

City of Clearwater

*Main Library - Council Chambers
100 N. Osceola Avenue
Clearwater, FL 33755*



Meeting Minutes

Thursday, May 1, 2025

6:00 PM

Main Library - Council Chambers

City Council

Roll Call

Present: 5 - Mayor Bruce Rector, Vice Mayor Lina Teixeira, Councilmember David Allbritton, Councilmember Ryan Cotton and Councilmember Michael Mannino

Also Present: Jennifer Poirrier – City Manager, Daniel Slaughter – Assistant City Manager, David Margolis – City Attorney, Rosemarie Call – City Clerk and Nicole Sprague – Deputy City Clerk.

To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.

1. Call to Order – Mayor Rector

The meeting was called to order at 6:00 p.m.

2. Invocation – Father Bob Swick from St. Francis of Assisi Old Catholic Church

3. Pledge of Allegiance

4. Approval of Minutes

- 4.1 Approve the April 17, 2025 City Council meeting minutes as submitted in written summation by the City Clerk.

Vice Mayor Teixeira moved to approve the April 17, 2025 City Council meeting minutes as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

5. Consent Agenda – Approved as submitted, less Item 5.5.

- 5.1 Approve a Contract for the Purchase of 1.2 acres of real property located at 2998 Lake Vista Drive Clearwater, FL 33759 as recorded in County O.R. Book 22911 Page 2161 therein the Public Records of Pinellas County, FL (Parcel Identification Number 08-29-16-00000-410-0100) by the City of Clearwater Parks and Recreation Department from Rachael Anne Brinson at the purchase price of \$450,000.00 plus anticipated closing costs of up to \$3,500 yielding a total expenditure not to exceed \$453,500.00 and authorize the appropriate officials to execute same. (consent)
- 5.2 Authorize Parks and Recreation Department staff to request an amendment to the approved Florida Recreation Development Assistance Program (FRDAP) project grant agreement removing the dock from the project and requesting that the funds be used to widen the sidewalk along the west side of Edgewater Drive as part of the renovations and

improvements of Edgewater Drive Park, 1923 Edgewater Drive and authorize the appropriate officials to execute same. (consent)

- 5.3** Approve a proposal from Construction Manager at Risk (CMAR) J. Kokolakis of Tarpon Springs, FL., for Harbor Marina - North and South Basins - Temporary Chaining (23-0030-MA) in the amount of \$133,253, pursuant to Request for Qualifications (RFQ) 51-24, and authorize the appropriate officials to execute same. (consent).
- 5.4** Approve FDOT Construction Agreement (2024-C-799-00018) for construction of sidewalk and Right-of-Way (ROW) improvements in FDOT ROW for the New City Hall project (22-0019-EN) and authorize the appropriate officials to execute same. (consent)
- 5.5** Authorize Purchase Orders to BOS Tampa to provide furniture for the New City Hall (22-0019-EN) and MSB Renovations (23-0035-EN) projects in the not to exceed amount of \$2,300,000.00 pursuant to Clearwater Code of Ordinances Section 2.563 (1)(c), Piggyback. and 2.563(1)(d), Non-competitive purchase (impractical), and authorize the appropriate officials to execute same. (consent)

See below.

- 5.6** Approve the Department of the Army Consent to Easement to Use Corps of Engineers Right-Of-Way for the Beach Marina Replacement and authorize the appropriate officials to execute same. (consent)
- 5.7** Declare list of vehicles and equipment surplus and authorize disposal through auction pursuant to Clearwater Code of Ordinances Section 2.623(6) and (8) and authorize the appropriate officials to execute same. (consent)
- 5.8** Ratify and confirm an increase of \$100,000 and an additional \$225,000 to purchase order with WEX Bank of Portland, ME for fleet fuel card services in a cumulative not-to-exceed amount of \$325,000.00 bringing the total amount to \$1,059,800.00 for initial term ending December 31, 2025, pursuant to Clearwater Code of Ordinance Section 2.563(1)(c) Piggyback purchasing. (consent)
- 5.9** Schedule a special work session on Wednesday, August 6, 2025 at 10:00 a.m. and special council meetings on Wednesday, September 3, 2025 at 6:00 p.m. and Wednesday, September 17, 2025 at 6:00 p.m. (consent)
- 5.10** Reappoint Kevin Laughlin to the Marine Advisory Board with a term expiring March 31, 2029 and appoint John Renton with a term expiring April 28, 2029. (consent)

Councilmember Allbritton moved to approve the Consent Agenda, less Item 5.5, and authorize the appropriate officials to execute

same. The motion was duly seconded and carried unanimously.

- 5.5** Authorize Purchase Orders to BOS Tampa to provide furniture for the New City Hall (22-0019-EN) and MSB Renovations (23-0035-EN) projects in the not to exceed amount of \$2,300,000.00 pursuant to Clearwater Code of Ordinances Section 2.563 (1)(c), Piggyback. and 2.563(1)(d), Non-competitive purchase (impractical), and authorize the appropriate officials to execute same. (consent)

The City received four furniture package quotes from American Interiors, BOS, Empire, and Workscapes. After shortlisting Workscapes and BOS, BOS was selected based on lower pricing and superior quality. The proposed furniture line, Haworth, is recognized as “Forever” furniture, offering long-term flexibility with ability to expand and replace components for years to come. Comparable to building blocks, the Haworth line is both versatile and durable, ideal for long-term use and easy reconfiguration by the City as needed. BOS agreed to hold their pricing for over two years, well beyond typical industry standards, to support both the Fall 2025 MSB move-in and the August 2026 New City Hall staff move-in.

