

# City of Clearwater

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



## Meeting Minutes

**Thursday, June 18, 2020**

**6:00 PM**

**Main Library - Council Chambers**

**City Council**

## Roll Call

**Present:** 5 - Mayor Frank Hibbard, Councilmember Hoyt Hamilton, Vice Mayor David Allbritton, Councilmember Mark Bunker and Councilmember Kathleen Beckman

**Also Present:** William B. Horne II – City Manager, Micah Maxwell – Assistant City Manager, Michael Delk – Assistant City Manager, Pamela K. Akin City Attorney, and Rosemarie Call – City Clerk.

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

### ***Unapproved***

#### **1. Call to Order – Mayor Hibbard**

*The meeting was called to order at 6:00 p.m. in Council Chambers at the Main Library.*

#### **2. Invocation – Rev. Pat Harney from Church of Scientology**

#### **3. Pledge of Allegiance**

#### **4. Special recognitions and Presentations (Proclamations, service awards, or other special recognitions. Presentations by governmental agencies or groups providing formal updates to Council will be limited to ten minutes.) – Given.**

##### **4.1 June Service Awards**

*The May/June 2020 Team Award was presented to the Morningside Recreation Lifeguard Team: Jonathan House, Camron Gasky, Noah Barker, William Armstrong and Dannah Fuller*

##### **4.2 Salvation Army Presentation - Major Morris and Theresa Hibbard**

##### **4.3 World Elder Abuse Awareness Day Proclamation, June 15, 2020 - Stacie Bolen, Area Agency on Aging of Pinellas and Pasco**

#### **5. Approval of Minutes**

##### **5.1 Approve the minutes of the June 4, 2020 City Council Meeting as submitted in written summation by the City Clerk.**

**Vice Mayor Allbritton moved to approve the June 4, 2020 City Council Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.**

**6. Citizens to be heard re items not on the agenda**

*Rebecca Kaye expressed concerns regarding the beach parking rates that were recently increased and requested consideration to provide beach area employees dedicated parking area.*

*Daniel Holuba said the Mayor thinks Clearwater needs an economic driver in Downtown; there is one at the Ft. Harrison Hotel. He said Downtown has a terrible stigma that is well deserved and will not be overcome by a foolish video of servers dancing in the street. He expressed his opposition to the new Downtown Restaurant Aid Program; he said the \$150,000-voucher program will not change Downtown. He opposed continued efforts to supplement failing businesses in Downtown.*

**7. Consent Agenda – Approved as submitted.**

- 7.1** Approve an increase to Purchase Order No. 19000957 with Chesapeake Utilities Corp d/b/a Marlin Gas Services, LLC, in the amount of \$115,000, to provide portable natural gas service and authorize the appropriate officials to execute same. (consent)
- 7.2** Award a Purchase Order to Chongqing Arlau Civic Equipment Manufacturing Co. Ltd. for outdoor site furnishings in the not-to-exceed annual amount of \$250,000 with two one-year extension options at the City's discretion and authorize the appropriate officials to execute same. (consent)
- 7.3** Authorize an agreement between the City of Clearwater and the Bureau of Business Enterprise (BBE), Division of Blind Services, for a three-year period, with an option to renew for one additional three-year period, to provide employees and city facility patrons with snack vending services and authorize the appropriate officials to execute same. (consent)
- 7.4** Approve Engineer of Record (EOR) Work Order to McKim and Creed, Inc., in the amount of \$148,614 for Lift Station 25 Force Main Replacement (20-0017-UT), and authorize the

appropriate officials to execute same. (consent)

- 7.5** Approve a purchase order to Parkmobile of Atlanta, Ga, for reimbursement of transaction fees for mobile parking in an amount not to exceed \$221,060 from July 9, 2020 through January 31, 2023, pursuant to Clearwater Code of Ordinances Section 2.564 (1)(d), other Governmental Contracts, and authorize the appropriate officials to execute same. (consent)
- 7.6** Authorize a purchase order to Trojan Technologies of London, Ontario, Canada, for Salsnes Filter replacement parts and services, in the annual amount of \$150,000.00 with the option for two, one-year extensions, pursuant to Clearwater Code of Ordinances Section 2.564 (1)(b) Sole Source, and authorize the appropriate officials to execute same. (consent)

**Councilmember Hamilton moved to approve the Consent Agenda as submitted and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.**

### **Public Hearings - Not before 6:00 PM**

## **8. Administrative Public Hearings**

- 8.1** Declare as surplus, 66.30 acres MOL of the 78.52 acres MOL known as the Landings Golf Course located at 1875 Airport Drive, Clearwater, for the purpose of development and ground lease of the site for a light industrial center. (APH)

The subject property is city-owned land currently operating as The Landings Golf Course. The zoning and land use is designated Open Space/Recreation (OS/R). In total, the site is 78.52 acres MOL and is bounded by N. Keene Rd to the West, Airport Dr. to the South and adjacent to Clearwater Airpark which is both East and North of the property.

