

City of Clearwater

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



Work Session Agenda

Monday, December 1, 2025

1:30 PM

Main Library - Council Chambers

Council Work Session

1. Call to Order**2. Presentations**

2. 1 [ID#25-1153](#) December Service Awards

3. Economic Development and Housing

- 3.1 [ID#25-1137](#) Opt out of providing the 80%-120% AMI Missing Middle Property Tax Exemption to developments that would otherwise qualify pursuant to the Live Local Act for calendar year 2026 and adopt Resolution 25-14.
- 3.2 [ID#25-1204](#) Accept the 2025 Local Housing Incentive Strategies (LHIS) Report developed by the Affordable Housing Advisory Committee (AHAC). (consent)
- 3.3 [ID#25-1205](#) Approve of the City of Clearwater's Fiscal Year 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER). (APH)
- 3.4 [ID#25-1198](#) Approve the Reimagine Clearwater Library Call for Development Concepts Process and authorize staff to implement a targeted marketing and outreach strategy to support the Call for Development Concepts for the Downtown Clearwater Library. (consent)

4. Gas System

- 4.1 [ID#25-1206](#) Approve a Firm Transportation Service Agreement with Florida Gas Transmission for the transportation of natural gas supply under Rate Schedule FTS-1, Contract No. 107352 and authorize the appropriate officials to execute same. (consent)

5. Public Works

- 5.1 [ID#25-1116](#) Approve Supplemental Work Order Two to AtkinsRealis USA, Inc., of Tampa, FL, for Lower Spring Branch Stormwater Improvements (Project No.14-0048-EN), an increase of \$177,052.00 for a new work order value of \$626,346.00 per Request for Qualifications (RFQ) 18-18; and authorize the appropriate officials to execute same. (consent).
- 5.2 [ID#25-1151](#) Approve a purchase order to ParkMobile LLC, of Atlanta, GA for reimbursement of transaction fees for mobile parking in an amount not to exceed \$1,097,454.00, from January 1, 2026 through November 30, 2029, pursuant to Clearwater Code of Ordinances Section 2.563 (1)(c) Piggyback and authorize the appropriate officials to execute same. (consent)

- 5.3 [ID#25-1176](#) Approve the request to convey a perpetual easement over city-owned land to the Florida Department of Transportation (FDOT) in support of a pedestrian overpass on SR 55 / US-19, further defined as a portion of Northside Drive to the NE ¼ of Section 19, Township 28 South, Range 16 East, located within Pinellas County, Florida, and authorize the appropriate officials to execute same.

6. General Services

- 6.1 [ID#25-1181](#) Authorize an increase to Communications International of Vero Beach, FL for citywide two-way radio maintenance, replacement, and repair parts in an amount not to exceed \$426,941.00, and extend the term through September 30, 2026, pursuant to Clearwater Code of Ordinances Section 2.563(1)(a), Single Source, and authorize the appropriate officials to execute same. (consent)

7. Fire Department

- 7.1 [ID#25-1202](#) Authorize a purchase order to Municipal Emergency Services (MES) of Pinellas Park, FL, for the purchase of self-contained breathing apparatus (SCBA) and related add-ons in an amount not to exceed \$2,181,450.55, pursuant to Section 2.563(1)(c), Piggyback, 2.563(1)(a), Single Source, and Section 2.563(1)(d), Non-Competitive Purchase (Impractical); authorize lease purchase under the City's Master Lease Purchase Agreement, or internal financing via an inter-fund loan from the Capital Improvement Fund, whichever is deemed to be in the City's best interests; and authorize the appropriate officials to execute same. (consent)

8. Planning

- 8.1 [ID#25-1210](#) Authorize purchase orders to JPI, Beryl Project Engineering, Willdan Engineering, and CAP Government, Inc. for emergency services related to inspection and plan review services for initial term of December 1, 2025, through November 30, 2026, with three, one-year renewal options pursuant to Invitation to Bid (ITB) No. 38-25 and authorize the appropriate officials to execute same. (consent)
- 8.2 [ID#25-1209](#) Provide updated information related to roof repairs and property appraisal at North Ward Elementary School, including a proposed pre-marketing and disposition strategy. (WSO)

9. Public Utilities

- 9.1 [ID#25-0882](#) Approve a professional service agreement with Ardurra Group, Inc. of Tampa, FL as the Water Reclamation Facilities (WRF) Maintenance and Repair Program Consultant (24-0058-UT) in the not-to-exceed amount of \$11,100,000.00 for a five-year term pursuant to Request for Qualification (RFQ) 05-25 and authorize the appropriate officials to execute same. (consent)

10. City Clerk

- 10.1 [ID#25-1194](#) Amend Clearwater Code of Ordinances Sections 2.063, 2.411, 2.412, 2.413, and 2.425 relating to the Clearwater Employees' Pension Plan and pass Ordinance 9858-26 on first reading.

11. City Attorney

- 11.1 [ID#25-1199](#) Approve a retainer agreement with Banker Lopez Gassler Law Firm P.A. in Sonia Rada-King vs. City of Clearwater and authorize the appropriate officials to execute same. (consent)
- 11.2 [ID#25-1200](#) Approve a retainer agreement with Banker Lopez Gassler Law Firm P.A. in John King vs. City of Clearwater and Duke Energy Florida LLC and authorize the appropriate officials to execute same. (consent)
- 11.3 [ID#25-1219](#) Approve a renewal agreement with the law firm of Weidner, P.A., for representation in lien foreclosures and authorize the appropriate officials to execute same. (consent)
- 11.4 [ID#25-1222](#) Approve a Fifth Amendment to a purchase and sale agreement with Clearwater Bluffs LLC and an underlying Promissory Note. (consent)
- 11.5 [ID#25-1203](#) Amend Clearwater Code of Ordinances Section 2.561 relating to Public-Private Partnerships; repeal Sections 2.581 - 2.587 relating to Public-Private Partnerships; and pass Ordinance 9859-26 on first reading.
- 11.6 [TA2025-090
02 2nd Rdg](#) Adopt Ordinance 9856-25 on second reading, updating the city's platting process to address statutory changes pursuant to Senate Bill 784 (2025), An Act Relating to Platting.
- 11.7 [TA2025-090
03 2nd Rdg](#) Adopt Ordinance 9857-25 on second reading, updating certain development review processes and timeframes to reflect current processes and address statutory changes pursuant to Senate Bill 1080 (2025), An Act Relating to Local Government Land Regulation.

12. City Manager Verbal Reports

13. City Attorney Verbal Reports

14. Council Discussion Item (requested at a prior meeting or added between meetings via Councilmember request to the City Manager)

- 14.1 [ID#25-1238](#) Reinstating Public Comment for Non-agenda Items - Councilmember Cotton
- 14.2 [ID#25-1234](#) Attorney General Letter of November 14, 2025 - Mayor Rector

15. New Business (requests by Councilmembers to add discussion items to the next work session or, if agreed to by the majority of Council, at the upcoming council meeting instead)

16. Council Comments

17. Closing Comments by Mayor

18. Adjourn