

City of Clearwater

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



Meeting Minutes

Thursday, April 17, 2025

6:00 PM

Main Library - Council Chambers

City Council

Rollcall

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

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

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

Unapproved

1. Call to Order – Mayor Rector

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

2. Invocation – Rabbi Michael Birnholz of Temple B’nai Israel

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 April Service Awards

Two service awards were presented.

4.2 Arbor Day 2025 Proclamation, April 25, 2025 - Ali Ismailoski, Right of Way Division Manager, Public Works

5. Approval of Minutes

5.1 Approve the April 3, 2025 City Council meeting minutes as submitted in written summation by the City Clerk.

Councilmember Teixeira moved to approve the April 3, 2025 City Council meeting minutes as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

6. Consent Agenda – Approved as submitted, less Items 6.4 and 6.5

- 6.1** Approve the Third Amendment to Contract for Sale of City-Owned Vacant Land between the City of Clearwater, Habitat for Humanity of Pinellas County, Inc., and Clearwater Neighborhood Housing Services, Inc. for real property located at 1454 South Martin Luther King Jr. Avenue and authorize the appropriate officials to execute same and such requisite documents necessary to effectuate the sale. (consent)
- 6.2** Approve an amended loan term of 43 years for funding to be provided by the City of Clearwater to SAH Holdings LP for the land acquisition of real property located at 801 Chestnut St. contingent upon the satisfactory outcome of, as determined by the Economic Development and Housing Director, a subsidy analysis, the receipt of a structural evaluation, approval of all funding sources, and a tenant relocation plan; and authorize the appropriate officials to execute documents required to effect closing of the loan. (consent)
- 6.3** Approve an Annual General Permit, in the amount of \$4,000, with Pinellas County to construct and maintain natural gas facilities and authorize the appropriate officials to execute same. (consent)
- 6.4** Authorize a purchase order to Orlando Freightliner of Apopka, FL for the purchase of a Freightliner 114SD with Galfab Hoist in the amount of \$226,946.00 pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback and 2.563(1)(d) non-competitive (impractical) and authorize the appropriate officials to execute same. (consent)

See below.

- 6.5** Authorize purchase order(s) to multiple vendors as listed, for the maintenance, purchase and rental of generators, replacement parts, automatic transfer switches (ATS) and services in the cumulative amount of \$1,600,000.00, for the term May 1, 2025 through November 22, 2026, with one year renewal option in the cumulative amount of \$1,000,000.00 pursuant to Clearwater Code of Ordinances Sections 2.563(1)(a), Single Source, and 2.563(1)(c), Piggyback, and authorize the appropriate officials to execute same. (consent)

See below.

- 6.6** Authorize an increase on purchase order to Envirowaste Services Group of Tampa, FL, for Pumping and Tankering Services - Domestic Wastewater, in the amount of \$85,000.00, increasing the annual not-to-exceed amount from \$125,000.00 to \$210,000.00 for the contract term ending on September 13, 2025, pursuant to Clearwater Code of Ordinances Section 2.563 (1)(c), piggyback, and authorize the appropriate officials to execute same. (consent)

- 6.7** Approve the Mayor's appointment of Kathleen Agnew to the Clearwater Housing Authority Board for a term expiring September 30, 2028. (consent)
- 6.8** Approve a five-year agreement with the law firm of Bryant Miller Olive to perform bond counsel and disclosure counsel services as needed and authorize the appropriate officials to execute same. (consent)

Councilmember Allbritton moved to approve the Consent Agenda as submitted, less Items 6.4 and 6.5, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.4** Authorize a purchase order to Orlando Freightliner of Apopka, FL for the purchase of a Freightliner 114SD with Galfab Hoist in the amount of \$226,946.00 pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback and 2.563(1)(d) non-competitive (impractical) and authorize the appropriate officials to execute same. (consent)

On September 28, 2024, Risk Management determined that vehicle G4946, a 2020 International MV607, was a total loss due to Hurricane Helene.

Clearwater Parks and Recreation is requesting to replace this vehicle with the purchase of a 2025 Freightliner 114SD equipped with a Galfab 60K Roll-Off Hoist in an amount not to exceed \$226,946.00.

This vehicle is vital to the day to day operations of the Parks and Recreation Department as well as being used in emergency situations.

The total cost of the truck is \$226,946.00, with \$197,269.00 acquired through a competitive solicitation under the Florida Sheriff Contract (FSA) FSA23-VEH21.1, Item #59. The remaining \$29,677.00 covers additional features deemed impractical to procure separately, including:

- Extended Engine Warranty
- After-Treatment Coverage
- Brigade Camera System
- Tire Boss
- Chrome Bumper
- Polished Aluminum Wheels
- \$3,500 Tariff Announcement

Authorization is requested to piggyback off the Florida Sheriff Contract (FSA) FSA23-VEH21.1, valid through September 30, 2025. Additionally, approval is requested to procure optional features not included in the piggyback contract, as they are considered impractical due to potential delays in vehicle and/or equipment receipt, possible void of warranty for aftermarket items, manufacturer delay in receiving parts, etc., pursuant to Clearwater Code 2.563(1)(d).

