

City of Clearwater

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



Meeting Minutes

Thursday, September 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, 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** Mayors' Monarch Pledge Day Proclamation - Cassie Cordova, Public Works Sustainability Division Manager
- 4.2** Find the Good Day Proclamation - The Junior League of Clearwater-Dunedin
- 4.3** City of Clearwater Red-Light Cameras Annual Report Presentation.

In accordance with the July 2024 legislative changes to Florida State Statute 316.0083 - Mark Wandall Traffic Safety Program - the annual report detailing the results of all red-light cameras (traffic infraction detectors) within the City of Clearwater, will be presented to the Clearwater City Council.

As part of the City of Clearwater's Traffic Safety Improvement Program, Red Light Cameras were installed at two intersections to reduce the occurrence of red-light running crashes and the injuries or fatalities associated with these incidents.

The City of Clearwater identified two intersections with elevated rates of

red-light violations and related crashes, based on data from 2009 to 2010. Initially, Redflex Inc. managed the program.

In June 2021, following the completion of an acquisition, Redflex Inc. became a wholly owned subsidiary of Verra Mobility.

The "Warning" and "Public Education" campaign commenced on July 1, 2012, and concluded on July 30, 2012.

The "Notice of Violation" period began on July 31, 2012, at 12:01 AM.

At the January 18, 2024, City Council meeting, the Council approved a 5-year renewal agreement with Verra Mobility for Red Light Cameras.

The day-to-day operations of the program are handled by a part-time/permanent Police Service Technician (PST).

Since the program's inception is still ongoing, the Clearwater Police Department monitors Red Light cameras at the following intersections:

Gulf to Bay Boulevard and Belcher Road - Eastbound
Gulf to Bay Boulevard and Belcher Road - Westbound
Fort Harrison Avenue and Chestnut Street - Eastbound

In July 2024, the Legislature revised reporting requirements under Florida State Statue 316.0083 Mark Wandall Traffic Safety Program. Municipalities must prepare an annual report of the results of all red-light cameras (traffic infraction detectors) that must be placed on the agenda.

The summary report includes data gathered by the City, in conjunction with the City's red light camera vendor, Verra Mobility, during the reporting period of July 1, 2024 through June 30, 2025.

STRATEGIC PRIORITY:

High Performing Government, specifically strategic objective 1.4 to foster safe and healthy communities in Clearwater through first-class public safety and emergency response services.

Deputy Police Chief Michael Walek provided a PowerPoint presentation.

One individual spoke in opposition.

In response to questions, Mr. Walek said the current contract expires in 2029. He said software issues that occurred when the equipment was upgraded have been corrected.

5. Approval of Minutes

- 5.1** Approve the minutes of the August 21, 2025 City Council meeting as submitted in written summation by the City Clerk.

Vice Mayor Teixeira moved to approve the minutes of the August 21, 2025 City Council meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

Public Hearings - Not before 6:00 PM

6. Administrative Public Hearings

- 6.1** 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 1408 Seabreeze Street, together with the abutting right-of-way of Seabreeze Street, and pass Ordinances 9828-25, 9829-25, and 9830-25 on first reading. (ANX2025-04004)

This voluntary annexation petition involves a 0.15-acre property consisting of one parcel of land occupied by a detached dwelling. The property is located on the north side of Seabreeze Street approximately 145 feet east of Sunny Park Road. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the city. The Development Review Committee is proposing that the 0.09-acres of abutting Seabreeze Street right-of-way not currently within the city limits also be annexed. The property is contiguous to existing city boundaries to the west. The property is proposed to be assigned a Future Land Use Map designation of Residential Low (RL) and 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 Community Development Code Section 4-604.E as follows:

- The city has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. The property currently receives water service from the city of Clearwater. The closest sanitary sewer line is located in the adjacent Seabreeze Street right-of-way. The applicant has not paid the city's sewer impact and assessment fees and is aware of the additional costs to extend city sewer service to this property. Collection of solid waste will be provided by the city of Clearwater. The property is located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to this property by Station #47 located at 1460 Lakeview Road. Therefore,

the proposed annexation will not have an adverse effect on public services and their levels of service; and

- The proposed annexation is consistent with and promotes the following objective and policy of Clearwater 2045, the city's Comprehensive Plan:

Objective PI 9.1 Continue to work with Pinellas County in the orderly annexation of the city's existing enclaves.

Policy PI 9.1.2 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map designation is consistent with the current 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 the Low Medium Density Residential (LMDR) District. 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 boundaries to the west; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

STRATEGIC PRIORITY:

This annexation petition supports the Deliver Effective and Efficient Services by Optimizing City Assets and Resources goal of the city's Strategic Plan by reducing enclaves and delivering city services to properties within the city's service boundary. This petition also supports Ensure Exceptional Communities and Neighborhoods Where Everyone Can Thrive goal by better unifying neighborhoods and reducing issues with multiple jurisdictions.

Planning and Development Director Lauren Matzke said this annexation was previously approved by Council and an error was found the day after Council adopted the ordinances, requiring the item to go back to Council for approval.

Ordinances 9828-25, 9829-25, and 9830-25 were presented and read by title only.

Councilmember Allbritton 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 1408 Seabreeze Street, together with the abutting right-of-way of Seabreeze Street, and pass Ordinances 9828-25, 9829-25, and 9830-25 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

6.2 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 1115 Ridge Avenue, together with certain Ridge Avenue right-of-way, and pass Ordinances 9831-25, 9832-25, and 9833-25 on first reading. (ANX2025-05005)

This voluntary annexation petition involves a 0.17-acre property consisting of one parcel of land occupied by a detached dwelling. The property is located on the east side of Ridge Avenue approximately 432 feet south of Long Street. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the city. The Development Review Committee is proposing that the 0.20-acres of Ridge Avenue right-of-way not currently within the city limits also be annexed. The property is contiguous to existing city boundaries to the north, south, and east. The property is proposed to be assigned a Future Land Use Map designation of Residential Low (RL) and 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 Community Development Code Section 4-604.E as follows:

- The city has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. The property currently receives water service from the city of Clearwater. The closest sanitary sewer line is located along the eastern (rear) property line. The applicant has paid the city's sewer impact and assessment fees and is aware of the additional costs to extend city sewer service to this property. Collection of solid waste will be provided by the city of Clearwater. The property is located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to this property by Station #51 located at 1712 Overbrook Avenue. Therefore, the proposed annexation will not have an adverse effect on public services and their levels of service; and

- The proposed annexation is consistent with and promotes the following objective and policy of Clearwater 2045, the city's Comprehensive Plan:

Objective PI 9.1 Continue to work with Pinellas County in the orderly annexation of the city's existing enclaves.

