

City of Clearwater

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



Meeting Minutes

Thursday, December 4, 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, Alfred Battle – 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.

Unapproved

1. Call to Order – Mayor Rector

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

2. Invocation

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 Storm Water Resiliency Update

Deputy City Engineer Jeremy Brown said the design of the pump station is near completion. Staff anticipates presenting the CMAR to Council during the first quarter of 2026. Public Works staff continue to clear ditches across the city to ensure flow is maintained. He said the department continues to pursue potential grant opportunities.

5. Approval of Minutes

- 5.1 Approve the minutes of the November 20, 2025 City Council meeting as submitted in written summation by the City Clerk.

Vice Mayor Teixeira moved to approve the minutes of the November 20, 2025 City Council meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

6. Consent Agenda – Approved as submitted, less Item 6.9.

- 6.1** 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)
- 6.2** 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)
- 6.3** 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)
- 6.4** 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)
- 6.5** 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. (consent)
- 6.6** 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)
- 6.7** 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)

6.8 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)

6.9 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)

See below.

6.10 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)

6.11 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)

6.12 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)

6.13 Approve a Fifth Amendment to a purchase and sale agreement with Clearwater Bluffs LLC and an underlying Promissory Note. (consent)

Councilmember Allbritton moved to approve the Consent Agenda as submitted, less Item 6.9, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6.9 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.

In November 2024, RFQ 05-25 Consulting Services - WRF Maintenance and Repair Program, was issued seeking qualified firms to provide consulting services for maintenance and repair projects throughout the City's three Water Reclamation Facilities.

On February 7, 2025, the RFQ selection committee, consisting of representatives from the Engineering and Public Utilities departments, carefully reviewed each of the submittals received from five qualified firms. Each submittal was ranked based upon the RFQ criteria and overall responsiveness to the RFQ requirements. Ardurra Group, Inc. was selected to provide the requested WRF Maintenance and Repair Program Consulting Services. Services include, but are not limited to, general project management for WRF related projects, consulting services in planning and policy of WRFs, condition assessment of WRF infrastructure to develop a list of required projects; design services, permitting, construction engineering and inspection services for WRF projects, and construction management and contractor oversight services over a five-year term.

The City of Clearwater's Public Utilities Department owns, operates, and maintains the 3 Water Reclamation Facilities in the City.

APPROPRIATION CODE AND AMOUNT:

3217321-530100-96664

Funding is available in capital improvement project 96664, Water Pollution Control R&R, funded by Water and Sewer Fund revenues.

STRATEGIC PRIORITY:

To further the Council's Strategic Plan to achieve High Performing Government by upgrading current services related to Water Reclamation Facilities through systematic management efforts.

One individual spoke in opposition.

Councilmember Mannino moved to 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. The motion was duly seconded and carried unanimously.

Public Hearings - Not before 6:00 PM

7. Administrative Public Hearings

- 7.1 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.

Staff recommends adopting a resolution to not exempt developments from the 80%-120% AMI Missing Middle Property Tax Exemption under the Live Local Act Property (The Act) for calendar year 2026.

- Section 196.1978(3)(d), Florida Statutes, allows for rental properties with 71 units or more that provide housing to people earning between 80% and 120% of the Area Median Income (AMI) within a Metropolitan Statistical Area (MSA) to be exempt from ad valorem property taxes.
- Beginning with the 2025 tax roll, local taxing authorities have the option to "opt out" of this exemption. This opt-out provision is available if the most current Shimberg Center for Housing Studies Annual Report (Shimberg Report) identifies a surplus of affordable and available rental units in the area and requirements are met.
- The most recent Shimberg Report indicates that there is a surplus of affordable and available units within the Tampa-St. Petersburg-Clearwater MSA, which includes Pinellas County, for households that meet the income requirements for the 80%-120% AMI tax exemption.
- Based on this finding, the City of Clearwater, being located in Pinellas County, is eligible to and wishes to exercise the opt-out option under Section 196.1978(3)(o), Florida Statutes. If this resolution is approved, the City will choose not to grant the exemption for eligible properties and will request that the Pinellas County Property Appraiser does not provide the exemption.
- This resolution will apply to all ad valorem property taxes levied by Pinellas County for property located within the City of Clearwater municipal boundary. If adopted, the resolution will take effect on January 1, 2026, and will expire on January 1, 2027. It may be renewed prior to that expiration date in accordance with the provisions of Section 196.1978(3)(o), Florida Statutes.