City staff gained significant knowledge working in lower cubical configurations over the past few months and identified opportunities to improve productivity through minor adjustments to the original furniture. Based on this feedback, the City is refining the quotes to include additional allowances for these modifications. Staff is actively reassessing opportunities to incorporate additional reusable furniture items, which may result in quantity adjustments.

Cost saving efforts include reuse of many existing desk chairs, Customer Service lobby seating, and select office furniture at the MSB, as well as the city purchasing furniture directly to avoid CMAR fees and benefit from tax savings.

The BOS proposal currently estimates \$756,149.48 for City Hall and \$1,444,841.50 for the Municipal Services Building (MSB). While both proposals include a “Finish Allowances and Adjustments for City Refinements” line item, staff is requesting an additional 4.5% (\$99,009.02) to cover any unforeseen adjustments prior to staff occupancy. This brings the total proposed amount to \$2,300,000.00.

The BOS proposal is based on Florida State Contract #56120000-24-NY-ACS, Furniture, All Types, valid through December 1, 2028. Additional discounts have been provided by BOS on several line items. BOS is an authorized dealer for Haworth, VIA Inc., JSI Inc., Affordable Interior Systems, OFS Brands, and Humanscale Corp. While a small portion of the requested furniture (approximately 11% for open market items, freight and installation) is not covered under the State Contract, competitively bidding those items separately

is considered impractical due to their relatively low value, combined freight and installation costs, volume pricing discounts, and the benefits of working with a single supplier and project manager to ensure streamlined installation and warranty support.

Furniture installation is anticipated to take approximately two months for each location, with a phased move-in for MSB staff, prioritizing staff currently working in leased spaces.

An administrative change order with Ajax Builders will be processed to deduct the furniture allowance from the City Hall GMP. The City Hall GMP included an allowance of \$750,000. Furniture was not included in the MSB GMP.

APPROPRIATION CODE AND AMOUNT:

ENGF220001-CONS-CNSTRC \$790,161.08

ENGF230001-CONS-CNSTRC \$1,509,838.92

Funding is available in Capital Improvement Projects, ENGF220001, New City Hall and ENGF230001, MSB Renovations, to fund the purchase orders. These are funded by General Fund Revenues.

STRATEGIC PRIORITY:

The City Hall and MSB Renovations project supports the five strategic priorities below. The new City Hall facility, a 2-story 40,303 square foot building on a 1.68-acre site, creates a streamlined government service center, adjacent to Clearwater Police headquarters, Municipal Services Building (MSB) and city parking garage, to provide improved customer service and efficient use of existing facility space with the pending MSB renovations. The City Hall project is expected to achieve LEED Silver certification with the US Green Building Council, the first built by the City of Clearwater. Relocating City Hall to this site sparked development of the bluff waterfront with proposed apartments, commercial space and hotel expected to break ground in 2025. The project includes enhanced indoor air quality strategies, energy reduction and metering, daylighting, photovoltaics, EV charging stations, rainwater gardens, reduced heat island effect, outdoor water use reductions, Florida native plants, walkability, and access to public transit.

One individual spoke in opposition.

Councilmember Mannino moved to authorize Purchase Orders to BOS Tampa to provide furniture for the New City Hall (22-0019-EN) and MSB Renovations (23-0035-EN) projects in the not to exceed amount of \$2,300,000.00 pursuant to Clearwater Code of Ordinances Section 2.563 (1)(c), Piggyback. and 2.563(1) (d), Non-competitive purchase (impractical), and authorize the

appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6. City Manager Reports – None.

7. City Attorney Reports – None.

8. Closing comments by Councilmembers (limited to 3 minutes)

Councilmember Cotton requested a discussion item regarding establishing individual councilmember budgets for ticketed events. He said he thought it was important that the Mayor and Councilmembers are out in the community and suggested establishing a framework to address Council's plus one as part of the budget process.

Councilmember Allbritton said that Citizens to be Heard was removed from the council meeting agenda because of a group of unruly individuals who used the meetings to monetize their websites. Council decided to hold town hall meetings in different neighborhoods to receive public comments. He said Tuesday's town hall meeting was intended to be a forum for citizens to voice concerns about their neighborhood. The forum was disrupted by a group of self-proclaimed First Amendment Auditors and their unruly behavior created a tense atmosphere that prompted some community members to leave the meeting early out of concern for their safety and it does not appear the unruly individuals are going to stop. He requested consideration to 1) bring back Citizens to be Heard regarding items not on the agenda and limiting that portion of the agenda to individuals who live, own property, or own a business within Clearwater city limits, 2) require individuals to preregister, and 3) require cameras of meeting attendees be limited to a specific area, similar to the media. He said the preregistration process may require special software but should provide the City Clerk ample time to confirm the credentials provided. He said the city of St. Petersburg and Pinellas County require pre-registration.

Vice Mayor Texeira offered her sympathy and prayers to those affected by the boating accident that recently occurred, condolences to the family of Jose Castro, and heartfelt thanks to the first responders and staff who acted swiftly and with dedication. She encouraged all to support the Clearwater Marine Aquarium, which is still dealing with the aftermath of hurricanes Helene and Milton, on May 10, 2025 at the Oceania Couture Fashion Performance.

9. Closing Comments by Mayor

Mayor Rector offered his sympathy to those affected by the boating accident. He said there is a lot of misinformation regarding what happened that night but wanted all to know that the Clearwater Fire Department and Clearwater Police Department have completed their role in the matter and that the Florida Fish and Wildlife Commission is in charge of the investigation. Mayor Rector thanked the Brinson Family, Clearwater residents who have donated several properties to the city over the years, for their years of commitment and support.

10. Adjourn

The meeting adjourned at 6:19 p.m.

Attest

Mayor
City of Clearwater

City Clerk