlighted by the city and community.

CM Gabbard expressed concern with placing a specific priority over the others expressed by this city council, such as affordable housing, public transportation, and other community benefits. CM Rice explained that the purpose is not to place one priority over the others, but to emphasize that the redevelopment of the Tropicana site is a once in a generation opportunity to preserve open active green space for future generations. CM Rice also noted that unlike the other development priorities for the site, if green space is not articulated as a top priority for the master developer, the opportunity to preserve it may be lost forever. In closing, CM Rice emphasized that if done right, a requirement for “significant green space” could complement economic development, rather than hinder it.

CM Gabbard suggested that the committee compile a list of priorities, similar to what the city council does when listing budget priorities for the upcoming fiscal year. CM Rice explained that while she is not against the suggestion, she does believe that the guiding principles for the Tropicana site development have been well-established by both this city council and the previous council, with extensive public input. CM Rice stated that she would welcome input from other committee members but would like to avoid duplicative work for both council and staff.

CM Figgs-Sanders asked Mr. DeLisle if he could provide the list of the priorities for the Tropicana site redevelopment as a refresher for council members who were not in office when the guiding principles were agreed to.

CM Foster echoed CM Rice’s concerns regarding the list of priorities suggested by CM Gabbard and emphasized that the priorities for the site were the result of a multi-year process that included not only extensive council deliberations but comprehensive community engagement. CM Foster expressed concern that if this city council decided to “re-do” the list of priorities for the Tropicana site development, the community input previously received could be lost.

Council Chair Montanari agreed with CM Rice and CM Foster’s assessment that reopening the discussion of development priorities would risk the significant public input received during the multi-year process. However, Chair Montanari noted that he would like Mr. DeLisle to provide council members with the list of priorities for a refresher; as CM Figgs-Sanders had suggested. Chair Montanari asked when the RFP will be released, and Mr. DeLisle responded that a date has not been decided yet.

CM Rice suggested that the minutes of this committee meeting be included in the material provided to the developers that submit proposals or at the very least, have Administration direct potential master developers to these meeting minutes so that this city council’s commitment to preserving green space cannot be misinterpreted.

***CM Rice adjourned the meeting at 11:31 AM***

**PUBLIC SERVICES & INFRASTRUCTURE COMMITTEE**

**July 16, 2020**

	Topic	Return Date	Referral Date	Prior Meeting	Referred By	Staff	Notes
1	Continued discussion of unused alleys & potential changes to the vacation process for alleyways	7/16/20		6/14/18 (HLUT)	Staff	L. Abernethy M. Dema	
2	A discussion on potential amendments to the City's Grease Waste Management Program	7/30/20	4/4/19	10/24/19	Gerdes	S. Lewis C. Tankersley J. Palenchar	10/24/19 – CM Gerdes requested that staff return to PS&I with a draft ordinance after stakeholder outreach & FDEP review process is completed 4/10/20 – Postponed until July 2020
3	A presentation from staff on the design & construction plans for the new Sanitation Department facility	8/27/20	5/21/20		Montanari	R. Quintana W. Joseph R. Gerdes	
4	A presentation from staff on the \$36 million Northwest Water Reclamation improvement project	8/27/20	5/21/20		Montanari	J. Palenchar M. Wingfield	
5	Presentation by Sanitation Department staff on the progress of the Management Evaluation Study (2019)	10/22/20	3/12/20		Rice (Staff Request)	W. Joseph	
6	Update on the City's Facility Maintenance Plan	6/7/18	6/7/18	5/9/19	Foster, Admin	A. Wender L. Glover- Henderson	9/12/19 – T. Greene indicated staff would like return to PS&I for a check-in once the plan became fully staffed
7	Discussion of an ordinance that will set standards for mechanical noise, such as HVAC systems	4/18/19	4/18/19	9/26/19	Driscoll	L. Abernethy D. Goodwin	9/26/19 – Committee requested staff to explore potential mechanical noise mitigation incentives & return to PS&I to present options.
8	A discussion regarding the process & benefits of live streaming the City Council meetings on Facebook Live for more citizen engagement	5/21/20	5/21/20		Blackmon		
9	<b>Quarterly Report on Grow Smarter Sites</b> a) Port Site b) Innovation District Site c) 800 Block Site d) Police Station Site e) Tropicana Field Site f) Commerce Park Site g) 22 <sup>nd</sup> Street Sites h) Tangerine Plaza Site	2/15/18 3/8/18	2/15/18 3/8/18	3/8/18 5/31/18 9/13/18 6/13/19 11/7/19	Foster Driscoll	A. DeLisle	5/31/18 – Update on Innovation District, Police Station Site, Tropicana Field Site, and Tangerine Plaza Site 9/13/18 – A memo from A. DeLisle was distributed to the committee in lieu of a verbal update on Tangerine Plaza. See minutes of 9/13 for full memo 6/13/19 – Update on Innovation District, Former Police Station Site, & Tangerine Plaza a) Bridges – Staff to bring back analysis of long-term and pedestrian bridge funding. CM Kennedy asked to have noted that between 2021 and 2025 there is a \$50 million shortage on funding for bridges.
10	<b>Capital Improvement Assessment (Maintenance &amp; Hurricane/Tropical Storm Preparedness)</b> a. Bridges b. Reclaimed Water & possible expansion	2/2/17	2/2/17	a. 4/27/17 a. 7/20/17 b. 8/24/17 c. 11/9/17	Kennedy, Gerdes	a. Prayman b. Palenchar c. Prayman d. Prayman	