STRATEGIC PRIORITY:

Strategic Plan: 1.3 Adopt responsive levels of service for public facilities and amenities and identify resources required to sustain that level of service.

Economic Development and Housing Division Manager Dylan Mayeux said staff has determined that opting out of the Live Local Act tax exemption does not impact current projects.

Resolution 25-14 was presented and read by title only.

Councilmember Cotton moved to 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. The

motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

7.2 Accept the 2025 Local Housing Incentive Strategies (LHIS) Report developed by the Affordable Housing Advisory Committee (AHAC).

Florida Statute Section 420.9076 states that counties and cities receiving State Housing Initiatives Partnership (SHIP) program funds are required to appoint an Affordable Housing Advisory Committee (AHAC). The statute further provides that the committee be made up of members from specific industries or groups as identified in the statute. The requirement was largely met through the use of the City's existing seven-member Neighborhood and Affordable Housing Advisory Board (NAHAB). City staff recommended council appointment of four additional committee members.

The duties of the AHAC included reviewing policies and procedures, ordinances, land development regulations and the City's adopted comprehensive plan and recommending specific actions or initiatives to encourage or facilitate affordable housing.

Per state statute, at a minimum, the AHAC is required to review and consider recommendations on the following:

- 1) The processing of approvals of development orders or permits, as defined in F.S.163.3164 (7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- 2) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- 3) The allowance of flexibility in densities for affordable housing.
- 4) The reservation of infrastructure capacity or housing for very low-income persons, low-income persons, and moderate-income persons.
- 5) The allowance of affordable accessory residential units in residential zoning districts.
- 6) The reduction of parking and setback requirements for affordable housing.
- 7) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- 8) The modification of street requirements for affordable housing.
- 9) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- 10) The preparation of a printed inventory of locally owned public

lands suitable for affordable housing.

11) The support of development near transportation hubs and major employment centers and mixed-use developments.

In addition to these eleven required criteria, the 2023 AHAC continued five additional types of incentives in the following areas:

- 12) Adaptive reuse
- 13) Land Development Code
- 14) Communication and Marketing of Affordable Housing
- 15) Financing
- 16) Partnerships

Throughout the fall of 2025, consultant Wade Trim, along with Economic Development and Housing Department staff and Planning and Development Department staff, facilitated discussion at four meetings of the AHAC. The meetings centered around reviewing the 2024 LHIS to discuss whether any changes should be made as well as to consider new strategies to incentivize development of affordable housing. The LHIS encompasses the definition, vision, strategic focus areas and incentive recommendations in order to facilitate the development and preservation of affordable housing in the City of Clearwater. The AHAC convened on four separate occasions to develop and identify the value of affordable housing, identify the principles for Clearwater's affordable housing and develop/confirm a vision statement to be included as part of the LHIS.

The AHAC members focused on the values that affordable housing brings to the City of Clearwater. The AHAC recommended the continuation, with slight modifications in some cases, of recommendations made by prior AHAC committees. This year's committee recommended several language changes to incorporate more affirmative language in the document. The committee also made several recommendations that will require additional staff resources. The following list contains excerpts incorporating substantive changes from the previous report to produce the 2024 LHIS Report:

1.2 Adjustment to the language of expedited review, reassigning the points of contact to the housing manager and the development services division manager, when submitting single family and multi-family affordable housing project.

1.5 Adding accessory dwelling unit frequently used plans to a prescreened list.

13.1 Consider adding accessibility features to affordable housing design standards.

16.1 Direct persons seeking information about affordable housing development in the City of Clearwater to the City's affordable housing webpage:

www.myclearwater.com/housing.