Policy PI 9.1.2 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map designation is consistent with the current 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 the Low Medium Density Residential (LMDR) District. 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 boundaries to the north, south, and east; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

STRATEGIC PRIORITY:

This annexation petition supports the Deliver Effective and Efficient Services by Optimizing City Assets and Resources goal of the city's Strategic Plan by reducing enclaves and delivering city services to properties within the city's service boundary. This petition also supports Ensure Exceptional Communities and Neighborhoods Where Everyone Can Thrive goal by better unifying neighborhoods and reducing issues with multiple jurisdictions.

Planning and Development Director Lauren Matzke said this annexation was previously approved by Council and an error was found the day after Council adopted the ordinances, requiring the item to go back to Council for approval.

Ordinances 9831-25, 9832-25, and 9833-25 were presented and read by title only.

Councilmember Mannino 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 1115 Ridge Avenue, together with certain Ridge Avenue right-of-way, and pass Ordinances 9831-25, 9832-25, and 9833-25 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

- 6.3** Approve the annexation, initial Future Land Use Map designation of Residential Urban (RU) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 3133 Downing Street and pass Ordinances 9837-25, 9838-25 and 9839-25 on first reading. (ANX2025-06007)

This voluntary annexation petition involves a 0.21-acre property consisting of one parcel of land occupied by a detached dwelling. The property is located on the south side of Downing Street, approximately 795 feet west of South Bayshore Boulevard. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the city. The property is located within an enclave and is contiguous to existing city boundaries on all sides; therefore, the annexation will eliminate an enclave. The property is proposed to be assigned a Future Land Use Map designation of Residential Urban (RU) and 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 Community Development Code Section 4-604.E as follows:

- The city has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. The property currently receives water service from the city of Clearwater. The closest sanitary sewer line is located in the adjacent Downing Street right-of-way. The applicant has paid the city's sewer impact and assessment fees and is aware of the additional costs to extend city sewer service to this property. Collection of solid waste will be provided by the city of Clearwater. The property is located within Police District III and service will be administered through the district headquarters located at 2851 McMullen Booth Road. Fire and emergency medical services will be provided to this property by Station #49 located at 565 Sky Harbor Drive. Therefore, the proposed annexation will not have an adverse effect on public services and their levels of service; and
- The proposed annexation is consistent with and promotes the following objective and policy of Clearwater 2045, the city's Comprehensive Plan:

Objective PI 9.1 Continue to work with Pinellas County in the

orderly annexation of the city's existing enclaves.

Policy PI 9.1.2 Continue to process voluntary annexations for single-family residential properties upon request.

Policy A.7.2.4 Allow voluntary annexations for noncontiguous properties that are within an enclave as defined by Section 171.031(13)(a), Florida Statutes ("Type A" enclaves) and as authorized by the 2014 Interlocal Service Boundary Agreement (ISBA) between Pinellas County and municipalities, including the City of Clearwater.

- The proposed Residential Urban (RU) Future Land Use Map designation is consistent with the current Countywide Plan designation of the property. This designation primarily permits residential uses at a density of 7.5 units per acre. The proposed zoning district to be assigned to the property is the Low Medium Density Residential (LMDR) District. 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 city boundaries on all sides; therefore consistent with Florida Statutes Chapter 171.44.

STRATEGIC PRIORITY:

This annexation petition supports the Deliver Effective and Efficient Services by Optimizing City Assets and Resources goal of the city's Strategic Plan by reducing enclaves and delivering city services to properties within the city's service boundary. This petition also supports Ensure Exceptional Communities and Neighborhoods Where Everyone Can Thrive goal by better unifying neighborhoods and reducing issues with multiple jurisdictions.

Ordinances 9837-25, 9838-25 and 9839-25 were presented and read by title only.

Councilmember Cotton moved to approve the annexation, initial Future Land Use Map designation of Residential Urban (RU) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 3133 Downing Street and pass Ordinances 9837-25, 9838-25 and 9839-25 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

- 6.4** Authorize an increase to the current contract with American Traffic Solutions, Inc., doing business as Verra Mobility Systems, for postage needed for the red light camera violations through the agreement term in the amount of \$175,000.00 bringing the total amount to \$943,600.00 and authorize the appropriate officials to execute same.

On January 18, 2024, City Council approved a five-year renewal agreement with American Traffic Solutions Inc., doing business as Verra Mobility Systems, for the City's red-light camera enforcement program. The renewal included the replacement of existing camera equipment and the transfer of responsibility for issuing Notices of Violation to Verra Mobility, with mailings to be sent at prevailing postal rates. Previously, the Clearwater Police Department (CPD) managed these mailings in-house and maintained a corresponding line item in its annual budget since the program's inception.

Although citation mailing was included in the scope of services under the renewed agreement, postage amounts for mailing these violations were not included in the renewal agreement as a not to exceed amount to the vendor but incorporated into CPD's annual operating budget for the program. It is important to clarify that this does not represent a new or additional cost to the City, as the mailings have always been an operating cost of the program. The only change is that Verra Mobility is now managing this function on the City's behalf. Accordingly, we must roll the mailing costs into the Vera Mobility Systems line item and establish a revised not-to-exceed amount for the remainder of the agreement.

CPD budgeted \$29,000.00 for mailing services in FY 2025. However, with the deployment of upgraded camera systems, recent software enhancements, and increased traffic volumes, the number of violations and mailings has increased. As a result, based on current postal rates and number of violations, CPD projects the annual mailing costs will exceed the current budget by approximately \$6,000.00, bringing the revised annual estimate to \$35,000.00. Over the five-year term of the agreement, the total estimated cost for mailing services is \$175,000.00.

Summary of Financials:

- \$768,600.00 - Council-authorized amount (approved January 18, 2024) for the red-light camera program through January 2029
- \$175,000.00 - Total estimated cost for mailing services from inception through January 2029
 - \$29,000.00 - CPD annual mailing budget for FY25

- \$6,000.00 - Proposed annual increase to cover anticipated overages
- \$943,600.00 - Total requested purchasing authority through January 2029 for both the red-light camera program and mailing services.

