

City of Clearwater

*City Hall
112 S. Osceola Avenue
Clearwater, FL 33756*



Meeting Minutes

Thursday, June 21, 2018

6:00 PM

Council Chambers

City Council

Roll Call

Present: 5 - Mayor George N. Cretekos, Vice Mayor Doreen Caudell, Councilmember Hoyt Hamilton, Councilmember Bob Cundiff and Councilmember David Allbritton

Also Present: William B. Horne II – City Manager, Jill Silverboard – Deputy City Manager, Micah Maxwell – Assistant City Manager, Pamela K. Akin - City Attorney, Rosemarie Call - City Clerk and Nicole Sprague – Official Records and Legislative Services Coordinator

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

Unapproved

1. Call to Order – Mayor Cretekos

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

2. Invocation – Pastor Donna Oberkreser from Central Christian Church

3. Pledge of Allegiance – Councilmember Allbritton

4. Approval of Minutes

- 4.1 Approve the minutes of the June 7, 2018 City Council Meeting and the May 7, 2018 Special City Council Meeting as submitted in written summation by the City Clerk.

Councilmember Allbritton moved to approve the minutes of the June 7, 2018 City Council Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

Vice Mayor Caudell moved to approve the minutes of the May 7, 2018 Special City Council Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

5. Citizens to be heard re items not on the agenda – None.

6. Consent Agenda – Approved as submitted.

- 6.1** Approve the Contract for Sale of Real Property by the City of Clearwater between the city and Habitat for Humanity of Pinellas County, Inc. and authorize the appropriate officials to execute same, together with all other instruments required to affect closing. (consent)
- 6.2** Approve a Mutual Use Agreement with Tampa Bay Water for the installation of natural gas distribution mains and authorize the appropriate officials to execute same. (consent)
- 6.3** Approve an amendment to the service contract between the City of Clearwater and CIGNA On-Site to operate the Employee Health Center and authorize the appropriate officials to execute same. (consent)
- 6.4** Approve an amendment to the agreement between Tivity Health Services, LLC and the City of Clearwater (City), allowing the City to be a provider of fitness SilverSneakers Signature classes for eligible Medicare Members (SilverSneakers Program) and Prime Members (Prime) at the Morningside Recreation Complex, 2400 Harn Blvd. Clearwater, FL; authorize the City Manager and/or his designee to approve any future amendments to the agreement in regards to location, amenity and/or programs changes and authorize the appropriate officials to execute same. (consent)
- 6.5** Approve receiving funds awarded to the City from Senior Citizens Services, Inc. in the amount of \$9,960 to expand Evidence Based Wellness Programs (EBWP) for older adults and increase a special program 98606, Senior Citizens Services - EBWP at third quarter. (consent)
- 6.6** Approve an agreement between the City of Clearwater and the School Board of Pinellas County, Florida providing for the continuation of the School Resource Officer program at Clearwater High School, Countryside High School, Oak Grove Middle School and Clearwater Fundamental for a three-year period commencing July 1, 2018 through June 30, 2021 and authorize the appropriate officials to execute same. (consent)
- 6.7** Approve an Engineer of Record (EOR) Work Order to Atkins North America, in the amount of \$115,007 for the study of water circulation around Cooper's Point (18-0009-EN) and authorize the appropriate officials to execute same. (consent).
- 6.8** Approve the Release of Reservation for the purpose of discharging certain rights retained by the City of Clearwater in previously owned land lying in the Northwest quarter of Section 15, Township 29 South, Range 15 East, Pinellas County, Florida in favor of Prospect Park Development, LLC; and authorize the appropriate officials to execute same. (consent)
- 6.9** Authorize one one-year term extension to Central Florida Contractors, Inc. of Seminole, Florida, for the 2017 Sidewalk Construction (16-0016-EN) contract, in the annual amount of \$1,400,000.00, with one one-year renewal term at the City's discretion and authorize the appropriate officials to execute same. (consent)