The LHIS report is due annually. The staff recommendation is for City Council to accept the 2025 LHIS Report. Staff will submit the report to the Florida Housing Finance Corporation no later than December 31, 2025. Per State Statute, the city shall update its Local Housing Assistance Plan to incorporate the recommended incentives it desires to implement. This year's LHIS update includes recommendations that were approved by the AHAC on November 11, 2025.

STRATEGIC PRIORITY:

2.4 - Supports equitable housing programs that promote household stability and reduce the incidence of homelessness within Clearwater.

Vice Mayor Teixeira moved to accept the 2025 Local Housing Incentive Strategies (LHIS) Report developed by the Affordable Housing Advisory Committee (AHAC). The motion was duly seconded and carried unanimously.

7.3 Approve of the City of Clearwater's Fiscal Year 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER). (APH)

The Consolidated Annual Performance and Evaluation Report (CAPER) is the principal administrative report documenting the City's expenditures for Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs to the U.S. Department of Housing and Urban Development (HUD). In FY 2024-2025, the City anticipated receiving \$2,617,994 in CDBG entitlement funds, program income from revolving loan funds, and prior-year resources, as well as \$4,897,672 in HOME program funding to support eligible housing, community development, economic development, and public service activities for extremely low- to moderate-income residents. The City also expected \$1,898,317 in SHIP funding for the program year, as reflected in the FY 2024-2025 Action Plan. Actual receipts for FY 2024-2025 differed from projections. The City received \$940,482 in new CDBG entitlement funds and \$400,221 in new HOME entitlement funds. For CDBG, the City received an additional \$834,503.79 in prior-year resources and \$218,319.15 in program income from revolving loan funds. For HOME, the City received \$2,591,861 in prior-year resources and \$993,803.00 in program income.

In total, the actual amounts available were \$1,993,304.94 for CDBG and \$3,985,885 for HOME. At the close of FY 2024-2025, the City also maintained three CDBG revolving loan funds with a combined balance of \$389,124.80. In FY 2024-2025, the City expended a total of \$1,043,672.27 in CDBG funds and \$377,610.89 in HOME funds. In FY 2024-2025, the City expended a total of

\$1,169,975.58 in SHIP funds and \$15,000 in PCHTF.

Not included in the report's section CR-15 table 4, the City managed an allocation of \$1,351,560 in CDBG-CV funds and \$1,637,567 in HOME-ARP funds. Of the CDBG-CV funds, \$95,150.98 was expended in FY 2024-2025, resulting in cumulative total expenditures of \$1,238,806.28 in CDBG-CV. Of the HOME-ARP funds, \$41,022.68 were expended in FY 2024-2025. Funds not expended from this year's budget will be programmed in future years. In addition to reporting activities carried out with federal money, a summary of activities conducted with the Florida State Housing Initiatives Partnership (SHIP) Program and Pinellas County Housing Trust Fund (PCHTF) Program is also included in the narrative section.

The report provides HUD with necessary information for the Department to meet its requirement to assess each grantee's ability to carry out relevant Community Planning and Development programs in compliance with all applicable rules and regulations. It also provides information necessary for HUD's Annual Report to Congress, and it provides grantees an opportunity to describe to citizens their successes in revitalizing deteriorated neighborhoods and in meeting objectives stipulated in their Consolidated Planning document. The City of Clearwater's FY 2024-2025 CAPER contains information on the City's assessment of the following activities:

- Assessment of Five-Year Goals and Outcomes
- Resources and Investments
- Affordable Housing
- Homeless and Other Special Needs
- Public Housing
- Other Actions to Address Barriers to Affordable Housing
- Monitoring
- CDBG
- HOME

A list of notable accomplishments utilizing federal, state, and local funds for FY 2023-2024 include:

- Provided eight down payment and closing cost assistance loans/grants, exceeding the goal of seven, and provided an additional ten through SHIP.
- Assisted 2056 homeless persons with public facility or infrastructure activities including 196 homeless persons with public service activities, and 1860 homeless persons with public facilities or infrastructure activities.
- The City assisted 3,485 special needs persons with public facility or infrastructure activities which equates to 3485% of our goal.
- Provided funding to nonprofit partners to administer microenterprise and entrepreneurial technical assistance to 42 businesses

[100% of goal].