The proposed project envisions construction of a multi-building industrial center comprised of 750,000 +/- SF Class A rentable space on 66.30 acres MOL.

The remainder of the property, approximately 12.22 acres, is not part of this surplus request. This southern portion is proposed to remain as recreational use and the city anticipates entering into a lease agreement with the current golf course operator. The operator envisions the construction and operation of an Aqua Golf Driving Range.

City Council authorized staff at the May 21, 2020 council meeting to move

forward with the necessary steps to obtain approval for the redevelopment of The Landings Golf Course site as a light industrial center. One of the initial steps to move forward with the site redevelopment and ground lease is for City Council to declare surplus 66.30 acres MOL of the Landings Golf Course.

*Eight individuals spoke in opposition.*

*One individual spoke in support.*

*One eComment opposing Item 8.1 was submitted; the City Clerk read the comment into the record (see page 16).*

*In response to questions, the City Attorney said the purpose of the referendum is to allow the City to lease property for other than OSR. There will be a number of steps taken; the first step is the declaration of surplus. The term sheet and discussion of the referendum question is on the agenda tonight. If the referendum passes, the City will need to change the land use and zoning, which will need to go the county, state and city. If any one of those fail, there is no project. Bids are not required for leases. She said the developer approached staff with the project, which was consistent with the economic development plan adopted in 2011, and staff brought Council a negotiated agreement. The proposed site was identified in the approved economic development plan for potential light industrial/IRT use.*

*Discussion ensued with comments made that Clearwater residents will make the final decision and determine if the project proceeds, that the project will diversify the economy and create a lot of direct jobs and that golf courses are in decline nationwide. Concerns were expressed that there is insufficient time to educate the public, that many residents have expressed their opposition to the project and that the decision to surplus green space cannot be reversed once taken.*

**Councilmember Hamilton moved to declare as surplus, 66.30 acres MOL of the 78.52 acres MOL known as the Landings Golf Course located at 1875 Airport Drive, Clearwater, for the purpose of development and ground lease of the site for a light industrial center. The motion was duly seconded and carried with the following vote:**

**Ayes:** 4 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton and Councilmember Bunker

**Nays:** 1 - Councilmember Beckman

## **9. City Manager Reports**

### **9.1 Approve term sheet for Harrod Properties, Inc.**

Staff is seeking approval of proposed term sheet for the lease and redevelopment 57.11 acres MOL. The property is currently addressed at 1875 Airport Drive in Clearwater.

*Economic Development and Housing Director Denise Sanderson said Harrod Properties (Tenant) has agreed to construct the park that will include water features, perimeter sidewalks, and other limited amenities that may be recommended by the city Parks and Recreation Director. The Tenant will pay the City the cost to maintain the park area, which has yet to be determined. Ms. Sanderson said the height of the proposed building will be limited, by city code, to no more than 50 ft., however the Tenant has indicated their buildings average 32-40 ft. in height. The park will be constructed during phase 1, which will begin upon receipt of the building permit for the first building; phases 2 and 3 will begin no later than 3 and 6 years respectively from the beginning of phase 1.*

*In response to questions, Ms. Sanderson said the developer will receive a \$1.7 million-credit for grading and a \$300,000-credit for debris removal in the third phase. It is typical for a property of this size to be construction ready; the site is not shovel ready. From a competitive perspective, staff believes it is appropriate to offer the credits to offset what would otherwise be the City's responsibility. She said Harrods will be obligated to develop a certain amount of square footage on the site; the number of buildings may change depending on tenant demand. Harrods has a strong record of attracting businesses in the industry they specialize. The City Attorney said concerns regarding self/outdoor storage can be addressed in the lease when finalized, which staff anticipates bringing that to Council prior to the referendum. The lease will be subject to referendum and subject to the zoning and land use changes.*

**Vice Mayor Allbritton moved to approve term sheet for Harrod Properties, Inc. The motion was duly seconded and carried with the following vote:**

**Ayes:** 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker

**Nays:** 1 - Councilmember Beckman

**9.2** Discussion and direction on referendum question regarding The Landings golf course.

*The City Attorney said staff recommends the referendum question not say Harrod properties. Council is not approving the referendum question tonight.*

*In response to questions, the City Attorney said the proposed question has 72 words. The agreement would articulate the allowable uses under IRT. If the referendum does not pass, the agreement is gone. If Council directs that self storage is not permissible, the restriction could be addressed in the lease agreement.*