- 6.10** Approve Joint Project Agreement (JPA) funding to Pinellas County for Utility Relocations related to the South Highland Avenue Drainage Improvements from Jeffords Street to Pine Street Project in the amount of \$135,746.10; and authorize appropriate officials to execute same. (consent)
- 6.11** Award a contract (Purchase Order) for \$121,801.00 to Altec Industries Inc. of Birmingham, AL for the purchase of one (1) 2017 Ford F550 with a single two-man aluminum articulating and telescoping platform for Traffic Engineering/Operations, in accordance with the National Joint Powers Alliance Contract No. 031014-ALT, Code of Ordinances-Other Governmental Bid; authorize lease purchase under the City's Master Lease Purchase Agreement, or internal financing via an interfund loan from the Capital Improvement Fund, whichever is deemed to be in the City's best interest; and authorize the appropriate officials to execute same. (consent)
- 6.12** Approve a contract (purchase order) in the amount of \$360,000 to GeoNexus Technologies, Inc., Ann Arbor, MI for software licensing and maintenance of field mobility software and integration services and authorize the appropriate officials to execute same. (consent)
- 6.13** Appoint Michael MacDonald to the Audit Committee as the city staff representative for an unexpired term ending June 30, 2020, pursuant to Section 218.391 Florida Statutes. (consent)
- 6.14** Approve a proposal from Construction Manager at Risk J. Kokolakis Contracting of Tarpon Springs, FL, in the amount of \$621,067 for construction of Clearwater Harbor Marina Wave Attenuator Project (18-0001-MA); Supplemental Work Order 1 to Engineer of Record (EOR) Erickson Consulting Engineers, Inc. in the amount of \$28,800 for Construction Engineering Services (CEI); and authorize appropriate officials to execute same. (consent)
- 6.15** Authorize a purchase order to Andritz Separation of Arlington, TX in the amount of \$672,012.00 for three refurbished belt filter presses and a three-year maintenance contract for all dewatering equipment for the Wastewater Reclamation Facilities and authorize the appropriate officials to execute same. (consent)
- 6.16** Authorize the award of Request for Proposals 01-18, Security Services, to American Guard Services and Sentry Event Services, both of Tampa, Florida, in a not-to-exceed annual amount of \$250,000, including two one-year renewal terms at the City's discretion and authorize the appropriate officials to execute same. (consent)
- 6.17** Approve an increase of \$90,000 to the contract with Wastequip LLC of Statesville, NC for the purchase of compactors and compactor parts for the period ending September 6, 2018; authorize use of the National Joint Powers Alliance (NJPA) contract 041217-WQI for the contract duration ending July 7, 2021 and authorize the appropriate officials to

execute the same. (consent)

Councilmember Cundiff 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

7. Administrative Public Hearings

- 7.1** Approve the request from the owner of property addressed 12 Idlewild Street to vacate a water main easement located on their property and pass Ordinance 9168-18 on first reading. (VAC2018-06)

The property owner has requested the City vacate the 2' water main easement located on this property as the owner moves forward with developing this site for residential use.

There are no utilities present in this easement. All appropriate City departments have reviewed this request and have no objection to this vacation.

Councilmember Hamilton moved to approve the request from the owner of property addressed 12 Idlewild Street to vacate a water main easement located on their property. The motion was duly seconded and carried unanimously.

Ordinance 9168-18 was presented and read by title only. Councilmember Allbritton moved to pass Ordinance 9168-18 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretkos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

- 7.2** Approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 3053 Merrill Avenue and pass Ordinances 9164-18, 9165-18 and 9166-18 on first reading. (ANX2018-05006)

This voluntary annexation petition involves 0.185 acres of property consisting of one parcel of land occupied by a single-family home. The parcel is located on the south side of Merrill Avenue approximately 340 feet west of McMullen Booth Road. The applicant is requesting annexation in order to receive sanitary sewer

service from the City and will be connected to the city sanitary sewer as part of the Kapok Terrace Sanitary Sewer Extension Project. The property is located within an enclave and is contiguous to existing city limits to the south. It is proposed that the property be assigned a Future Land Use Map designation of Residential Low (RL) and be assigned a Zoning Atlas designation of Low Medium Density Residential (LMDR).

The Planning and Development Department determined that the proposed annexation is consistent with the provisions of Clearwater Community Development Code Section 4-604.E as follows:

- The property currently receives water service from the City. Collection of solid waste will be provided to the property by the City. The applicant will connect to the City's sanitary sewer service when it is made available and is aware of the fee that must be paid in order to connect and of the financial incentives available. The property is located within Police District III and service will be administered through the district headquarters located at 2851 N. McMullen Booth Road. Fire and emergency medical services will be provided to the property by Station 49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve the property with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their levels of service; and

- The proposed annexation is consistent with and promotes the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the Countywide Plan designation of the property. This designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to the property is Low Medium Density Residential (LMDR). The use of the subject property is consistent with the uses allowed in the District and the property exceeds the District's minimum dimensional requirements. The proposed annexation is therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and
- The property proposed for annexation is contiguous to existing city limits to the south; therefore, the annexation is consistent with Florida Statutes

Chapter 171.044.