- The City activated its emergency response goal and funded eight activities through the State Housing Initiatives Partnership (SHIP) program (non-Federal source) to support emergency/disaster response efforts. This goal is implemented only in response to urgent needs.

- The City used State Housing Initiatives Partnership (SHIP) program funds to support affordable housing efforts, including ten Purchase Assistance Loans, totaling \$663,700.00; 11 owner-occupied rehabilitations through the Home Preservation Program totaling \$477,075.58; and Homeownership Educational and Counseling services for 176 households totaling \$29,200.00.

On November 18, 2025, the Neighborhood and Affordable Housing Advisory Board recommended City Council approval of the CAPER as written. If approved, staff will submit the CAPER to HUD by the submission deadline of December 29, 2025.

STRATEGIC PRIORITY:

2.4 Support equitable housing programs that promote household stability and reduce the incidence of homelessness within Clearwater.

Councilmember Allbritton moved to approve of the City of Clearwater's Fiscal Year 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER). The motion was duly seconded and carried unanimously.

- 7.4** 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.

The City of Clearwater Employees' Pension Plan governs the payment of retirement benefits for City employees. In 2024, the process to determine whether a plan member meets the criteria for awarding a disability pension was changed. The Pension Advisory Committee (PAC) no longer determines whether an applicant is entitled to a disability retirement benefit. The current duties of the PAC are now ministerial in nature and non-substantive.

This ordinance will eliminate the PAC, and the Pension Trustees will now perform these ministerial duties. This Ordinance will not impact pension benefits, employee contributions, or the actuarial soundness of the plan.

Ordinance 9858-26 was presented and read by title only.

Councilmember Mannino moved to 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. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

7.5 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.

The City's Procurement Code establishes fair and equitable methods of administering purchases of commodities, services, and construction to maximize the purchasing value of public funds. In 2013, the Florida Legislature enacted the P3 Statute. Public-Private Partnerships (P3) are commonly recognized as contractual agreements between a public body and the private sector that allow for greater private sector participation in the delivery of public projects. P3's have demonstrated that they can meet the needs of the public by improving the schedule for project delivery, lowering project costs, and providing other benefits to the public.

In 2021, the City adopted Ordinance 9502-21 which created the P3 method of project delivery and uniform procedures to be used by both the City and private entities for the procurement of such projects. In 2024, the Florida Legislature amended the P3 statute. Rather than amend the City's Code after each statutory change, this ordinance will repeal Subdivision V in its entirety. Section 2.561 will be amended so that the City will follow the same processes and procedures as set forth in Florida Statutes 255.065, as may be further amended from time to time.

Ordinance 9859-26 was presented and read by title only.

Councilmember Cotton moved to 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. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

8. Second Readings - Public Hearing

- 8.1** 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.

Ordinance 9856-25 was presented and read by title only.

Vice Mayor Teixeira moved to adopt Ordinance 9856-25 on second and final reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

- 8.2** 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.

Ordinance 9857-25 was presented and read by title only.

Councilmember Allbritton moved to adopt Ordinance 9857-25 on second and final reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

9. City Manager Reports – None.

10. City Attorney Reports – None.

11. Other Council Action

11.1 Attorney General Letter of November 14, 2025 - Mayor Rector

The Mayor said he did not wish to further debate the matter but wanted closure and to provide other councilmembers an opportunity to share their thoughts. He said he also questioned how the collegial body would handle the response provided to Councilmember Allbritton.

In response to questions, the City Attorney said if any councilmember came to him with a letter that was similar to the one sent, he would encourage that come before the collegial body for review. Although not required by law, he said seeking attorney general opinions would be best serve if it came to the dais. The City's past practice has been to present requests for attorney general opinions to the dais. He said that precedence was established by his predecessor and established that

expectation with the public and external stakeholders. The City Attorney said anyone can send a letter to the Florida Ethics Commission to ask how they can or should vote or handle a specific issue ethically. It is also appropriate to send an individual letter to the AG, as it happened here, but the content of the question can affect others. He said there is an expectation when topics are discussed in the public that further discussions will remain in the public.