*Staff was directed to include language that encompasses associated uses that are allowed in the zoning.*

*Two comments supporting the referendum were submitted electronically and were read into the record by the City Clerk (see pages 19 and 20).*

*The Council recessed from 7:55 p.m. to 8:06 p.m.*

**9.3** Provide staff direction regarding the elimination of the Level 5 addition to the Clearwater Main Library.

Elimination of the level 5 addition will result in an estimated reduction of \$4,966,227 to the Main Library project bringing the new proposed total for the Main Library project to \$3,849,497. Staff seeks to continue design and pricing for interior renovations, shade structure and amenities for existing rooftop terrace, along with the proposed Level 1 and 2 enhancements that will allow for activation with the Imagine Clearwater project.

*Assistant City Manager Michael Delk reviewed council direction from Monday's work session and said it was to take a more measured approach to the redevelopment of the library and Council's priority was a more prudent fiscal responsibility as to the improvements to the Main Library. The conclusion was an appropriate integration of the renovation*

*of the first floor of the library to connect and function interactively with the park redevelopment. He requested council confirmation on the direction to finalize the project specific to the library and to make sure it is successfully integrated into the park redevelopment.*

*In response to questions, Mr. Delk said the elimination of the 5th floor addition is almost \$5 million, which is over half the value of the proposed improvements to the library. He said the intention is to move the entire project closer to where the city wants to be in terms of the financial resources; it is important to prioritize the improvements and have the project match the resources in a way council, staff and the community is comfortable with. He said the consultants identified roof improvements that could be done outside the addition of an entire floor and they will devise a project for the improvements.*

**Vice Mayor Allbritton moved to approve the direction regarding the elimination of the Level 5 addition to the Clearwater Main Library. The motion was duly seconded and carried unanimously.**

**9.4 Provide staff direction regarding the repositioning of the performance venue to option C as presented to Council at the June 16, 2020 Imagine Clearwater Work Session.**

*Allow staff to work with consultants to conclude the revision of the park design layout to accommodate repositioning of park elements.*

*Assistant City Manager Michael Delk said staff identified council consensus to redesign Coachman Park, with a prioritization of the amphitheater programming and relocating the amphitheater to the northern third of the property, which eliminates the bifurcation of the park between the Drew Street and Pierce Street areas. The change will emphasize the northern end of the property with the amphitheater and 4,000 covered seats. Based on the work session discussion, Council wishes to retain many of the amenities from the current Imagine Clearwater plan that can be preserved on the south end, to the extent possible. Staff requests council to confirm the construction of a 4,000-seat amphitheater at the north end of the park. Staff will retain a grand plaza area and evaluate individual features in the current Imagine Clearwater plan and retain those that fit and function with the remaining park area. He said staff will vet the implemented features with Council throughout the process.*

*In response to questions, Mr. Delk said the estimated cost for the canopy and infrastructure is \$6.2 million.*

*Comments were made that the number of day events has not been determined yet; that scheduled events could include art shows, farmers markets, sports tourism events and food festivals and that the canopy provides shade and program flexibility. It was stated that the City should save the \$6.2 million.*

**Councilmember Bunker moved to go forward without the canopy. The motion was duly seconded.**

*Discussion ensued with comments made that the seating will be removed when there are no scheduled events and the canopy will provide programming options, the size and cost of the canopy were vetted by the previous council, that there will be a maintenance cost associated with the park and the venue is the only area in the park that could provide a revenue through a naming rights opportunity.*

*In response to questions, the City Manager said the City was approached by Live Nation, AEG and Ruth Eckerd Hall regarding the entertainment venue and each highlighted that the boutique event venue is where the industry is heading. The number of seats and canopy reflect what is needed.*

*Fifteen individuals supported Option C.*

*Five individuals spoke in opposition.*

*One individual supported Option B.*

*One individual expressed concern that the performance venue will not attract people to downtown and questioned if the park's financial plan is understandable to all in the community.*

*Three eComments opposing Item 9.4 were received electronically and read into the record by the City Clerk (see pages 17 and 23).*

*One email opposing Item 9.4 was read into the record by the City Clerk (see page 22).*

*Three emails supporting Item 9.4 were received electronically and read into the record by the City Clerk (see pages 25 - 28)*

**The motion was withdrawn.**

**Councilmember Beckman moved to change the size of the performance venue, to be consistent with Duncan Webb, no more than 3,000 seats. The motion was duly seconded and failed with the following vote:**

**Ayes:** 2 - Councilmember Bunker and Councilmember Beckman

**Nays:** 3 - Mayor Hibbard, Vice Mayor Allbritton and Councilmember Hamilton

**Councilmember Hamilton moved to approve Item 9.4, with 4,000 seats. The motion was duly seconded and carried with the following votes:**