Vice Mayor Caudell moved to approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 3053 Merrill Avenue. The motion was duly seconded and carried unanimously.

Ordinance 9164-18 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 9164-18 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

Ordinance 9165-18 was presented and read by title only. Councilmember Hamilton moved to pass Ordinance 9165-18 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

Ordinance 9166-18 was presented and read by title only. Councilmember Allbritton moved to pass Ordinance 9166-18 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

7.3 Approve the annexation of 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane, and pass Ordinance 9123-18 on first reading. (ANX2017-12026A)

This voluntary annexation petition involves a 24.46-acre parcel located at the southwest corner of Curlew Road and Lake Shore Lane. The parcel is owned by Benjamin D. Roddey III, Baron N. Roddey, Mary K.E. Roddey, Christina P. Roddey, Glenn W. Roddey, Kay R. Schafer, and Benjamin D. Roddey IV. Currently, the property is occupied by two single family homes, one of which is accessed from Lake Shore Lane along the eastern boundary of the site, and one which is accessed from Aspen Trail which terminates at the southern

property line. Additionally, there is a detached garage and barn on the property. A 4.8-acre stormwater pond provides stormwater storage and treatment for the neighborhood to the south of the subject site through drainage easements. The applicant is requesting annexation in order to redevelop the property with a new residential subdivision; however, no site plan has been submitted at this time. The property is contiguous to existing City boundaries along the east. The Planning and Development Department determined that the proposed annexation is consistent with the provisions of the Clearwater Community Development Code Section 4-604.E. as follows:

- The parcel currently has a well for potable water, and Pinellas County would provide water service when the property is redeveloped. The closest sanitary sewer line is in the adjacent Lake Shore Lane right-of-way. The applicant is aware that the property owner is responsible for evaluating the proper method to connect to the City's sewer system, as well as for the additional costs to extend and connect to the sewer system and any for upgrades to the existing system that may be necessary to receive additional wastewater flows. Collection of solid waste will be provided by the City. The property is located within Police District III and service will be administered through the district headquarters located at 2851 N. McMullen Booth Road. Fire and emergency medical services will be provided to the property by Station #50 located at 2681 Countryside Boulevard. The City has adequate capacity to serve the property with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexation is consistent with and promotes the following objectives of the Clearwater Comprehensive Plan:
 - Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.
 - Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.
- The property proposed for annexation is contiguous to existing City boundaries along the east; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

Future Land Use Map Designation and Amendment

The Future Land Use Map initial designation, along with a proposed amendment are included in a separate agenda item (LUP2018-02001, proposed Ordinance 9124-18).

Zoning Atlas Designation

The assignment of the Zoning Atlas designation for this property is included in a separate agenda item as it cannot be concluded until the future land use designation and amendment is approved. (ANX2017-12026B, proposed Ordinance 9125-18)

Vice Mayor Caudell moved to approve the annexation of 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane. The motion was duly seconded and carried unanimously.

Ordinance 9123-18 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 9123-18 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

- 7.4** Approve initial Future Land Use designations of Residential Low (RL) and Water/Drainage Feature on a 15.26-acre portion of property located at 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane and a Future Land Use Map Amendment for a 9.20-acre portion of the same property from Transportation Utility (T/U) and Preservation (P) (Pinellas County) to Residential Low (RL) and Transportation/Utility (T/U) Overlay (City of Clearwater) upon annexation; and pass Ordinance 9124-18 on first reading. (LUP2018-02001)

This application includes a future land use initial designation and a future land use amendment involving approximately 24.46 acres located at the southwest corner of Curlew Road and Lake Shore Lane subject to a petition for annexation (see ANX2017-12026A, proposed Ordinance 9123-18). As indicated in that agenda item, the applicant would like to redevelop the property with a new residential subdivision; however, no site plan has been submitted at this time. This agenda item is being handled somewhat differently than other cases involving annexations. Over half of the site is proposed to have a designation on the City's Future Land Use Map consistent with that found on the Pinellas County Future Land Use Map. Typically, this would be included in the ordinances approved at the time of annexation. Other portions of the property are subject to a request for an amendment to the Future Land Use Map and this would typically be processed as a separate item. This agenda item and attached ordinances will provide for both.