<p>c. Roads / Sidewalks / Pedestrian Bridges d. Seawalls e. Stormwater f. Potable Water (water quality audit) g. Buildings h. Sewers / Wastewater (if needed) i. New sidewalk planning</p>			<p>d. 3/22/18 d. 11/15/18 e. 7/12/18 f. 7/26/18 (COW)</p>	<p>e. J. Norris f. Palenchar g. Tankersley i. Tankersley, Mory</p>	<p><b>b) Reclaimed Water – Report provided by J. Palenchar. Items b), e), f) &amp; h) are in Integrated Master Plan.</b> <b>c) Roads/Sidewalks – Power point by B. Prayman &amp; J. Norris. Staff to report to committee on updated numbers for annual sidewalk repair &amp; replacement with the numbers based on new technology. Funding for brick streets replacement as a recurring maintenance cost needs to be considered.</b> <b>e) Stormwater – J. Norris updated committee on Stormwater infrastructure, challenges, and ongoing projects.</b> <b>d) Seawalls/Living Shorelines – B. Prayman, C. Frey, &amp; C. Tankersley updated the committee on seawall repairs/replacements &amp; living shoreline projects</b> <b>1/16/20 – Committee requested continued updates in 2020.</b></p>
<p>11 Update on Albert Whitted Airport Master Plan, potential runway expansion, &amp; general operational improvements</p>	<p>Fall 2020</p>	<p>5/17/18</p>	<p>8/9/18 2/13/20</p>	<p>R. Lesniak C. Ballestra</p>	<p><b>8/9/18 – R. Lesniak and C. Ballestra presented the committee with an update on the airport’s runway feasibility study, an economic impact study, and an update on the airport master plan</b> <b>2/13/20 – R. Lesniak, C. Ballestra, &amp; D. DiCarlo (ESA) updated the committee on results from master plan working paper #1 and continued operational improvements at AWA. Staff indicated they would like to return in the Fall to provide further updates.</b></p>
<p>12 Annual Update by Water Resources on Recommendations from the 2017 Management Evaluation &amp; Consent Order Update</p>	<p>January 2021</p>	<p>12/7/17</p>	<p>1/10/19 2/27/20</p>	<p>C. Tankersley J. Palenchar</p>	<p><b>12/7/17 – PS&amp;I to manage the 57 recommendations made by LA Consulting.</b> <b>1/10/19 – C. Tankersley &amp; J. Palenchar updated committee on progress of implementation of the 57 recommendations</b> <b>1/16/20 – Committee decided to add a consent order update in light of the recently submitted Integrated Water Resources Master Plan (IWRMP)</b> <b>2/27/20 – Committee received updates on consent order &amp; 2017 management evaluation recommendations</b></p>
<p>PS&amp;I 2020 Dates: <del>4/16, 4/30, 2/13, 2/27, 5/28, 6/11, 7/16, 7/30, 8/13, 8/27, 9/10, 9/24, 10/8, 10/22, 11/12, 12/10</del></p>					