**Ayes:** 4 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton and Councilmember Bunker

**Nays:** 1 - Councilmember Beckman

**9.5 Amend the City's fiscal year 2019/20 operating and capital improvement budgets at mid year and pass Ordinances 9394-20 and 9395-20 on first reading.**

The fiscal year 2019/20 operating and capital improvement budgets were adopted in September 2019 by ordinances 9323-19 and 9324-19. Section 2.521 of the City's Code of Ordinances requires the City Manager to prepare a quarterly report detailing income, expenditure estimates, collections, the explanation of significant variances, as well as the financial status of all capital improvement projects.

**Councilmember Hamilton moved to amend the City's fiscal year 2019/20 operating and capital improvement budgets at mid year. The motion was duly seconded and carried unanimously.**

**Ordinance 9394-20 was presented and read by title only. Vice Mayor Allbritton moved to pass Ordinance 9394-20 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ordinance 9395-20 was presented and read by title only. Councilmember Hamilton moved to pass Ordinance 9395-20 on**

**first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker and Councilmember Beckman

**9.6 Accept Clearwater Gas System (CGS) Fiscal Year 19/20 Dividend to the City General Fund and request a transfer back of \$250,000 to the CGS Operating Fund to provide additional funds for the Clearwater Neighborhood Expansion Program (CNEP). (consent)**

By City Council policy, CGS commits to pay an Annual Dividend of at minimum \$1,700,000 to the City's General Fund. After the City books close for the year, the Gas System calculates the Annual Adjusted Dividend payment to return ½ of its annual Net Income less debt service interest as a dividend to the City in the following year. CGS' financial performance for Fiscal Year 18/19 exceeded its plan; therefore, CGS will actually pay a Fiscal Year 19/20 dividend of \$4,277,329, an increase of \$2,577,329 above the minimum annual dividend payment to the City, which is an increase of \$1,777,329 above the original Fiscal Year 19/20 budget of \$2,500,000.

Also, the Council has approved in past years to re-direct a portion of the CGS excess Dividend payments, when this is available, back to the CGS to accomplish certain citizen-beneficial services, in this case namely the Clearwater Neighborhoods Expansion Program (CNEP). As of March 31, 2020, the City has invested \$1,557,845 in this program to provide gas mains and services into Countryside, Coachman Ridge, and a number of up to 300-foot extensions throughout the City amounting to 19.6 miles of gas main and servicing 536 citizen accounts. During the 19 years of this CNEP Program, we have actually expended \$1,448,166 (93.0% of the allocated funding) and have only \$109,679 (7.0% of the allocated funding) remaining available to invest in new gas mains and services for our Clearwater citizens. The last CNEP funding was \$200,000 in March 2012. CGS is recommending that the City Council approve the allocation of \$250,000 of the added CGS Dividend payment back to CGS to add to the CNEP funding and perpetuate this program to benefit Clearwater citizens by making clean and economical natural gas available to their homes.

This will still leave remaining unexpected Council Dividend funds of \$1,527,329.

*CGS Managing Director Chuck Warrington provided a PowerPoint presentation.*

*A concern was expressed that the \$250,000-transfer back should not occur due to the COVID-19 related fiscal challenges that are expected in the coming fiscal year.*

*One individual spoke in opposition.*

**Vice Mayor Allbritton moved to accept Clearwater Gas System (CGS) Fiscal Year 19/20 Dividend to the City General Fund and request a transfer back of \$250,000 to the CGS Operating Fund to provide additional funds for the Clearwater Neighborhood Expansion Program (CNEP). The motion was duly seconded and carried with the following vote:**

**Ayes:** 4 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton and Councilmember Bunker

**Nays:** 1 - Councilmember Beckman

- 9.7** Approve Utility Work by Highway Contractor Agreement (UWHCA) between the Florida Department of Transportation (FDOT) and the City of Clearwater for the FDOT Utility Relocation at US19 and Harn Blvd Project (20-0007-UT) and authorize the appropriate officials to execute same and adopt Resolution 20-29.

FDOT is planning to construct a pedestrian overpass at the intersection of US19 and Harn Boulevard. The project includes constructing retaining walls used to support pedestrian ramps on the west and east sides of US19.

The City has 8-in. and 4-in. reclaimed water mains on both sides of US19 that conflict with these retaining walls and require relocation.

May 21, 2020, FDOT approved the City's request to enter a UWHCA to relocate the reclaimed mains that conflict with the proposed FDOT construction. This agreement allows FDOT to fund the City's relocation costs, estimated at \$256,300, and include the work in an FDOT procured and managed contract. The proposed relocation work is within a City easement in FDOT ROW.