Initial Designation of Future Land Use Designations (upon Annexation)
Approximately 10.46 acres of land currently designated as Residential Low (RL) is proposed to continue to be designated Residential Low (RL) on the City's

map upon annexation. The existing 4.8-acre stormwater pond, which is undesignated on Pinellas County's Future Land Use Map, will be appropriately designated as Water/Drainage Feature, consistent with the City's Comprehensive Plan and the Southwest Florida Water Management District's classification of the pond as a surface water feature authorized for stormwater use.

Proposed Future Land Use Map Amendment

The applicant has also requested to amend the future land use designations on 9.20-acres of the subject property from Transportation/Utility (T/U) and Preservation (P) (Pinellas County) to Residential Low (RL) and Transportation/Utility (T/U) Overlay (City of Clearwater).

The Planning and Development Department determined that the proposed future land use initial designation and amendment are consistent with the following standards specified in the Community Development Code:

- The proposed land use plan amendment is consistent with the Comprehensive Plan and the Countywide Rules.
- The proposed uses are compatible with the surrounding area.
- Sufficient public facilities are available to serve the property.
- The applications will not have an adverse impact on the natural environment.

Please refer to the attached future land use amendment staff report (LUP2018-02001) for the complete analysis. In accordance with the Countywide Plan Rules, the future land use amendment is subject to the approval of Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting as the Countywide Planning Authority. The application is a small-scale amendment so review and approval by the Florida Department of Economic Opportunity and other state agencies is not required. The Community Development Board will review the application at its June 19, 2018 public hearing and make a recommendation to the Council. The Planning and Development Department will report the recommendation at the City Council meeting.

In response to questions, Planning Manager Lauren Matzke said the letter submitted by the Trails of Countryside Home Owners Association claimed that the land is providing habitat and should be designated as preservation; staff has opined that the area does not meet the purpose or intent of the City's preservation district and does not need to be designated preservation. At the time of site plan review, the applicant will be required to identify the impacts the development would have on stormwater runoff. It is staff's opinion that the application to change the land use is consistent with the Comprehensive Plan.

Three individuals spoke in opposition with concerns expressed regarding impact the development would have on the wildlife using the pond.

Applicant representative Rob Miller said the applicant has met with the Home Owners Association regarding their concerns, which will be addressed through the site plan review process. Environmental Engineer Nancy Scott said she prepared a preliminary habitat assessment of the property for the Applicant; a stormwater pond is located on the property. She said protected species have been found to use stormwater ponds. Stormwater ponds require maintenance in order to work properly; a preservation over the pond is inconsistent with the function of the stormwater pond. Most of the upland areas off the pond have been mowed and maintained. She said the U.S. Fish and Wildlife has not designated the site as a critical habitat for any species.

In response to questions, Ms. Scott said the U.S. Fish and Wildlife identified the nearest active bald eagle nest was over 1.5 miles away. It is possible that the bald eagles seen at the site are using the pond for foraging. She said construction could not occur during nesting season within 500 ft. around an active nest. Environmental Specialist Sarah Kessler said if a nest was found, that would impact what can be done on the site plan. Based on the last nesting season, there was no nest at the site. She said during the site plan review, the applicant will need to address if the soils are suitable to have homes constructed. At a recent Southwest Water Management District's meeting, no objections were raised; they requested setbacks from the pond, maintaining the stormwater pond and following the site restrictions.

Vice Mayor Caudell Approve initial Future Land Use designations of Residential Low (RL) and Water/Drainage Feature on a 15.26-acre portion of property located at 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane and a Future Land Use Map Amendment for a 9.20-acre portion of the same property from Transportation Utility (T/U) and Preservation (P) (Pinellas County) to Residential Low (RL) and Transportation/Utility (T/U) Overlay (City of Clearwater) upon annexation. The motion was duly seconded and carried unanimously

Ordinance 9124-18 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 9124-18 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretkos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

- 7.5** Approve the initial Zoning Atlas designations of Low Density Residential (LDR) and Low Medium Density Residential (LMDR) District for 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane, and pass Ordinance 9125-18 on first reading. (ANX2017-12026B)