Staff respectfully requests the City Council's approval to increase the purchase order with Verra Mobility Systems by \$175,000.00 for the remaining term of the agreement, for a new not-to-exceed amount of \$943,600.00 through January 2029. Although revenues generated by the Red-Light Camera Program significantly exceed operating costs, we would still need to return to Council in the event violations increase further and mailing costs exceed the updated estimates and not to exceed amount with this vendor.

APPROPRIATION CODE AND AMOUNT:

Funding for the current year's portion of this contract is included in the Police Department's operating budget in cost code 0101139-530300, Contractual Services. Future fiscal year funding will be requested as part of the annual operating budget process.

The operations of the Police Department are funded by General Fund revenues.

STRATEGIC PRIORITY:

This project is relevant towards accomplishing the strategic goal of a High Performing Government, specifically strategic objective 1.4 to foster safe and healthy communities in Clearwater through first-class public safety and emergency response services.

One individual spoke in opposition.

In response to questions, Police Chief Eric Gandy said the State of Florida receives half of the fee and all expenses for the program come out of the City's portion of the revenue.

Discussion ensued with a concern expressed that the red light cameras do more harm than good and lead to more collisions. It was stated that the previous council approved a five-year contract.

Vice Mayor Teixeira moved to authorize an increase to the current contract with American Traffic Solutions, Inc., doing business as Verra Mobility Systems, for postage needed for the red light camera violations through the agreement term in the amount of \$175,000.00 bringing the total amount to \$943,600.00 and authorize the appropriate officials to execute same. The motion was duly

seconded and carried with the following vote:

Ayes: 4 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton and Councilmember Mannino

Nays: 1 - Councilmember Cotton

- 6.5** Authorize citywide purchase orders to Belfor USA Group, Inc., Lemoine Services Holdings, LP, Royal Plus, Inc., and SLSCO LTD to perform as needed emergency response mitigation and restoration services to various facilities throughout the city for the initial term of September 4, 2025 through September 3, 2026, with four, one-year renewal options pursuant to Request for Proposal (RFP) No. 26-25; authorize restoration services on multiple projects for the initial term in a not-to-exceed amount of \$3,500,000.00; and authorize the appropriate officials to execute same.

RFP No. 26-25 Citywide Emergency Response Mitigation and Restoration Services was issued on April 11, 2025, with a total of seven proposals received by the deadline of May 12, 2025. A review committee comprised of representatives from Finance, General Services, Parks and Recreation and Public Works carefully reviewed each of the submittals. Each submittal was scored according to the RFP evaluation and overall responsiveness to the RFP requirements.

During the public meeting, the selection committee recommended awarding contracts to the following four top-ranked firms:

- Belfor USA Group, Inc.
- Lemoine Services Holdings, LP
- Royal Plus, Inc.
- SLSCO LTD

Emergency mitigation and restoration services are essential for minimizing damage caused by events such as flooding, windstorms, lightning, and failures due to electrical, plumbing, and mechanical systems, among other unforeseen incidents that may impact city-owned facilities.

This contract will provide citywide support, including but not limited to parks and recreational facilities and City structures, by ensuring access to reliable professional service providers capable of responding quickly and effectively in emergency situations. Services will be initiated only when requested and upon issuance of a formal Notice to Proceed by the City.

Selected contractors will be required to provide all necessary expertise, personnel, equipment, tools, materials, transportation, supervision, and other resources required to perform emergency mitigation, repairs, water extraction,

and the removal and disposal of contaminated materials. Contractors will be expected to respond promptly, assess and document damage, mitigate and prevent further loss, and carry out restoration activities.

Authorization is requested to utilize the selected vendors to provide emergency restoration and mitigation services on an as-needed basis during the initial contract term from September 4, 2025, through September 3, 2026, with four optional one-year renewal terms.

One of the projects that will utilize these services is the Clearwater Beach Recreation Center (CBRC) and Beach Library. The CBRC and Beach Library have remained inoperable since sustaining storm surge flooding during Hurricane Helene on September 26, 2024. Initial water damage mitigation was completed shortly after the storm, and an architect was subsequently retained to develop construction documents for permanent restoration. Once the plans are approved, the Parks & Recreation Department requests authorization to engage one of the awarded vendors under this agreement to carry out the restoration work.

In addition, the Marshall Street Skylight along with other storm-related projects that have been identified for potential FEMA reimbursement are included in the total amount requested above.

Since these are for as needed services, after the initial year ending September 3, 2026, future restoration and mitigation services exceeding \$100,000.00 resulting from a disaster will be brought forward to Council.

APPROPRIATION CODE AND AMOUNT:

Funding and Expenditure Tracking for Contractual Services

Expenses related to these services will be coded to D2402, Hurricane Helene or D2501, Hurricane Milton. Reimbursement from FEMA will be pursued, expenses not reimbursed will be funded by reserves from either the Special Program Fund, Central Insurance Fund, or General Fund.

For future emergency use, related expenditures will be tracked separately using designated emergency codes assigned to each user fund. This tracking mechanism is intended to facilitate reimbursement where applicable.

USE OF RESERVE FUNDS:

N/A

STRATEGIC PRIORITY:

Approval of the purchase order supports several Strategic Plan Objectives,

including:

- 1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts;
- 1.3: Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.
- 1.4: Foster safe and healthy communities in Clearwater through first-class public safety and emergency response services.
- 1.5: Embrace a culture of innovation that drives continuous improvement and successfully serves all our customers.

In response to a question, Parks and Recreation Assistant Director Matt Anderson said staff is aiming to reopen the Beach Recreation Center by March 1, 2026.

Councilmember Allbritton moved to authorize citywide purchase orders to Belfor USA Group, Inc., Lemoine Services Holdings, LP, Royal Plus, Inc., and SLSCO LTD to perform as needed emergency response mitigation and restoration services to various facilities throughout the city for the initial term of September 4, 2025 through September 3, 2026, with four, one-year renewal options pursuant to Request for Proposal (RFP) No. 26-25; authorize restoration services on multiple projects for the initial term in a not-to-exceed amount of \$3,500,000.00; and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.6** Approve a Capital Project Funding Agreement grant for the renovations of the Eddie C. Moore Softball Complex, Fields 1 through 4 in the amount of \$7,750,000, between Pinellas County and the City of Clearwater and authorize the appropriate officials to execute same.

The city has been awarded a grant from Pinellas County in the amount of \$7,750,000 for the renovations and improvements to the Eddie C. Moore Complex Fields 1 - 4 located at 3050 Drew Street.