**Councilmember Hamilton moved to Approve Utility Work by Highway Contractor Agreement (UWHCA) between the Florida Department of Transportation (FDOT) and the City of Clearwater for the FDOT Utility Relocation at US19 and Harn Blvd Project (20-0007-UT) and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.**

**Resolution 20-29 was presented and read by title only. Vice Mayor Allbritton moved to adopt Resolution 20-29. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker and Councilmember Beckman

**9.8 Confirm COVID-19 Emergency Proclamation and adopt Resolution 20-30.**

*One eComment supporting Item 9.8 was submitted electronically. The City Clerk read the comment into the record (see page 18).*

**Vice Mayor Allbritton moved to confirm COVID-19 Emergency Proclamation. The motion was duly seconded and carried unanimously.**

**Resolution 20-30 was presented and read by title only.**

**Councilmember Hamilton moved to adopt resolution 20-30. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker and Councilmember Beckman

**10. City Attorney Reports – None.****11. Closing comments by Councilmembers (limited to 3 minutes)**

*Mayor Hibbard requested consideration to urge Pinellas County to require employees at restaurants and retail establishments to wear masks. He said the cities of St. Petersburg and Tampa have moved in that direction. He believed Council should encourage the Pinellas County Board of Commissioners to do the same, which will provide consistency throughout the county. He said he felt it was important to hold a council discussion prior to expressing an opinion. Discussion ensued with council consensus to urge Pinellas County to require employees at restaurants and retail establishments to wear masks and encourage all to wear masks.*

*Councilmember Hamilton said the entire city should be commended and credit given to the community, various neighborhoods, and the police department because Clearwater has not experienced a lot of things that other communities have in regards to civil unrest. This is largely due to the foundation that was built in our community between our neighborhoods and our police department and the respect among all involved.*

*Councilmember Bunker recognized Juneteenth and the abolishment of slavery and the achievements of the African American community and said we should give them as much love and support as we can. He said he was pleased to see Pat Harney from the Church of Sceintology offer the invocation.*

*Councilmember Beckman thanked all who worked on Imagine Clearwater and The Landings, there are years worth of time and energy that has been spent on especially Imagine Clearwater. She said this is how local government works; it can be messy, passionate, and emotional but in the end is how democracy works. She said she is proud to work for the residents and hopes she demonstrated it. She said she is also here to be collaborative and though she does not agree with the size of the amphitheater, she hopes it is successful and that all involved will remain engaged. She wished everyone a Happy 4th of July and invited all to attend the Ridgecrest Juneteenth celebration in Largo including a bike ride and drive through fish fry on Saturday, July 4th at 8:00 a.m.*

*Vice Mayor Allbritton thanked all for showing up tonight. He said Imagine Clearwater feels like it is so close as it has been discussed for years. During the work session on Monday, Skanska said it could be complete in 36 months; the ground breaking will be happening soon and he is very excited.*

## **12. Closing Comments by Mayor**

*The Mayor congratulated his son and daughter-in-law on the birth of their baby. He thanked all the people who came to Clearwater and demonstrated; it was constructive and peaceful and it speaks louder than other types of demonstrations that have been going on. He encouraged everyone to take the Census and reminded everyone that hurricane season began on June 1 and to get prepared now. He reviewed recent and upcoming events.*

## **13. Adjourn**

*The meeting adjourned at 10:17 p.m.*

Attest

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Mayor  
City of Clearwater

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City Clerk

# City Council on 2020-06-18 6:00 PM

Meeting Time: 06-18-20 18:00

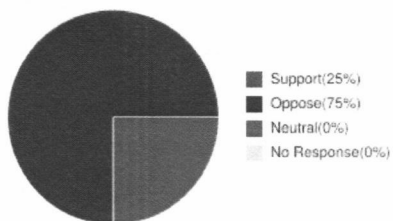
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council on 2020-06-18 6:00 PM	06-18-20 18:00	34	4	1	3	0

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment

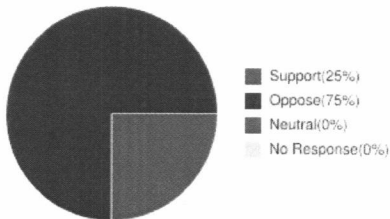


Agenda Name	Comments	Support	Oppose	Neutral
8.1 ID#20-7846 Declare as surplus, 66.30 acres MOL of the 78.52 acres MOL known as the Landings Golf Course located at 1875 Airport Drive, Clearwater, for the purpose of development and ground lease of the site for a light industrial center. (APH)	1	0	1	0
9.4 ID#20-7925 Provide staff direction regarding the repositioning of the performance venue to option C as presented to Council at the June 16, 2020 Imagine Clearwater Work Session.	2	0	2	0
9.8 ID#20-7914 Confirm COVID-19 Emergency Proclamation and adopt Resolution 20-30.	1	1	0	0