This Zoning Atlas designation application involves property comprising approximately 24.46 acres located at the southwest corner of Curlew Road and Lake Shore Lane. This site is the subject of an annexation request (see ANX2017-12026A, proposed Ordinance 9123-18) and an initial future land use designation and amendment request (see LUP2018-02001, proposed Ordinance 9124-18). Details related to ownership, existing and surrounding site conditions and the applicants' redevelopment intent are detailed in those items. Based upon the proposed initial future land use plan designation and amendment of the property to Residential Low (RL) and Transportation/Utility (T/U) Overlay, the proposed zoning districts to be assigned to the property are the Low Medium Density Residential (LMDR) District on the northern half (approximately 11.72 acres) and the Low Density Residential (LDR) District on the southern half (approximately 12.74 acres). The existing use of the site, as well as the proposed use as a residential subdivision is consistent with the uses allowed in the Districts and the Districts are consistent with the surrounding residential zoning districts that exist in the vicinity of the subject property. The proposed initial zoning designations are therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code.

In response to questions, Planning Manager Lauren Matzke said these are two residential districts; both are single-family detached dwellings. Staff worked with the applicant to address some concerns raised by the community; the lot sizes in the southern half are larger than the low medium density residential lots found in the northern half.

Councilmember Allbritton moved to approve the initial Zoning Atlas designations of Low Density Residential (LDR) and Low Medium Density Residential (LMDR) District for 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane. The motion was duly seconded and carried unanimously.

Ordinance 9125-18 was presented and read by title only. Vice Mayor Caudell moved to pass Ordinance 9125-18 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

8. Second Readings - Public Hearing

8.1 Adopt Ordinance 9162-18 on second reading, amending the Operating Budget for the Fiscal Year ending September 30, 2018 to reflect increases and decreases in revenues and expenditures for the Special Development Fund, Special Program Fund, Solid Waste and Recycling Fund, Gas Fund, Airpark Fund, General Services Fund and Garage Fund.

Ordinance 9162-18 was presented and read by title only. Councilmember Cundiff moved to adopt Ordinance 9162-18 on second and final reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

8.2 Adopt Ordinance 9163-18 on second reading, amending the Capital Improvement Budget for the Fiscal Year ending September 30, 2018, to reflect a net increase of \$284,939.

Ordinance 9163-18 was presented and read by title only. Councilmember Hamilton moved to adopt Ordinance 9163-18 on second and final reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

9. City Manager Reports

9.1 Sunset the Affordable Housing Advisory Committee and adopt Resolution 18-10.

On October 5, 2017, the City Council adopted Resolution 17-34 which appointed the Neighborhood and Affordable Housing Advisory Board (NAHAB) and four additional members as the Affordable Housing Advisory Committee (AHAC). This action was necessary to comply with Florida Statute 420.9076. The AHAC reviewed the city's policies, procedures, and land development regulations and provided recommendations in advance of city staff's preparation of the Local Housing Assistance Plan. The AHAC's objective was to recommend specific actions or initiatives to encourage or facilitate affordable housing. The AHAC's recommendations were presented to, and adopted by, City Council on December 7, 2017.

With the completion of the AHAC's FY 2017-2018 work, Council may sunset the committee. Resolution 18-10 affirms the work of AHAC has been completed and terminates their appointments.

Councilmember Allbritton moved to sunset the Affordable Housing Advisory Committee. The motion was duly seconded and carried unanimously.

Resolution 18-10 was presented and read by title only. Vice Mayor Caudell moved to adopt Resolution 18-10. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretkos, Vice Mayor Caudell, Councilmember Hamilton, Councilmember Cundiff and Councilmember Allbritton

- 9.2** Award a construction contract to Mid-South, LLC, of Orlando, FL, in the amount of \$119,955 for the Demolition of Fire Station 45 (09-0036-FD) and authorize the appropriate officials to execute same.

This project will demolish the old Fire Station 45, the adjacent garage and south parking lot located on 610 Franklin Street. The new Fire Station 45 was completed in late 2014 at 1140 Court Street.

Six bids were received. After comparing and evaluating the bids, the Engineering Department has determined the lowest responsible bid, including the alternate, from Mid-south, LLC is consistent with project scope and recommends award of this demolition contract to Mid-South, LLC.

It is anticipated that demolition will be accomplished within 90 days from Notice to Proceed.