APPROPRIATION CODE AND AMOUNT:

3667366-564100-D2402

STRATEGIC PRIORITY:

1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.

One individual spoke in opposition.

Councilmember Mannino moved to authorize a purchase order to Orlando Freightliner of Apopka, FL for the purchase of a Freightliner 114SD with Galfab Hoist in the amount of \$226,946.00 pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback and 2.563(1)(d) non-competitive (impractical) and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.5** Authorize purchase order(s) to multiple vendors as listed, for the maintenance, purchase and rental of generators, replacement parts, automatic transfer switches (ATS) and services in the cumulative amount of \$1,600,000.00, for the term May 1, 2025 through November 22, 2026, with one year renewal option in the cumulative amount of \$1,000,000.00 pursuant to Clearwater Code of Ordinances Sections 2.563(1)(a), Single Source, and 2.563(1)(c), Piggyback, and authorize the appropriate officials to execute same.(consent)

This authorization covers the maintenance, purchase, and rental of generators, along with ATS's, replacement parts and related services. Historically, Building & Maintenance (B&M) and Public Utilities have procured generators, repairs, services, replacement parts, ATS's, and load banking through piggyback contracts or as single-source procurements.

The average cost for the last three years has been \$632K (\$300,000 B&M and \$332,000 PU)

Equipment Maintained:

50 - STATIONARY GENERATORS (29 B&M AND 21 PU)
44 - PORTABLE GENERATORS (1 B&M AND 43 PU)
60 - AUTOMATIC TRANSFER SWITCHES - ATS (33 B&M AND 27 PU)
44 - FUEL TANKS (25 B&M AND 19 PU)

This request will follow the procurement methods outlined below:

Single Source:

- **Ring Power Corporation:**
 - Authorized representative for Caterpillar, responsible for servicing and repairing Caterpillar generators. Use of another company to perform these services and repairs may void portions of coverage still under warranty.
- **Cummins, Inc.:**
 - The only authorized provider for repairs on Cummins generators. Use of another company to perform these services and repairs may void portions of coverage still under warranty.

Piggyback Contracts:

- **Ring Power Corporation and Cummins, Inc**
 - Sourcewell Contract #092222-CAT and #092222-CMM valid through November 22, 2026, with a one (1) year renewal option.
 - Ring Power is the authorized Caterpillar dealer under this contract.
 - These piggyback contracts cover electrical energy power generation equipment, related parts, supplies, and services at a discounted rate.
- **Mid-Florida Diesel, Inc:**
 - Hernando County ITB #23-TFG037/JG Generator Maintenance and Emergency Repair; valid through April 24, 2026, with two (2), one (1) year renewal options.
 - This piggyback contract will be used as needed for the preventative maintenance of auxiliary (portable) power generators.

APPROPRIATION CODE AND AMOUNT:

Funding is available in Garage Fund, Fleet Operations cost code 5666611-546500, garage equipment and repairs, and in Public Utilities capital improvement project 327-96664, Water Pollution Control R&R. Funding for future fiscal years will be requested as part of the annual budget process.

The Garage Fund is an internal service fund of the city which supports city-wide fleet and radio maintenance. The operations of Public Utilities and associated capital projects are funded by Water and Sewer Utility Enterprise Fund

revenues.

STRATEGIC PRIORITY:

These services help accomplish Strategic Plan Objectives 1.1, maintaining municipal performance, and promoting accountable governance; 1.2, maintaining public infrastructure; 1.3, identify resources required to sustain level of service 3.2, proactive code compliance, and targeted revitalization.

One individual spoke in opposition.

Councilmember Cotton moved to authorize purchase order(s) to multiple vendors as listed, for the maintenance, purchase and rental of generators, replacement parts, automatic transfer switches (ATS) and services in the cumulative amount of \$1,600,000.00, for the term May 1, 2025 through November 22, 2026, with one year renewal option in the cumulative amount of \$1,000,000.00 pursuant to Clearwater Code of Ordinances Sections 2.563(1)(a), Single Source, and 2.563(1)(c), Piggyback, 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 Joint Participation Agreement (JPA) G3A98 between the City of Clearwater and the State of Florida Department of Transportation (FDOT), Installation of an Emergency Generator at the Clearwater Airpark, authorize the appropriate officials to execute same, and adopt Resolution 25-06.

On January 12, 2023, City Council approved the Lease and Property Operating Agreement (Operating Agreement) with FlyUSA to manage the Clearwater Airpark and subsequently approved the First Amendment to the Lease and Property Operating Agreement on March 7, 2024.

As part of the public-private partnership, the City and FlyUSA seek to redevelop the Terminal and FBO building. In accordance with the Operating Agreement, specifically article 12, the City and FlyUSA agreed to seek FDOT funding to support capital improvements such as the Terminal and FBO building. Additionally, the City committed in the agreement to pay a maximum of \$750,000 towards the Airpark terminal and cover, subject to reimbursement by FlyUSA, the cash match associated with any FDOT grant funding.