### Sentiments for All Agenda Items

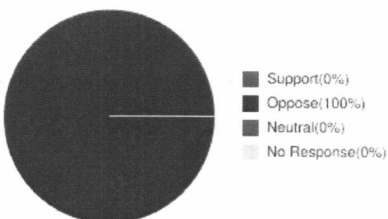
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



Agenda Item: eComments for 8.1 ID#20-7846 Declare as surplus, 66.30 acres MOL of the 78.52 acres MOL known as the Landings Golf Course located at 1875 Airport Drive, Clearwater, for the purpose of development and ground lease of the site for a light industrial center. (APH)

#### Overall Sentiment

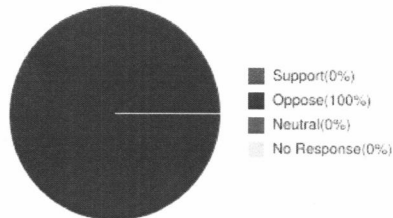


### Amy Gretsch

Location:  
Submitted At: 3:54pm 06-18-20

On what grounds is this land being declared surplus? I was under the impression that the development and ground lease of the Landings Golf Course for a light industrial center was going to be on the ballot in November.

## Overall Sentiment



### Amy Gretsch

Location:

Submitted At: 3:50pm 06-18-20

I am not sure why the council continues to discuss anything to do with the amphitheater because so many voters that I have spoken with (myself included) are against this costly endeavor that does not belong in the Imagine Clearwater plans. First, it was not included in the 2018 referendum either in the costs or the description that voters approved for Imagine Clearwater. At the very least there should be another referendum so the voters can have a say in whether it should be built. Secondly, in my experience at meetings and on the phone with voters this past year, I found that a lot of voters were against the amphitheater not only because of its initial cost but also due to the \$2.1 million annual cost to run it, especially since the city doesn't have experience running this size and type of venue. How is the city going to break even when that annual comes to \$40,385 per week? It is just not realistic. Experts agree that Clearwater will lose money given the initial cost AND the ongoing costs. Finally, this type of venue is not what Clearwater should be spending its money on. We do not need a covered venue of that size and in that location. We have other venues close by, including Amalie Arena and Ruth Eckerd Hall, that are more than sufficient to meet the demand for concert events in the area.

### Laura Black

Location:

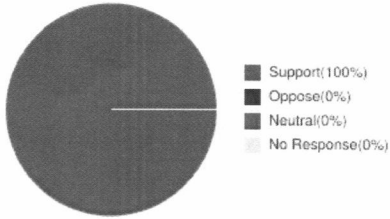
Submitted At: 2:15pm 06-17-20

The 4,000 seat covered amphitheater was not included in the referendum that voters passed in 2017. A story in the Tampa Bay Times in 2017 has this description: "Imagine Clearwater will more than double the current greenspace, create terraces and enclaves for people to gather, and a web of trails and paths to replace a massive parking lot and sprawl."

Now imagine what the response would be if someone just floated that amphitheater idea for the first time now in 2020? The proposal would go nowhere. Who wants a 4,000 seat venue in the middle of our Coachman Park? Who wants to spend millions now for something that is projected to lose money during its operation? We already have Ruth Eckerd Hall and the Capitol Theatre (another city-owned property managed by Ruth Eckerd Hall).

You can't pretend that nothing has changed since this amphitheater idea first came up. The responsible and fair thing to do here is to put it before the voters in the fall election.

## Overall Sentiment



### Laura Black

Location:

Submitted At: 2:41pm 06-17-20

I read Resolution 20-30 and was disappointed to not find any mention of the importance of people wearing masks. St. Pete Mayor Rick Kriseman has offered free face masks to residents. He's been very vocal about this issue. The cases are rapidly increasing here yet fewer people are wearing masks. Can you please add a "Whereas the City Council calls upon the citizens of Clearwater to follow the CDC guidelines including wearing cloth face coverings to slow the spread of the virus".

**Call, Rosemarie**

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**From:** Greminger, Keith <Keith.Greminger@kimley-horn.com>  
**Sent:** Wednesday, June 17, 2020 2:46 PM  
**To:** ClearwaterCouncil  
**Subject:** The Landing Golf Course Redevelopment

**CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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Dear Council members:

I am writing to express support for a referendum regarding the potential redevelopment of the property at 1875 Airport Dr., commonly referred to as The Landings Golf Course.