APPROPRIATION CODE AND AMOUNT:

3157522-563500-91272 \$119,955

A third quarter budget amendment will provide a transfer of \$52,000 from capital

improvement project 93535, Countryside Library Demolition, to capital improvement project 91272, Old Fire Station 45 Demolition, to fund this contract.

Funds are available in capital improvement project 91272, Old Fire Station 45 Demolition, to fund this contract.

Engineering Director Scott Rice said Building Maintenance prepared an estimate to replace the HVAC system and repair the roof and exterior cladding would be over \$900,000, which did not include interior repairs.

In response to questions, Mr. Rice said there are some code enforcement issues at the site that need to be addressed. The structure is sound; no immediate safety hazards.

Discussion ensued with suggestions made to declare the parcel surplus and seek proposals to repurpose the building. Comments were made that it may be cheaper to demolish the building and construct a building and that the City may have a purpose for the land.

The City Attorney said in order to lease the property for more than five years, Council will need to declare it surplus first. A lease for five years or less may not be possible if the building requires a complete renovation. CRA Executive Director Amanda Thompson said if a tenant is investing \$1 million into the building, a lease of more than five years would be needed. She did not recommend that the CRA surplus the property at this time; there are several properties in play that staff is pulling together for a more comprehensive approach to redevelopment. She recommended demolishing the building if the City chooses to keep the property in order to limit the City's liability.

In response to questions, Ms. Thompson said property is within walking distance of the identified future transit hub site and current bus station. Deputy City Manager Jill Silverboard said there is a Penny for Pinellas 4 project that anticipates the need for public safety equipment and vehicle storage; staff has been considering retaining some portion of this property to serve that purpose. The smaller garage facility still has lifts which need to be removed and are included in the demolition cost. She said staff is currently using the property for parking. Fire Station 45 was not reconstructed on the property because of the cost.

Councilmember Cundiff moved to award a construction contract

to Mid-South, LLC, of Orlando, FL, in the amount of \$119,955 for the Demolition of Fire Station 45 (09-0036-FD) and authorize the appropriate officials to execute same. The motion was duly seconded and failed with the following vote:

Ayes: 2 - Councilmember Hamilton and Councilmember Cundiff

Nays: 3 - Mayor Cretokos, Vice Mayor Caudell and Councilmember Allbritton

There was consensus to retain the eastern portion of the property on Pierce Street, abutting the Police Station, and to declare the remaining property surplus. Staff was directed to determine if there is interest in reusing the property.

9.3 One Clearwater Tower Lease Discussion.

Assistant City Manager Micah Maxwell said staff has been in discussions with One Clearwater Tower regarding leasing the 6th floor as a temporary City Hall. Relocating City Hall to the office building would provide some flexibility with certain components of Imagine Clearwater, PSTA multi-modal site and the potential joint city-county facility. The office building would provide a secured keycard door access off the elevator lobby. He said the proposal does not include parking but can be negotiated for an additional per sq. ft. cost. Staff believes the public parking facility adjacent to the office building is available at a lower cost.

In response to questions, Mr. Maxwell said the furniture to be included with the lease appears to be in good shape and fairly new. An inventory of the furnishings is being conducted and will be provided with the lease agreement. The cyber security components needed for the move is estimated at \$50,000; the phone and internet costs are estimated at \$25,000. Deputy City Manager Jill Silverboard said the City would continue to incur the cost for landscaping maintenance at City Hall until the property is no longer city inventory. Mr. Maxwell said staff identified a number of mechanical and security improvements to City Hall should a new city hall site be delayed, which were estimated to be \$2.1 million. Ms. Silverboard said the improvements included roofing, elevator systems, plumbing, carpet and flooring replacements. The new chiller that was installed in City Hall can be removed and relocated. Mr. Maxwell said Imagine Clearwater did not identify the city hall site as the first site to

demolish. The scope of work for the city-county joint use facility should be finalized next week. The City Attorney said currently the city charter does not reference city hall; the proposed charter changes includes language requiring the mayor's office to be located in city hall.

Discussion ensued with concerns expressed with moving out of City Hall when there is no plan for a new City Hall, that Imagine Clearwater identified demolishing the Harborview Center first, that the owner of One Clearwater Tower asked the City to build additional parking for tenants, that a city hall should be in a municipal building, not a private office building, and that the Clearwater Main Library as temporary Council Chambers is uncomfortable. Comments were made that moving out of City Hall would move the vision of relocating forward, that the city hall site would be more valuable once gone and that an empty city hall site could be used for temporary parking.