The E.C. Moore Complex is Clearwater's National and State award-winning facility featuring nine softball fields and two soccer fields. The oldest of the softball fields, Fields 1 - 4, were built in the early 1980's and need renovation and refurbishment. Funds from this grant will be matched by the city to establish a project that will include the construction of a new two-story press box building featuring expanded restrooms, multipurpose spaces, an elevator,

the necessary technology to broadcast games on TV and radio, as well as new dugouts with restrooms, permanent seating, scoreboards, LED lighting for all nine softball fields, landscaping and site work needed to support the overall project. This renovation is estimated to cost between \$17,750,000 to \$20,000,000 and is anticipated to be completed prior to the ESPN Invitational Tournament to be held in February 2028. Request for Qualifications (RFQ) for the design of this project has been received and a recommendation regarding the selected design team will be forth coming at a future City Council meeting.

A capital project, C2510 - E.C. Moore Renovation was established in the fiscal year 2024/25 budget with funding planned for renovations to the Softball Complex. In addition, this project includes funding for renovations to E.C. Morre Soccer Fields East and West while the complex is under construction. The total project budget for E.C. Moore Renovations is anticipated to be \$21,850,000. The project funding includes this TDC award of \$7,750,000; \$100,000 of General Fund revenue currently available, and future General Fund revenue of \$14,000,000 budgeted in fiscal years 2026 through 2029.

When completed, minimal additional operating impacts, if any, will be incurred in support of this project as this is a renovation and much of the existing inefficient and outdated infrastructure will be replaced and sufficient staffing is already in place for maintenance.

Under this agreement the city will provide various marketing and sponsorship benefits to Visit St. Pete-Clearwater (VisitSPC) for a period of ten years.

APPROPRIATION CODE AND AMOUNT:

N/A

USE OF RESERVE FUNDS:

N/A

STRATEGIC PRIORITY:

Approval of the purchase order supports several Strategic Plan Objectives, including:

- 1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts;
- 1.3: Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.
- 1.5: Embrace a culture of innovation that drives continuous improvement and successfully serves all our customers.
- 2.3: Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.
- 3.1: Support neighborhood identity through services and programs that

empower community pride and belonging.

Councilmember Mannino moved to approve a Capital Project Funding Agreement grant for the renovations of the Eddie C. Moore Softball Complex, Fields 1 through 4 in the amount of \$7,750,000, between Pinellas County and the City of Clearwater and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.7** Authorize purchase orders to CTC Disaster Response Inc., Davey Tree Expert Company, O'Neils LLC and Tip Top Tree Experts LLC for emergency services related to the removal of leaner, hanger and stumps throughout the City for initial term of September 4, 2025 through September 3, 2026, with three, one-year renewal options pursuant to Invitation to Bid (ITB) No. 24-25 and authorize the appropriate officials to execute same.

The Parks and Recreation Department requests authorization to award contracts for emergency leaner, hanger, and stump removal services in accordance with Invitation to Bid (ITB) No. 24-25. This solicitation was issued to supplement the City's primary debris management contractor by providing additional capacity in response to storm-related events and natural disasters. The scope of work includes the removal of vegetative debris classified as leaners, hangers, and stumps that pose an immediate threat to public safety or property. Such threats include, but are not limited to, overhanging limbs and structurally compromised trees located on or adjacent to improved property, city-maintained rights-of-way (ROW), sidewalks, trails, playgrounds, and other public-use areas throughout the city.

ITB 24-25 was formally advertised on March 25, 2025, and five responsive bids were received by the submission deadline of April 24, 2025. Following a comprehensive evaluation process, the lowest responsive and responsible bidders were identified based on pricing, qualifications, and demonstrated ability to respond under emergency conditions.

The Parks and Recreation Department, in collaboration with Public Works and the Procurement Division, recommends contract awards to the following vendors representing the lowest, most responsible bidders under each service category:

- **Category 1: Hazardous Tree Removal**
 - *Primary:* CTC Disaster Response Inc.
 - *Secondary:* O'Neils LLC
 - *Tertiary:* Tip Top Tree Experts LLC

- **Category 1: Hazardous Palm Removal**
 - *Primary:* O'Neils LLC
 - *Secondary:* CTC Disaster Response Inc.
 - *Tertiary:* Davey Tree Expert Company
- **Category 2: Hazardous Stump Removal**
 - *Primary:* O'Neils LLC
 - *Secondary:* CTC Disaster Response Inc.
 - *Tertiary:* Davey Tree Expert Company
- **Category 3: Hazardous Limb Removal**
 - *Primary:* CTC Disaster Response Inc.
 - *Secondary:* Tip Top Tree Experts LLC
 - *Tertiary:* O'Neils LLC
- **Category 4: Miscellaneous Hourly Rates.** Miscellaneous hourly rates will be utilized as needed based on specific project requirements. While considered during the evaluation process, these rates are not the primary basis for award.

This multi-award structure ensures continuity of service and provides flexibility to utilize secondary and tertiary vendors as needed to meet demand. Emergency tree-related services are critical to the City's response to natural disasters, including damage from windstorms, lightning, flooding, and other unforeseen events. These contracts will ensure timely mitigation of hazardous vegetation to reduce safety risks and preserve City infrastructure.

The awarded contracts will support citywide response efforts, including but not limited to parks, recreation areas, and other public properties. Services will be activated on an as-needed basis and only upon issuance of a formal Notice to Proceed.

Selected contractors will be required to furnish all necessary labor, equipment, tools, materials, supervision, and transportation to perform emergency vegetation removal. Vendors must be capable of rapid mobilization, assessing and documenting conditions, mitigating hazards, and executing removal operations in a safe and effective manner.

Since these are for as needed services in the event of an emergency, services exceeding \$100,000.00 resulting from a disaster will be brought forward to Council.

APPROPRIATION CODE AND AMOUNT:

Tree work not related to emergencies/hurricanes (i.e., normal operations) will continue to be coded to the various department's operating codes as originally

budgeted.

For emergency use, expenditures will be tracked using emergency codes assigned to each user fund with the intent to seek reimbursement where applicable.

USE OF RESERVE FUNDS:

N/A

STRATEGIC PRIORITY:

Approval of the purchase order supports several Strategic Plan Objectives, including:

- 1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.
- 1.3 Adopt responsive levels of service for public facilities and amenities and identify resources required to sustain that level of service.
- 1.4: Foster safe and healthy communities in Clearwater through first class public safety and emergency response services.
- 2.3: Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.
- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.
- 4.3: Protect the conservation of urban forests and public green spaces to promote biodiversity and reduce our carbon footprint.