As a professional planner for nearly 40 years have worked extensively on projects throughout Tampa Bay and specifically in Clearwater, including current notable projects such as Imagine Clearwater.

As a planner, we are tasked with the difficult job of maximizing the precious resource of land so that there is room for people to live, for people to recreate and for people to work. Deciding how and where to appropriately redevelop land requires taking into account many factors and weighing the needs of the whole community. While it is always a difficult discussion concerning the use of public property, as a planner, I have found that giving people throughout the city a voice and an opinion in the outcome is vital to the success of any redevelopment. With that spirit in mind, I strongly support giving the people of Clearwater an opportunity to voice their opinion on this proposal.

Thank you,



**Keith G. Greminger, AIA, NCARB**

**Kimley-Horn** | 655 North Franklin Street Suite 150, Tampa, Florida 33602  
Direct: 813 635 5546 | Main: 813 620 1460 | Mobile: 813 404 9392

Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

#9.2

## Call, Rosemarie

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**From:** John Connelly <jconnelly@connellygroup.com>  
**Sent:** Wednesday, June 17, 2020 12:33 PM  
**To:** ClearwaterCouncil  
**Subject:** Landings golf course redevelopment

**CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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Dear City Councillors:

I am writing to express my support for allowing a referendum regarding the potential redevelopment of the property at 1875 Airport Dr., commonly referred to as The Landings Golf Course.

As a resident and business owner in Clearwater I appreciate being given the opportunity to have a voice in what our land is used for. While parks and green space are important assets for any city, I also acknowledge that people need good jobs and to pay for the maintenance on things like parks, sewers, water and roads we need revenue from businesses and residents.

While I look forward to researching the specifics of the potential lease, in a general sense, I support diversifying job opportunities for Clearwater residents which would not only create more high wage opportunities for locals outside of the tourism and hospitality industry, but would also take some of the tax burden off of residents. Having known Gary and Chad Harrod for many years, I have seen their work product throughout Tampa Bay and believe they would create a quality product, if given the opportunity.

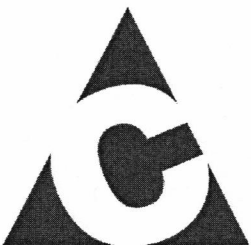
I appreciate your time in listening to my opinion, and thank you for tackling this challenging issue.

Best Regards,

John

**John Connelly**  
**The Connelly Group**  
100 Turner Street  
Clearwater, FL 33756

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**Call, Rosemarie**

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**From:** Lynn Rosenthal <lynn.rosenthal.k@gmail.com>  
**Sent:** Wednesday, June 17, 2020 3:21 PM  
**To:** Call, Rosemarie  
**Subject:** Clearwater's Amphitheater

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To Clearwater City Council:

I am opposed to a covered amphitheater for Clearwater. I feel the benefits do not outweigh the expenses in this venture. Also, this "upgrade" was not voted on in 2018. Experts say the larger venue will lose large amounts of money. I also feel COVID 19 will prohibit the residents and visitors we want to attract to our City from coming.

Please vote no on this proposal.

Lynn Rosenthal

## Call, Rosemarie

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**From:** noreply@granicusideas.com  
**Sent:** Thursday, June 18, 2020 9:02 PM  
**To:** Call, Rosemarie  
**Subject:** New eComment for City Council on 2020-06-18 6:00 PM

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## New eComment for City Council on 2020-06-18 6:00 PM

Glenna Wentworth submitted a new eComment.

Meeting: City Council on 2020-06-18 6:00 PM

Item: 9.4 ID#20-7925 Provide staff direction regarding the repositioning of the performance venue to option C as presented to Council at the June 16, 2020 Imagine Clearwater Work Session.

eComment: I am Glenna Wentworth. I am a resident of Clearwater, an HOA President, and a Sierra Club member. Thank you, Mayor Hibbard and Councilmembers for the opportunity to speak in opposition of the 4,000 seat amphitheater proposed for Coachman Commons. I am opposing the amphitheater as proposed for several reasons: 1) It has become clear that this size music venue is not economically viable. It will not pay for itself, it will not make money, in fact it will likely lose millions of taxpayer dollars in the next few years. I wonder if this fact alone would cause most Clearwater residents to vote against the amphitheater if a referendum was held today. 2) As a member of the Sierra Club, I am aware that this organization has taken a position against the oversized amphitheater arguing that it would overwhelm the park's natural elements, disrupt the environment, and restrict public access to the waterfront. On behalf of the Sierra Club, I appeal to Council to maintain the original plan for a park with a venue concept rather than a venue with a park concept. and 3) As an HOA President, I am interested in our neighborhoods being healthy and safe places to live and play. If we hope to have more people eventually living and working in downtown Clearwater, I am concerned that a large music venue on the waterfront would be a deterrent to future residents. Parking is already a big issue downtown. I think the traffic and noise could also be deterrents to future residents. I don't see the proposed amphitheater improving the liveability of our city. Based on these concerns, I ask Council to please consider a smaller music venue and locating it to the north end of the park, therefore leaving a large green space on the south side. This would allow for a variety of activities such as art fairs, farmer's markets, educational classes, a covered area with permanent tables for chess

and checkers, splash pools, dog parks, etc. This is the time to make Clearwater Commons a true Commons for all our citizens. Thank you.