Staff was directed to proceed with a lease at One Clearwater Tower for council consideration, with the mayor's office located in the Municipal Services Building.

- 9.4** Approve increasing Contract, PO 18000553, to Ruth Eckerd Hall, Inc. (REH) by \$237,510, from \$419,400 to \$656,910, to reimburse REH for entertainment expenses for the ZZ Top and John Fogerty concert held in Coachman Park on June 2, 2018 and authorize the appropriate officials to execute same.

On May 17, 2018, the Council approved the City partnering with REH and AEG in bringing the ZZ Top and John Fogerty tour to Coachman Park and in paying the City's share for a performance guarantee of \$100,000.

REH and AEG matching funds and expenses were to come from the ticket receipts which the City collected. REH is now invoicing the City for their portion of expenses as well as AEG matching funds for a total of \$237,510.

The concert generated a total of \$393,000 in ticket sales which will more than cover the increase to the purchase order to REH. Funds are now in the Special Events Code 181-99865.

PO#18000553 to REH is the annual funding agreement between the City and REH (\$400,000 per year), as well as payment for the operation of the Clearwater Community Chorus (\$19,400).

APPROPRIATION CODE AND AMOUNT:

Funds are available in cost code 181-99865, Special Events, to fund this contract.

In response to questions, Parks and Recreation Director Kevin Dunbar said the City collected all the revenue for this event and now paying the Ruth Eckerd Hall and AEG Entertainment for the event. He said the City made a profit on the event. Staff believes the event's music genre attracted individuals who never attended an event at Coachman Park, which may have influenced the number of complaints received. Attendees were able to purchase a ticket to rent a chair. Mr. Dunbar said there were over 400 chairs, which has always been adequate for past events; chairs were rented out within thirty minutes. He said attendees may bring their own chairs for all-day festivals, not concerts.

Councilmember Cundiff moved to approve increasing Contract, PO 18000553, to Ruth Eckerd Hall, Inc. (REH) by \$237,510, from \$419,400 to \$656,910, to reimburse REH for entertainment expenses for the ZZ Top and John Fogerty concert held in Coachman Park on June 2, 2018 and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

9.5 Move the August 16, 2018 council meeting to Tuesday, August 14, 2018 at 6:00 p.m.

The Florida League of Cities' 2018 Annual Conference will take place August 16 -18 at the Diplomat Beach Resort in Hollywood, FL.

To accommodate councilmembers attending the conference and annual business meeting, staff is requesting that Council move the Thursday, August 16 council meeting to Tuesday, August 14.

Councilmember Hamilton moved to approve the August 16, 2018 council meeting to Tuesday, August 14, 2018 at 6:00 p.m. The motion was duly seconded and carried unanimously.

9.6 Discussion of Capital Budget Priorities

The City Manager said staff is trying to finalize how to provide Council with the preliminary budget in a couple areas. There are a couple funding

components associated with the Crest Lake Park renovation; \$1.7 million is budgeted for the project by the City and \$6.4 million is from the BP settlement. After discussing the funding one-on-one with Council, he said there are differences in opinion on funding the project in its entirety. Suggestions regarding funding included funding the project with the funds mentioned and renovating the park in phases. He asked for Council direction on how to project the funding in the preliminary budget.

Comments were made that this is a legacy project and what the BP settlement money should be used for. A concern was expressed with having to potentially raise the millage in the coming fiscal year. It was suggested that the City take a couple years to fund the project entirely.

Deputy City Manager Jill Silverboard said that even though the property tax projections are better than expected, it means that the millage won't have to be raised as much. She said design plans will be brought to Council for discussion on the project components.

Parks and Recreation Director Kevin Dunbar said Council will have an item to approve in the Fall to retain a consultant to do the construction drawings, followed by a contract for the construction. He said there will be many opportunities for Council to be involved in the process and make sure everyone is on the same page.

The City Manager said with Council approval, staff will need to find money in Penny 4 funding to support the Phillies project. There was consensus to allow staff to reprioritize Penny 4 funding to have Council approve at a later date.

10. City Attorney Reports – None.

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

12. Closing Comments by Mayor

Mayor Cretelos reviewed recent and upcoming events and congratulated Vice Mayor Caudell for being appointed the Forward Pinellas Chair.

13. Adjourn

The meeting adjourned at 8:15 p.m.

Attest

Mayor
City of Clearwater

City Clerk