Discussion ensued with comments that there is no application or formal request before the City and Council should move forward.

One individual questioned the number of letters received by the Florida Attorney General.

It was stated that the City received two letters.

One individual expressed concerns with the Church of Scientology lobbying tactics at the state level and supported the City Attorney's stance outlined in his memo.

Seven individuals spoke to items unrelated to the agenda item.

One individual said the request made by the Church of Scientology was not unusual and he supported Councilmember Allbritton seeking a legal opinion from the highest legal authority in the state.

One individual questioned why Councilmember Allbritton questioned the City Attorney's memo and sought an opinion from the Florida Attorney General, who has been lobbied by the Church of Scientology.

One individual said that just because the vacation request is legal does not make it right.

One individual said Councilmember Allbritton's request for an opinion from the Attorney General lacked transparency and weakened the public's trust.

One individual said Councilmember Allbritton's letter was not appropriate.

Three individuals submitted emails supporting the Church of Scientology's vacation request (see pages 16 -19).

One individual submitted an email supporting Councilmember Allbritton's request of the Attorney General (see page 20).

No action taken.

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

Councilmembers wished all Happy Holidays and a Happy new Year.

Councilmember Cotton thanked all those who came to speak tonight. He said he was going to discuss with staff regarding publishing all Attorney General opinions received by the City on a dashboard. He said religious organizations do pay tax; the only portions that are not taxable are those rooms in which worship services are held or the parishioner lives in. Per the county tax roll, the Church of Scientology is the highest taxpayer in Downtown.

Vice Mayor Teixeira thanked all those who attended and said she looks forward to seeing everyone at the holiday events.

13. Closing Comments by Mayor

Mayor Rector reviewed recent and upcoming events and wished all a Merry Christmas and Happy New Year.

14. Adjourn

The meeting adjourned at 7:24 p.m.

Attest

Mayor
City of Clearwater

City Clerk

Call, Rosemarie

From: info@blairentertainment.com
Sent: Sunday, November 30, 2025 3:29 PM
To: ClearwaterCouncil
Subject: New entertainment hall on Garden

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.

Dear City Council,

I would like for you to vote to move forward with the approval of the new L Ron Hubbard Hall. I believe having one of the finest entertainment venues in the Tampa Bay area would be beneficial for everyone and the City of Clearwater.

Respectfully yours,
Blair H Flowers

Call, Rosemarie

From: rene marquis <sevens777rm@yahoo.com>
Sent: Friday, November 28, 2025 4:22 PM
To: ClearwaterCouncil; Rene Marquis
Subject: City Council Letter COS
Attachments: Letter to Ciity Council RM.png

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.

To whom it may concern,

Please see attached:

Please feel free to reach out to me with any questions you may have.

Thank you!

v/r

Rene

Rene Marquis
CEC,CCE,CCA,AAC
MSG (R), US ARMY
National President of the American Culinary Federation
Chairman of the Board, ACF Tampa Bay Chapter
Certification Chair, ACF Tampa Bay Chapter
WORLDCHIEFS Chairman - Military Committee
WORLDCHIEFS Culinary Competition Committee - Special Advisor Military Kitchens and Development.

November 25, 2025

To: David Allbritton, Councilmember
Ryan Cotton, Councilmember
Mike Mannino, Councilmember
Lina Teixeira, Councilmember

RE: Church of Scientology

Dear Councilmembers,

I am writing as the immediate past President of the American Culinary Federation (ACF), Tampa Bay Chapter, a member of the American Academy of Chefs, National Chair for the World Association of Chef Societies' International Chefs Day Committee, and Chair of the ACF National Chef & Child Initiative.

For 11 years, I have collaborated with the Church of Scientology through the ACF to certify their chefs and cooks. As a former member of ACF Culinary Team USA 2020, I can personally attest to the Church's generosity: they sponsored the team by serving as our official practice facility at the Fort Harrison Hotel, saving us hundreds of thousands of dollars. Team members came from around the U.S., of all backgrounds and religions, as some of the best chefs in the U.S. I have worked alongside many of their chefs and cooks, and I am proud to be a fellow American Culinary Federation member with the Church of Scientology chefs who continue to uphold the standard of excellence in our industry.