# Unused Alleys

# PSI Committee

July 16, 2020



# REVIEW OF PREVIOUS DISCUSSIONS

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- Unused alleys can create voids in maintenance, creating areas that are unsightly and attract undesirable activity
- Adjacent property owners are, by code, responsible for ROW maintenance
- Alley vacating procedures

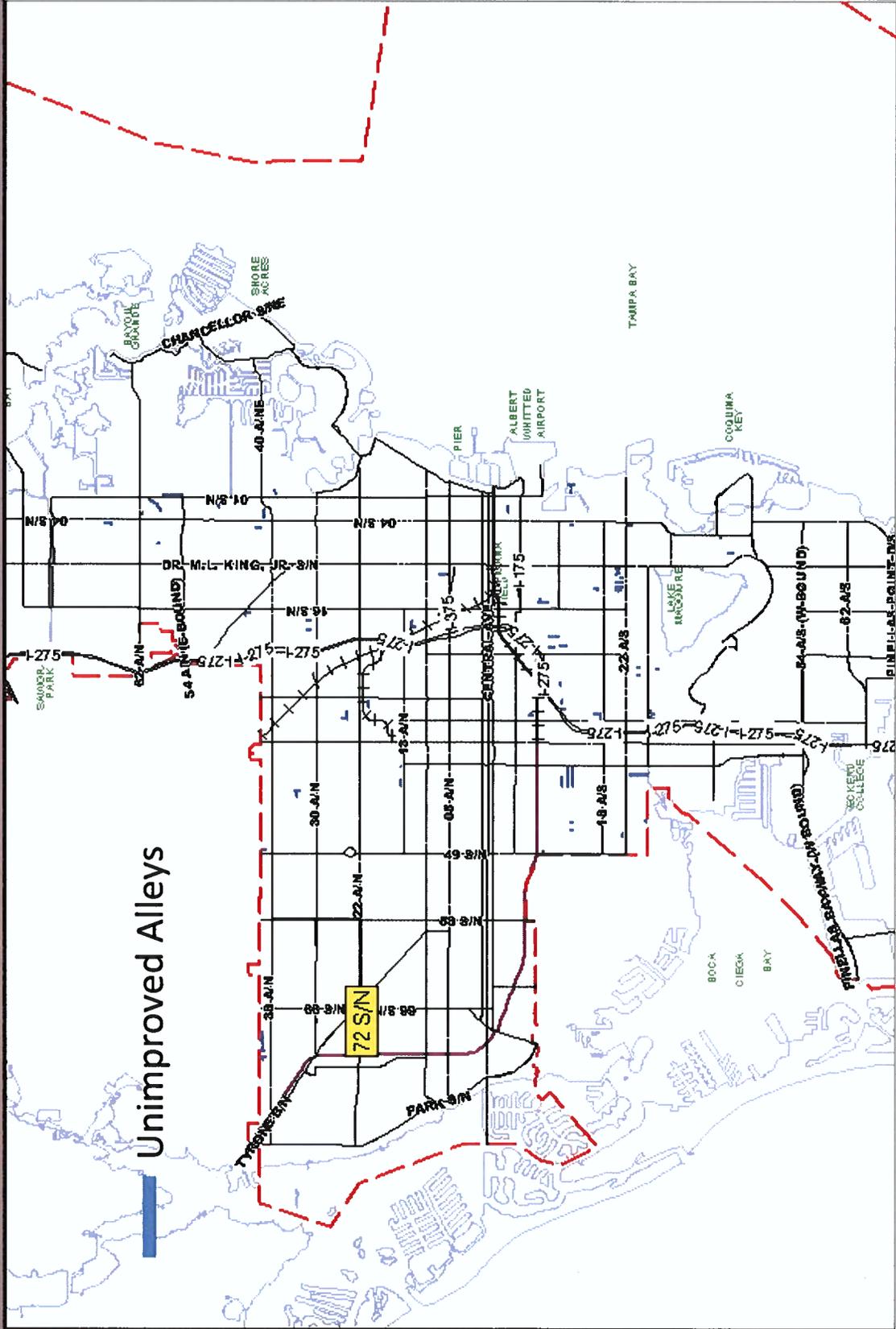


# “UNUSED ALLEY” IDENTIFICATION

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- Not used for property access or by sanitation for trash pick-up: 91 alley segments
- No public utilities – water, sanitary sewer: 14 of the 91
- Partial utilities – 8 of the 91
- No private utilities (electric lines, cable TV, gas, etc.) - unknown