Councilmember Cotton moved to authorize purchase orders to CTC Disaster Response Inc., Davey Tree Expert Company, O'Neils LLC and Tip Top Tree Experts LLC for emergency services related to the removal of leaner, hanger and stumps throughout the City for initial term of September 4, 2025 through September 3, 2026, with three, one-year renewal options pursuant to Invitation to Bid (ITB) No. 24-25 and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.8** Approve a modification to the scope for the Long Center Renovation Project (21-0026-PR) to include repair of leaks in the Olympic pool and renovations of the pool shell on both the Olympic pool and the therapy pool and authorize the appropriate officials to execute same.

On January 16, 2025, the City Council authorized a Guaranteed Maximum Price (GMP) proposal from Creative Contractors, Inc. in the amount of \$14,504,354.00 for renovations to the Long Center natatorium building. The scope included weld repairs to the building's corroded structural framing, replacement of the single pane window system with an insulated glass curtain wall rated for wind and large missile impact, installation of a new reflective Thermoplastic Polyolefin (TPO) membrane roof with a 25 KW AC Solar PV array, a new roof top HVAC / dehumidification system, replacement of pool water treatment equipment, and the construction a 1,700 square foot air-conditioned "Sun Deck" addition, bringing the project total to \$14,590,729.00.

To reduce costs, and at the request of the Council, the "Sun Deck" component was removed from the project scope. However, funding for the "Sun Deck" remained in the purchase order and project budget.

At the January 16th meeting, staff informed Council that, prior to and unrelated to Project 21-0026-PR, multiple leaks had been identified in the pool shell. Consultants were engaged to assess the pool's condition and recommended repairs. Hunsicker, a sub-consultant to Wannemacher Jensen Architects (WJA), prepared the required designs and specifications, and Creative Contractors secured a competitive bid for the repair work.

With the removal of the Sun Deck and reductions to the original scope for items no longer needed due to these repairs, staff request authorization to proceed. No additional funding is required for these renovations.

APPROPRIATION CODE AND AMOUNT:

Funds have already been budgeted in the capital improvement project 315-C2202, Long Center Major Renovation, to fund this contract. This is funded by General Fund and Penny for Pinellas Revenues.

USE OF RESERVE FUNDS:

N/A

STRATEGIC PRIORITY:

Approval of the purchase order supports several Strategic Plan Objectives, including:

- 1.1: Provide evidence-based measurement tools to continually guide municipal performance and promote accountable governance.
- 1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.
- 1.5: Embrace a culture of innovation that drives continuous improvement and successfully serves all our customers.
- 2.3: Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.

- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.
- 4.2: Adopt renewable resource usage and waste reduction practices to ensure a vibrant City for current and future generations

Vice Mayor Teixeira moved to approve a modification to the scope for the Long Center Renovation Project (21-0026-PR) to include repair of leaks in the Olympic pool and renovations of the pool shell on both the Olympic pool and the therapy pool and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.9** Approve Change Order No. 1 to Rowland Inc. (an Allclear Company) of Pinellas Park, FL, for the Reclaimed Water Piping Improvements Project, ITB 21-0029-UT, extending the contract duration by 365 days, from April 3, 2025, to April 2, 2026, and authorize the appropriate officials to execute the necessary documents.

On February 8, 2023, the City's Public Utilities Department issued Invitation to Bid (ITB) 21-0029-UT for the Reclaimed Water Piping Improvements Project (Project). The scope of work includes, but is not limited to, looping dead-end mains, replacing damaged valves, and installing or replacing service lines.

On May 18, 2023, City Council authorized the award of this project to Rowland, the lowest responsive and responsible bidder, in the amount of \$7,527,886.47, in accordance with the project plans and specifications. The project was originally expected to be completed within 548 calendar days from the Notice to Proceed; however, Rowland has experienced several unforeseen challenges beyond their control that have impacted the project schedule and caused delays, including the following:

- a. **Material Delays:** During the pre-construction meeting, Rowland raised concerns about significant delays in procuring brass service line components (e.g., corporation stops and curb stops), with lead times exceeding six months. While awaiting materials, Rowland continued progress on other areas of the project, including the installation of main pipelines.
- b. **Weather-Related Impacts and Concurrent Projects:** Rowland was simultaneously performing work on Clearwater Beach Island, where they are under contract to replace 925 reclaimed water service lines. Their schedule was impacted by multiple storm events (Hurricane Debby in August 2024, Hurricane Helene in September 2024, and Hurricane Milton

in October 2024). Following these storms, recovery and cleanup efforts extended through January 10, 2025. During this period, Rowland redirected efforts to Druid Road, also within the project scope, where they completed RCW main and service replacements. Three weeks after receiving clearance to resume work in storm-impacted areas, Rowland returned to North Beach to continue work.

- c. Unanticipated Restoration Work: Rowland performed restoration efforts exceeding the original design estimates. This included additional work requested by the City and unforeseen site conditions. For example, added curbing and sidewalk restoration along MLK Avenue between Drew Street and Cleveland Street were not included in the original design scope.
- d. Emergency Response Assignments: Rowland was also engaged in emergency repair work under Contract 22-0006-UT, Sewer Point Repair and Improvements Project, following the storm events. Numerous emergency work orders were issued, further contributing to project delays.

Given the delays caused by material procurement issues, hurricane-related disruptions, expanded restoration requirements, and emergency assignments, all of which were outside of the contractor's control, a 12-month contract extension is recommended. This extension will allow sufficient time to complete the remaining scope of work, specifically the installation of service lines on North Beach, based on current field conditions. No additional funding will be needed to complete the project.

APPROPRIATION CODE AND AMOUNT:

Funds are available in capital project 3217321-546900-96739, Reclaimed Water Distribution, to fund this contract. The Public Utilities department and associated projects are funded by the Water and Sewer Utility Enterprise Fund revenues.

STRATEGIC PRIORITY:

Establishing this contract offers a high level of service to our residents. It meets the City's Strategic Plan to achieve High Performing Government by maintaining public infrastructure through systematic management efforts, extension of Construction Contract to Rowland Inc. is requested. The project also aligns with the City's Strategic goals of Community Well-Being and Environmental Stewardship.