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**Call, Rosemarie**

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**From:** Suzan Decker Ross <suzan@deckerross.com>  
**Sent:** Wednesday, June 17, 2020 12:52 PM  
**To:** ClearwaterCouncil  
**Subject:** Imagine Clearwater

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Dear Clearwater City Council Members,

As an longtime, active business owner and resident of the Clearwater community, I have a keen interest in the plans for redevelopment of the downtown waterfront area currently under consideration. After reviewing the proposed renderings, I'd like to voice my support for the covered, seated pavilion/amphitheater (facing the library) with expansive lawn. It offers a professional stage facility, which would provide a greatly enhanced experience for the numerous events that are held at the venue, including Clearwater Jazz Holiday, various concerts and festivals, as well as Graduations.

Covered seating offers some protection from inclement weather and helps mitigate the risk to people producing and supporting the events. This plan would also offer additional opportunities for a variety of programming, which would help with economic revitalization and benefit the entire downtown corridor by making it a more actively used space.

Thank you for your time and consideration and I look forward to this exciting, beautiful enhancement to our community.

Best Regards,

*Suzan Decker Ross*

Decker Ross Interiors, Inc.  
1445 Court Street  
Clearwater, FL 33756  
Phone (727) 442-9996

FL Lic# IB26001353  
suzan@deckerross.com

**Call, Rosemarie**

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**From:** Lee Maidenberg <leemaidenberg@icloud.com>  
**Sent:** Wednesday, June 17, 2020 2:29 PM  
**To:** ClearwaterCouncil  
**Subject:** Imagine Clearwater

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Dear Clearwater Council Members and Staff,

For over 30 years, since the late 1980's, my wife and I have eagerly attended the annual, 3<sup>rd</sup> week in October, Clearwater Jazz Holiday. Coachman Park is a unique water front location to enjoy warm sun, cool breezes, and beautiful sunsets while attending a world class music festival.

Through these years, first on a picnic blanket and now in purchased stage front seats, we have met many wonderful foreign attendees, a few of which are now friends that we visit in England and Canada while meeting their family and friends, who now visit us. Our own family and friends from the U.S. now choose to mainly visit during the Clearwater Jazz Holiday.

We also have gotten to know many repeat volunteers that made us aware of the year round Community education and outreach programs funded by the Clearwater Jazz Holiday. Now we actively support and volunteer for many of these programs.

The exciting renovation and expansion being planned as Imagine Clearwater will enhance our ongoing experience in Coachman Park. With the planned covered seating, gone will be the rain delays and weather cancellations. An updated venue with professional stage systems will surely lead to additional community use, and Clearwater Jazz Holiday success.

We encourage the Clearwater Council to continue to support this much needed project.

Respectfully,

Lee Maidenberg

Lee Maidenberg  
2457 Lake Point Lane  
Clearwater, Florida 33762  
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727.244.8410 cell  
727.572.8070 home

**Call, Rosemarie**

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**From:** Christie L. Sullivan, Esq. <clsullivan@mcfarlandgouldlaw.com>  
**Sent:** Wednesday, June 17, 2020 4:28 PM  
**To:** ClearwaterCouncil  
**Subject:** Imagine Clearwater

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Dear Sir/Madam:

I am writing to express my support of a covered, seated pavilion/amphitheater with a large lawn and more professional stage facility to enhance the experience of events the space. I have grown up attending Clearwater Jazz Holiday and feel that the destination has always been a hallmark of the Clearwater Jazz Holiday experience and its ability to continue to provide a positive economic impact in our community.

I look forward to the enhanced experience in the larger footprint. I further support the continued work to integrate Clearwater Jazz Holiday within your planning and construction, in order to continue this great tradition which contributes to the unique experiences within our city, which make it so special.

Warm Regards,

*Christie L. Sullivan, Esquire*

**McFarland, Gould, Lyons, Sullivan & Hogan, P.A.**

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[CLSullivan@mcfarlandgouldlaw.com](mailto:CLSullivan@mcfarlandgouldlaw.com)

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