The Clearwater Airpark is strategically located with an elevation of 71 ft. above sea level making it the highest airport in the Tampa Bay region. This location is vital during storm events where storm surge impacts local airports making Clearwater Airpark the only option for crucial emergency air operations. FDOT JPA Agreement G3A98 provides for a \$400,000 grant with a \$100,000 City match, for a total of \$500,000 grant for the installation of an emergency generator that will not only power the new terminal building but also the Clearwater Gas System (CGS) Compressed Natural Gas (CNG) filling station. Ensuring the filling station remains operational will allow city garbage trucks and other CNG vehicles to refuel immediately after a hurricane or storm event. Any project costs exceeding the grant funding for the generator's design and installation will be covered by CGS's Natural Gas Vehicle capital improvement project.

APPROPRIATION CODE AND AMOUNT:

A mid-year budget amendment will establish capital project 302-G2509, Airpark Emergency Generator, and record a budget of \$400,000 in grant revenue from FDOT and \$100,000 of Gas Fund revenues transferred from capital project 323-96387, Natural Gas Vehicle.

STRATEGIC PRIORITY:

High Performing Government

1.2 Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.

Economic & Housing Opportunity

2.2 Cultivate a business climate that welcomes entrepreneurship, inspires local investment, supports eco-friendly enterprises, and encourages high-quality job growth.

2.3 Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.

Resolution 25-06 was presented and read by title only.

Vice Mayor Teixeira moved to approve the Joint Participation Agreement (JPA) G3A98 between the City of Clearwater and the State of Florida Department of Transportation (FDOT), Installation of an Emergency Generator at the Clearwater Airpark, authorize the appropriate officials to execute same, and adopt Resolution 25-06. 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 9805-25 on second reading, amending the Community Development Code to establish standards for artificial turf, require landscaped areas in front yards for residentially zoned properties, and make other associated updates. (TA2024-07002)

Ordinance 9805-25 was presented and read by title only.

Councilmember Allbritton moved to adopt Ordinance 9805-25 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** Approve collaboration with the Governor's Department of Governmental Efficiency Team and adopt Resolution 25-07. - Mayor Rector

At the April 14 work session, there was council consensus to adopt a resolution, approving the collaboration with the Governor's Department of Governmental Efficiency Team.

Mayor Rector said the resolution he proposed mirrors the Pinellas County Commission's recently adopted resolution and states that Clearwater will cooperate with the Governor's Department of Governmental Efficiency Team (DOGE Team) and will look at ways to be more efficient and save taxpayers in Clearwater money. He said it was an important statement to make to our State Legislature and Governor, who have expressed concerns with local government spending. He said it is important that the City stand with other municipal and county governments that have adopted similar positions.

Discussion ensued with suggestions made that the language should be amended to state that the DOGE Team will collaborate with staff to schedule

visits and provide staff reasonable notice when access is needed. Support was expressed to adopt the proposed resolution, with comments made that the resolution mirrors Pinellas County's adopted resolution and that the resolution is not a contract but a statement.

It was suggested that the proposed resolution be amended as follows:

Section 3 (second line), "Council will grant the EOG DOGE Team ~~negotiated~~ reasonable access to necessary records and any physical premises...", Section 4, "The City Council supports identifying and working to eliminate misspending, eliminate waste, and save taxpayers money, ~~unnecessary programs, mis-aligned grants, and redundant contracts within the City, including those which may be inconsistent with the policies of the State.~~", Section 5, "The City Council will fully cooperate with the EOG DOGE Team to identify ~~recommend and implement administrative or policy reforms and identified best practices...~~", and Section 6, "The City Council directs city staff, and elected officials to fully support all fully consider EOG DOGE Team requested permitted by state and federal law and to provide any necessary ~~negotiated~~ reasonable access.."

Councilmember Mannino moved to amend Sections 3 through 6 as follows: "Section 3. Through this partnership, and to the extent consistent with state and federal law, the City Council will grant the EOG DOGE Team reasonable access to necessary records and any physical premises to review documents and data which may assist the City in identifying efficiencies; Section 4. The City Council supports identifying and working to eliminate misspending, eliminate waste, and save taxpayers money; Section 5. The City Council will fully cooperate with the EOG DOGE Team to identify administrative and policy reforms and best practices to promote efficiency and maximize productivity within local government; Section 6. The City Council directs city staff, and elected officials to fully consider all EOG DOGE Team requests permitted by state and federal law and to provide any reasonable access and requested information to the EOG DOGE Team" and adopt Resolution 25-07, as amended. The motion was duly seconded.

One individual supported the concept but expressed concerns with how the federal government has handled efficiency efforts.

Upon the vote being taken, the motion carried as follows:

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

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

Councilmembers reviewed recent events and wished all a safe and happy Easter and Passover.

13. Closing Comments by Mayor

Mayor Rector reviewed recent and upcoming events.

14. Adjourn

The meeting adjourned at 7:11 p.m.

Attest

Mayor
City of Clearwater

City Clerk