One individual spoke in opposition.

Councilmember Mannino moved to approve Change Order No. 1 to Rowland Inc. (an Allclear Company) of Pinellas Park, FL, for the Reclaimed Water Piping Improvements Project, ITB 21-0029-UT, extending the contract duration by 365 days, from April 3, 2025, to April 2, 2026, and authorize the appropriate officials to execute the necessary documents. The motion was duly seconded and carried unanimously.

- 6.10** Authorize a purchase order to EWT Holdings III dba Evoqua Water Technologies, LLC (Evoqua) of Sarasota, FL for chemical tank and feed rental and bulk odor control chemical delivery in the not-to-exceed amount of \$255,000.00, beginning August 22, 2025 through July 19, 2026, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback, and authorize the appropriate officials to execute same.

The Public Utilities Department is requesting authorization of a purchase order to utilize Evoqua for chemical tank and feed rental, the delivery of bulk hydrogen peroxide (50%) and Odophos for control of odors and corrosion at the Northeast Water Reclamation Facility and Lift Station 42.

The pricing for hydrogen peroxide (50%) and Odophos to manage odors and corrosion was obtained through a competitive bidding process under Manatee County Contract 24-R084063BB for Corrosion and Odor Control Services. This contract pricing, valid until July 19, 2026, includes delivery, application equipment, ongoing maintenance, technical evaluation/support services, and technology licenses. Authorization is requested to piggyback Manatee County Contract No. 24-R084063BB through July 19, 2026.

APPROPRIATION CODE AND AMOUNT:

Funds are available in Public Utilities operating code 4211355-530300, Other Contractual Service, and 4211355-551700, Bulk Chemicals, to fund this contract. Public Utilities is funded by the Water and Sewer Utility Enterprise Fund revenues.

STRATEGIC PRIORITY:

The approach has resulted in relatively few odor complaints over the last few years, therefore it is an example of environmental stewardship, superior public service and a benefit to community well-being.

Councilmember Cotton moved to authorize a purchase order to EWT Holdings III dba Evoqua Water Technologies, LLC (Evoqua) of Sarasota, FL for chemical tank and feed rental and bulk odor control

chemical delivery in the not-to-exceed amount of \$255,000.00, beginning August 22, 2025 through July 19, 2026, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.11** Approve a five-year Lease Agreement between the City of Clearwater Police Department and Intercultural Advocacy Institute for the police sub-station vacant space located at 1498 South Martin Luther King Jr Ave, Clearwater, FL and authorize the appropriate officials to execute same.

The City of Clearwater Police Department (CWPD), through its dedicated efforts to serve its residents, acknowledges and wishes to express sincere gratitude to the former tenant of the substation, the Community Dental Clinic, for its past public services, and much future success, having now relocated to a larger owned location where they will continue to serve the residents of Clearwater.

The departing City tenant, Community Dental Clinic (CDC), in early June 2025, gave proper notice to terminate its Lease Agreement at the shared CWPD substation located at 1498 S Martin Luther King Jr Ave. The CDC on August 8, 2025, vacated the leased space without issue.

The current City tenant at 612 Franklin St., Intercultural Advocacy Institute (HOC), has requested to vacate from its current location due to the mutual needs of the CWPD to repurpose its property, and HOC's need for additional space, and relocate to the substation property previously leased by CDC. HOC has since properly terminated its current lease and has executed a new lease with CWPD. All necessary relocation maintenance has been completed.

The base terms of this Lease Agreement: five-year term, \$1.00 annual rent, utilities paid by HOC, insurances paid by HOC, and emergency CWPD approved use conditions.

City Legal, CWPD, and PW/Eng departments have reviewed and approved this request.

Councilmember Cotton moved to approve a five-year Lease Agreement between the City of Clearwater Police Department and Intercultural Advocacy Institute for the police sub-station vacant space located at 1498 South Martin Luther King Jr Ave, Clearwater, FL and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6.12 Increase domestic water, lawn water, wastewater collection, and reclaimed water rates annually by 8.00% effective October 1, 2025 - October 1, 2029 and pass Ordinance 9841-25 on first reading.

This utility rate increase is needed to provide adequate funding to operate our water and wastewater systems and maintain compliance with debt service coverage requirements. Additionally, these rate increases will support continuation of the capital improvement projects needed to sustain the City's utility infrastructure.

Public Utilities regularly evaluates the sufficiency of the revenues provided by the City's water, sewer, and reclaimed water rates to meet both the current and future requirements of the Utility. In June of 2025, Stantec Consulting Services Inc. completed a Water and Sewer Revenue Sufficiency Analysis to cover five years of operations. The Consultant is recommending a rate increase to provide adequate revenue to fund utility cost requirements while recognizing the effects of demand growth, increased purchased water costs, increased cost of operations, and renewal and replacement requirements.

The study covers the period FY2025 through FY2029 and recommends 8.00% increase annually for the entire period to be effective 10/1/25, 10/1/26, 10/1/27, 10/1/28 and 10/1/29. The increases are applicable to domestic water, lawn water, wastewater collection, and reclaimed water.

STRATEGIC PRIORITY:

In furtherance of the Council's Strategic Plan to achieve High Performing Government - 1.2 properly maintaining City infrastructure.

Stantec Consultant Leticia Doohaluk provided a PowerPoint presentation.

One individual opposed the rate increase.

One individual complimented the utility department for fixing an issue he had at his property and suggested staff research financing options to offset rate increases.

Discussion ensued with comments made that the future consolidation of the wastewater reclamation facilities will place the facility in a resilient location, which is a massive capital improvement project. It was said other municipalities in the region are also raising their utility rates.

The City Manager said the rates are looked at annually, and the facility consolidation efforts could be delayed by not increasing the rates.

Ordinance 9841-25 was presented and read by title only.

Vice Mayor Teixeira moved to increase domestic water, lawn water, wastewater collection, and reclaimed water rates annually by 8.00% effective October 1, 2025 - October 1, 2029 and pass Ordinance 9841-25 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

- 6.13** Approve the Joint Participation Agreement (JPA) G3F99 between the City of Clearwater and the State of Florida Department of Transportation (FDOT), Construction of Corporate Hangars at the Clearwater Airpark, authorize the appropriate officials to execute same, and adopt Resolution 25-10.

On February 15, 2024, Council approved a Public Transportation Grant Agreement with the Florida Department of Transportation for the Design of Corporate Hangars at Clearwater Airpark.

