INDIAN SHORES

TOWN COUNCIL WORKSHOP MINUTES
TUESDAY, JULY 13, 2021, BEGAN AT 4:00 P.M.
INDIAN SHORES MUNICIPAL, CENTER 4TH FLOOR

The Workshop convened at 4:00 P.M.

Those present: Mayor Patrick C. Soranno, Vice Mayor Mike Hackerson, Councilor Mike Petruccelli, Councilor Diantha Schear, Councilor Bill Smith, and Town Attorney Regina Kardash.

Also present: Town Administrator Bonnie Dhonau, Town Clerk Freddie Lozano, Building Official Neal Mazzei, Interim Town Engineer Jerry Dabkowski, Fire Commissioner Larry Schear, Planning, Zoning and Building Committee Members Candiss Rinker, Claudia Riva, and Roland Goerner.

Those absent: None.

ITEM #   AGENDA ITEM

1.0 **Consideration of approving the Town Council Workshop Agenda for July 13, 2021.**

Motion by **Councilor Smith** – seconded by **Councilor Schear** to approve the Workshop agenda for July 13, 2021. **All ayes. Motion carried 5-0.**

2.0 **Comments from the public on any agenda item.** None

3.0 **Discussion on potential 40-year Building Safety Inspection Program.**

Discussions are being held at the local, county, and state levels regarding the recent event at Surfside, Florida and the Building Safety Inspection Program.

Patrick C. Soranno	Mike Hackerson	Diantha Schear	Michael (Mike) Petruccelli	William F. (Bill) Smith
Mayor	Vice Mayor	Councilor	Councilor	Councilor
Bonnie Dhonau	Richard (Rick) Swann	Susan L. Scrogham	Freddie G. Lozano	Regina Kardash, Esq.
Town Administrator	Chief of Police	Director of Finance and Personnel	Town Clerk	Town Attorney

This discussion is appropriate as there are buildings in Town that are a little over 40 years old and some that are getting close to reaching 40.

Special threshold inspectors inspect buildings that are over three stories in height for new construction or repair. The inspectors develop a plan to remediate any code violations or issues that are determined to be a threat to the life, health, and safety of the inhabitants or to the neighboring properties. By law, the owner or association bears all inspection costs.

Fire Commissioner Schear provided an overview of the fire inspection process done annually. He mentioned that their inspectors do not have the authority to enter the premises unless given permission by the owner.

Ms. Riva has been hearing that mortgage companies are going to ask for some sort of assurance that the building is in good standing. Real estate companies are already putting addendums in their contracts to protect themselves from being held responsible for anything major that happens with the building. Older buildings will become less valuable than the newer buildings that are built by today's standards.

Mayor Soranno asked how an inspection is initiated if a building is need of repair unless an inspection is done.

Attorney Kardash replied that the inspectors would need the owner's permission to enter the premises for active work permits. It is the inspector's duty to report any code violations that they may notice while on premise. She will look into whether the Town can mandate inspections.

Conversation ensued on condominium reserves and reserve studies.

Council consensus was reached to continue monitoring as we wait for State guidelines to determine how to move forward.

4.0   **Council members' comments on any subject.**

Councilor Schear reported that a maximum of 157 seating for the Holiday Party was approved by the Fire Department that she will pass along to the ISPOA (Indian Shores Property Owners Association). This includes the number of staff that may attend. ISPOA will vote on whether they would like to combine their party with the Town Staff and Volunteer Party at their upcoming meeting. A musical band has been secured.

Councilor Petruccelli thanked the staff for their staff work with Hurricane Elsa.

5.0   Workshop adjournment.

4:39 P.M.

Freddie Lozano
Town Clerk