As a devoted Catholic, I value this partnership and was thrilled to learn about the proposed L. Ron Hubbard Hall. This venue, offered at no cost to nonprofits, addresses a critical shortage of large event spaces and will significantly benefit the nonprofit organizations. In fact, our local chefs' chapter has already had the opportunity to use the venue to raise funds for several non-profits, including culinary student scholarships, Worldchefs Without Borders-Americas in Aid, and, most recently a fundraiser dinner for American Culinary Federation Culinary Team USA for their journey to the Culinary World Cup in Luxembourg and the IKA Culinary Olympics 2028 in Stuttgart, Germany.

I was disappointed to hear of the Mayor and Vice Mayor's lack of support for this project. The L. Ron Hubbard Hall will be built and maintained without taxpayer funds and will provide a valuable community service. The proposed vacating of Garden Avenue, which is not a major thoroughfare, is unlikely to disrupt downtown traffic. By comparison, the closure of several blocks of Cleveland Street—a major thoroughfare—has proven successful for downtown businesses.

I applaud the city council members who want to understand the issue and seek collaboration with the Church—this has been a beneficial partnership for the ACF and would benefit numerous non-profits throughout Tampa Bay. I stand by the Church of Scientology for its efforts to always help the community.

I respectfully urge the Council to vote to vacate Garden Avenue to enable this community-enhancing project. Please feel free to contact me for further discussion or clarification.

Sincerely,



Vanessa Marquis, CEC, AAC, MSML
vnmarquis@gmail.com / 559-999-5980 cell.

Chair, International Chefs Day Committee- WORLDCHEFS
"Preparing Children for a Healthy Life"

Chair, Chef & Child Initiative- American Culinary Federation
Chair, Tampa Bay Chapter-American Culinary Federation
President, GCIA-Global Culinary Innovators Association

Call, Rosemarie

From: Office <classicstonegallery@gmail.com>
Sent: Monday, December 1, 2025 10:20 AM
To: ClearwaterCouncil
Subject: Church Of Scientology 11-20-2025 metting comments

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.

Distinguished City council members , ny name is Benedetto Giuseppe Piazza I co-own Classic Stone Gallery located in Tampa Florida.

I immigrated to Tampa in 1978 from Sicily Italy and have been a custom natural stone fabricator since,through hard work, honesty, fairness

and open mind I have built a good business employing 20+ personnel.

I have been working with the Church for many years doing many beautiful projects with the organization, they are always very open, honest and fair with us.

I remember downtown Clearwater being a sad, old and desert place, after the church made many improvements on different properties the place has been

reborned and transformed into a beautiful joyful vagrant place with their hard work, honesty and fairness to the community.

Whatever the church does is always in the best interest of the community and I firmly believe in their fairness.

I am disappointed with the Mayor's behavior at the November 20th meeting, watching the video I thought I was back in Italy seeing the politicians accusing each other

and trying to make the system fail like always, this is very un-American.

I do believe whatever the Church organization is trying to achieve is the best for the Clearwater community.

I hope in today's meeting with hard work, fairness and honesty you all can make a good decision on behalf of the Clearwater community.

Respectfully.

Benedetto Giuseppe Piazza



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Call, Rosemarie

From: Alexander Job <Alexanderj@oai-rainier.com>
Sent: Monday, December 1, 2025 10:41 AM
To: ClearwaterCouncil
Subject: Guidance

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.

I am interested as a citizen of Clearwater on what the resolve to the issue that is in question will be Commissioner Albritton is an honorable man. Just seeking guidance .

Albritton told colleagues he wrote the letter on his own authority and used city letterhead because he wanted formal guidance. "I wrote it because I need to be advised whether our attorney is correct or mister Potter is correct," Albritton said, adding that he filed the request for his own benefit and not on behalf of the council.

Thank you for all everyone on the council does.

I am interested relative to who is correct.

Have a great day .

Alex Job

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