FDOT JPA Agreement G3F99 provides for an 50% grant for the Construction of new corporate hangars, with 50% cash match. The project cost is estimated to be \$2,400,000 and will be established through 2 separate Public Transportation Agreements for State Fiscal Year 2026 and 2027. This grant agreement is the first of the two agreements and is for a total of \$1,200,000, with a 50% match of \$600,000 to the city with FlyUSA to reimburse the city of the cash match portion in accordance with their lease and operating agreement.

APPROPRIATION CODE AND AMOUNT:

Funding is available in capital improvement project 302-G2401, Airpark Hangars - New, to cover this grant funded with 50% reimbursement from FDOT and 50% reimbursement from the Airpark operator, FlyUSA.

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.

One individual expressed a concern that shade hangars need to be replaced but not with corporate hangars. He said federal funding eligibility should be considered.

It was said that by receiving federal funding comes with many strict regulations.

Resolution 25-10 was presented and read by title only.

Councilmember Allbritton moved to approve the Joint Participation Agreement (JPA) G3F99 between the City of Clearwater and the State of Florida Department of Transportation (FDOT), Construction

of Corporate Hangars at the Clearwater Airpark, authorize the appropriate officials to execute same, and adopt Resolution 25-10.

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

6.14 Approve Slip Rate Increases for Marina Transient, Recreational and Commercial Tenants.

At the August 6, 2025 special work session, Council gave direction to adjust the slip rental rates based on the Market Rate Study conducted by Walter Duke and Partners. Following the results of the comprehensive slip rental market rate study conducted in Spring 2025, staff recommends adjusting marina slip rental rates to align with current market conditions. The study revealed that Clearwater's rates were significantly below market averages across all marina facilities.

To mitigate the impact on tenants and provide a smooth transition, the rate adjustment will be phased in over a six-month period as recommended by the Marine Advisory Board as follows:

Effective October 1, 2025:

Harbor Marina and Beach Marina Tenants

- Clearwater Resident: \$17.46 per foot per month
- Non-Resident: \$19.61 per foot per month

Island Estates

- Clearwater Resident: \$16.16 per foot per month
- Non-Resident: \$18.47 per foot per month

Transient Dockage

- Daily per foot per day: \$3.50
- Weekly per foot per Week: \$17.50 (\$2.50 per day)
- Monthly per foot per Month: \$53.27 (\$1.78 per day)

Effective April 1, 2026:

Harbor Marina and Beach Marina Tenants

- Clearwater Resident: \$23.00 per foot per month
- Non-Resident: \$25.30 per foot per month

Island Estates

- Clearwater Resident: \$20.00 per foot per month
- Non-Resident: \$22.00 per foot per month

Effective After Phase 1 of Beach Marina Construction (Est. November 1, 2025)

Beach Marina Commercial Tenants

- Commercial: \$23.65 per foot per month

Effective 6 Months After Phase 1 of Beach Marina Construction (Est. May 1, 2026)

Beach Marina Commercial Tenants

- Commercial: \$31.05 per foot per month

This phased approach ensures fairness and transparency while maintaining financial sustainability for marina operations and aligning with market expectations. The goal is to be net neutral providing the enterprise fund with the ability to cover all costs for operations, major repairs, and eventual replacement of all marina facilities.

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.

One individual expressed a concern that a market survey was not provided with the rent study. He said tenants understand an increase is necessary and suggested that rates be increased in a phased approach over a year, not six months. He requested staff consider lowering the boat fuel surcharge.

One individual said commercial tenants are not making a profit and a market survey is needed.

Five individuals opposed the increase.

One individual asked what other marinas were used as comparisons and requested fuel trucks be allowed to service tenants.

One individual said all visitors are not wealthy and requested the ability to choose their own fuel vendor.

One individual expressed concern that the marina is still under construction and the marina parking garage construction will start eventually and the per foot fee structure is going to make a significant difference.

In response to questions, Marine and Aviation Director Michael MacDonald said the goal is to be in the average for slip rental rates. He said commercial tenants pay for water, trash, and electric costs and recreational tenants pay electric costs only. Wifi is provided at no cost. He said there are no other comparable marina facilities in the area with floating docks.

Assistant City Manager Daniel Slaughter said rates were kept low intentionally through construction.

Discussion ensued with support expressed to implement the October increase but delay the April increase. It was said that tenants have enjoyed low rates for years and that had slip rates been increased years ago, money for the ongoing maintenance and eventual replacement of the marina would have already been raised.

In response to a concern regarding delaying the second phase of the rate increase implementation, staff was directed to provide analysis of where a

general fund subsidy would come from.

Councilmember Cotton moved to approve Slip Rate Increases for Beach Marina Transient and Recreational Tenants, effective October 1, 2025, and for the Commercial Tenants, effective after completion of Phase 1 of the Beach Marina construction, which estimated for November 1, 2025. The motion was duly seconded and carried unanimously.

- 6.15** Approve a Capital Project Funding Agreement grant for the construction of the Clearwater Beach Marina in the amount of \$7,850,000, between Pinellas County and the City of Clearwater and authorize the appropriate officials to execute same.

The city has been awarded a grant from Pinellas County in the amount of \$7,850,000 for construction of the Clearwater Beach Marina. The Clearwater Beach Marina has not undergone any major replacement or renovations since 1965. On June 20, 2024, City Council approved a construction agreement with Kokolakis Contracting, Inc to reconstruct the Clearwater Beach Marina at a cost of \$43,469,475. Construction began in November 2024 and is currently in progress.

An economic impact study reported the Clearwater Beach Marina commercial operations hosted 1 million visitors, contributed 175,400 room nights, and \$126 million in direct spending. Therefore, the City applied for a capital funding grant through the Tourist Development Council (TDC) and was awarded a grant in the amount of \$7,850,000. The grant requires a cash match in the same amount, which is already budgeted in the current project.

As part of the agreement, the City will have to provide various marketing and sponsorship benefits to Visit St. Pete-Clearwater for a period of ten years. Additionally, the City will have to insure replacement cost at a level of at least 90%.

APPROPRIATION CODE AND AMOUNT:

Grant revenues will be credited upon receipt in capital project C1905, Beach Marina Upgrade.

STRATEGIC PRIORITY:

Approval of the purchase order supports several Strategic Plan Objectives, including:

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

management efforts.