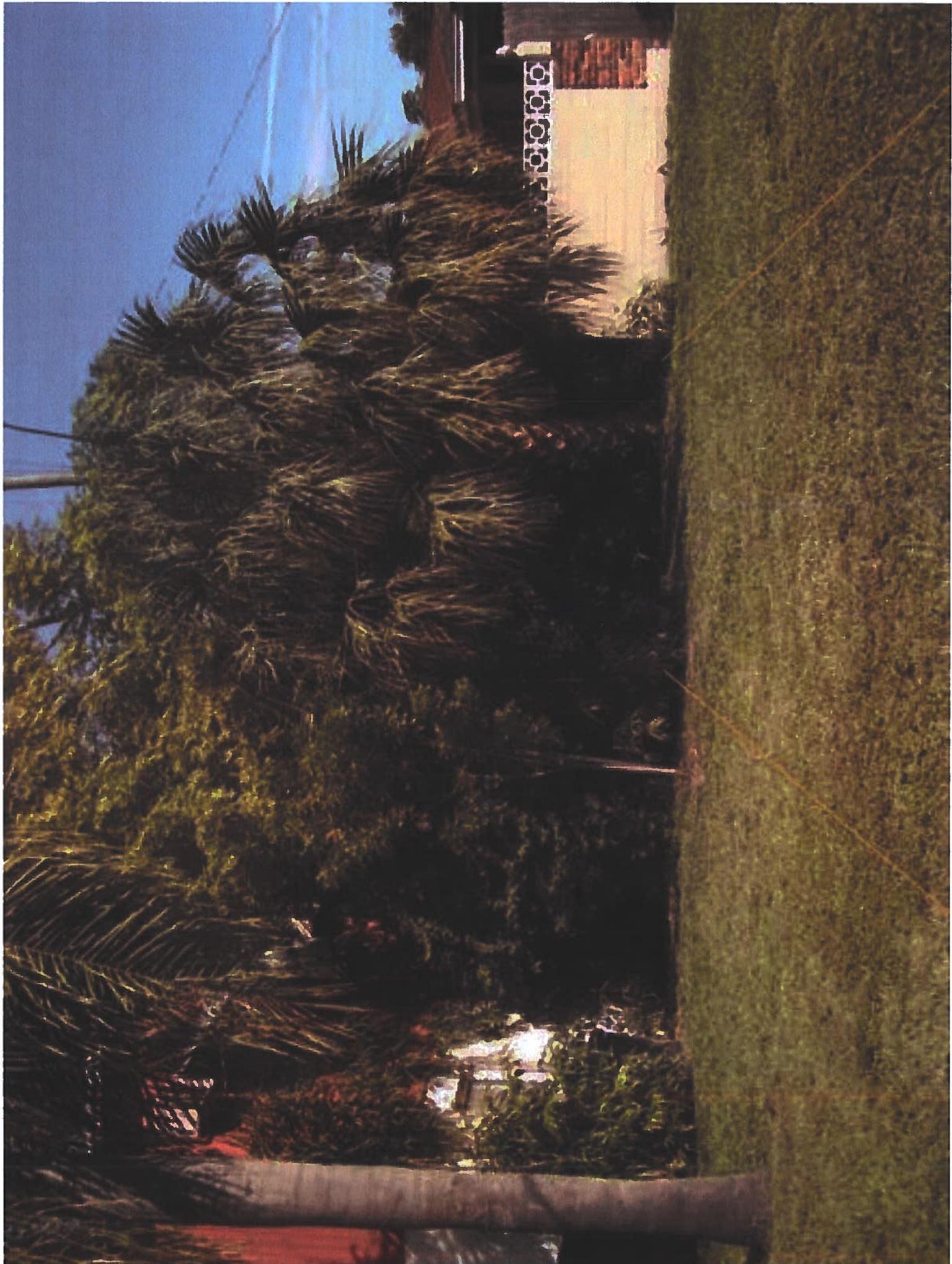




# Unimproved Alleys

- Water Pipe - Current
- Reclaimed Pipe
- Alleys Survey
- Alleys Not Used
- Alleys Used Other
- Alleys Used Sanitation
- Alleys
- Alleys Non-Route
- Alleys Sanitation R
- All Alleys
- Streets
- Major Streets
- Major Street Name
- Interstate
- City Limit
- Base
- Shore
- Railroad
- Railroad
- Pinellas Trail
- ...
- Zoning Districts











# REVIEW OF PREVIOUS DISCUSSIONS

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## Committee request

- ✓ Provide options for a pilot program in a designated neighborhood(s) and evaluate feasibility and time constraints of such a program



# REVIEW OF PREVIOUS DISCUSSIONS

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## Other issues addressed

- ✓ Research options to streamline vacation process
- ✓ Possibility of agreement between property owners to move fences
- ✓ City installation of fences at residents expense
- ✓ Placement of lighting in alleys
- ✓ Program to fund one time cleaning of alleys



# REVIEW OF PREVIOUS DISCUSSIONS

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- Improve maintenance of “unused” alleys through community information and code enforcement process
- Enforce maintenance standards on a complaint basis
- Community information program includes:
  - Property owner information piece for web page
  - Neighborhood Association newsletters
  - Email distribution
  - Direct mailing to properties adjacent to “unused” alleys



# ALLEY VACATION PROCESS

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- Property owners have erected fences blocking many of these unused alleys



# ALLEY VACATION PROCESS

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- Alley vacation requires owners of 51% or more of the linear frontage to sign petition
- City Council may initiate alley vacations regardless of support
- Most alleys have utilities that must be protected with an easement if ROW is vacated
- Easement placement is difficult when multiple property owners are involved - all must sign
- Initial application fee \$1,000
- Additional survey and utility dedication fees
  - \$1,100 additional per property



# DEPARTMENT COMMENTS

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- Codes prefers to engage in community information and enforcement processes
- Police prefers to have alleys remain open for access purposes
- Fire prefers to have alleys remain open for access purposes
- Water Resources prefers alleys (ROW) to easements for maintenance access to buried utilities



# WATER RESOURCES COMMENTS

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## **Water Resources: Concerns related to any request for vacation where city utilities are present**

- Buried utilities in easements have a higher risk of failure and are significantly more difficult to maintain
- Vacation of alleys with buried utilities will be a significant detriment to the utility system
- The needs of the neighbors and the needs of the utilities are the same – protection of property and access to assets.
- Both of these needs can be met through keeping the alleys open to view, clear of obstructions, and accessible.



# DISCUSSION

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- Pursue alternative options to address concerns related to maintenance and security
- Fences/improvements will need to be relocated
- City initiated vacation of 14 alleys without water/sewer