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

Councilmember Mannino moved to approve a Capital Project Funding Agreement grant for the construction of the Clearwater Beach Marina in the amount of \$7,850,000, between Pinellas County and the City of Clearwater and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.16** Award a construction contract to Creative Contractors Inc, of Clearwater Florida, for the construction of a downtown parking garage in the not exceed amount of \$19,328,118.96 pursuant to Invitation to Bid (ITB) 22-0011-EN and authorize the appropriate officials to execute same.

Pursuant to City Council's award of design services to Harvard Jolly (now PBK) on November 7, 2022, construction documents were finalized for a downtown parking garage at 155 S. Osceola Ave. Invitation to Bid (ITB) # 22-0011-EN was advertised on May 28, 2025. The bid opening was August 5, 2025, with Creative Contractors Inc, of Clearwater Florida as the lowest responsible bidder at \$19,043,118.96, the lowest among the 5 bids received. The five bids are within 6.6% of each other indicating a well-defined scope, high quality plans and specifications with minimal ambiguity, and clear understanding of the project by the contractors. The tight spread demonstrates a competitive market resulting in fair and reliable bids.

The City and Creative Contractors are obtaining builder's risk insurance quotes, and the lowest option will be used. The estimated cost of the required insurance not originally included in the bid is ~1.5% or \$285,000.00.

Early geological testing identified an anomaly under the site that will require an unknown quantity of grout to address as well as the possible need to grout abandoned pipe. To address these unknowns, minimize risk and avoid overpaying for material not needed, the contract includes unit prices for this work (linear feet of pipe grout and cubic yards of flowable fill), locking in the unit prices for an unknown quantity with no total value. Actual amounts will be determined in project development.

Lastly, there will be significant construction downtown at very close proximity to and occurring simultaneously with the garage project, creating challenges with

logistics, staging, and right-of-way (ROW) access for work included in adjacent projects (i.e. Osceola Corridor Improvements).

Pursuant to City Ordinance 2.554(6)(b) the Council authorizes the City Manager to approve change orders and appropriate funds -- if needed - in an amount up to 10% of the agenda item. It is anticipated that change orders may be necessary to address these issues.

Staff is requesting award of the contract to Creative Contractors, Inc. for a not to exceed contract total of \$19,043,118.96 and an amount not to exceed \$285,000.00 for the purchase of builders risk insurance, for a total not to exceed amount of \$19,328,118.96.

Construction will start in mid-October 2025 with a 14-month duration and completion in December 2026.

APPROPRIATION CODE AND AMOUNT:

Funds are available in capital improvement project ENPK230001 Downtown Parking Garage 3357335-500000, to fund this contract, funded by revenues from the Parking Enterprise Fund.

STRATEGIC PRIORITY:

1.2- Maintain public infrastructure, mobility systems... through systematic management efforts.

1.3- Adopt responsive levels of service for public facilities and amenities, and ID resources required to sustain that level of service.

3.2- Preserve community livability through responsible development standards...

Councilmember Cotton moved to award a construction contract to Creative Contractors Inc, of Clearwater Florida, for the construction of a downtown parking garage in the not exceed amount of \$19,328,118.96 pursuant to Invitation to Bid (ITB) 22-0011-EN and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.17** Approve a purchase order to E.J. Ward, Inc. of San Antonio, TX, for the renewal of the License, Hardware, Maintenance, and Services Agreement related to fuel management software and hardware, GPS equipment and services, and associated professional services in an amount not to exceed \$406,097.67, of which \$158,497.16 is a ratify and confirm, for the term October 1, 2024 through September 14, 2026, pursuant to Clearwater Code of Ordinances Section 2.563 (1)(c) (Piggyback) and authorize the appropriate officials to execute same.

In October 2019 the City entered a five-year contract with E.J. Ward, Inc. as the preferred provider for integrated GPS, fuel management, and pump access control solutions. The system includes fuel pump management software and hardware, as well as GPS tracking software to support the City's vehicle fleet. These tools enhance vehicle maintenance operations and asset accountability, contributing to greater maintenance efficiency, extended vehicle lifespan, improved fuel distribution, and reduced administrative burdens related to processing and reporting.

The proposed renewal covers a 13-month term, with expenses outlined as follows:

Year 1 - (9/15/2025 - 9/14/2026) - \$247,600.51

There is also a charge for the period of October 1, 2024 - August 31, 2025, for services provided but invoices were not yet paid.

(10/1/2024 - 9/14/2025) - \$158,497.16 - Ratify and Confirm

Total: \$406,097.67

GPS services are expected to be installed in approximately 240 police vehicles until the County-wide police dispatch system becomes fully operational. Should the Police Department require continued use of EJ Ward's services beyond this period, a separate item will be brought forward for Council's authorization. Pricing has been provided under Sourcewell Contract No. 092920-EJW, valid through December 7, 2025, and Contract No. 081524-EJW, valid through November 18, 2028.

APPROPRIATION CODE AND AMOUNT:

This project will be funded from the General Services/Fleet Management operating budget, cost code 5666611-530300, contractual services; and the Information Technology/Enterprise Systems operating budget, cost code 5559864-530300, contractual services.

The operations of Fleet Management are funded by revenues from the Garage Fund, an internal service fund of the City established for city-wide vehicle/equipment maintenance. The Information Technology Department is funded by revenues from the Administrative Services Fund, an internal service fund of the City established to manage city-wide information technology services.

STRATEGIC PRIORITY:

This purchase will support all the objectives of a High-Performance Government, as well as Superior Public Service.

Vice Mayor Teixeira moved to approve a purchase order to E.J. Ward, Inc. of San Antonio, TX, for the renewal of the License, Hardware, Maintenance, and Services Agreement related to fuel

management software and hardware, GPS equipment and services, and associated professional services in an amount not to exceed \$406,097.67, of which \$158,497.16 is a ratify and confirm, for the term October 1, 2024 through September 14, 2026, pursuant to Clearwater Code of Ordinances Section 2.563 (1)(c) (Piggyback) and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

7. Second Readings - Public Hearing

- 7.1** Adopt Ordinance 9821-25 on second reading to vacate the westerly 5' foot utility easement as platted by request of landowners Sandra & Joseph Capper located at 1086 Eldorado Ave, Clearwater, FL 33767 as further defined a portion of Lot 10, Block 70, along with a portion of the South ½ of Lot 11, Block 70, Mandalay, a subdivision according to the Plat thereof recorded in Plat Book 14, Page 32, Pubic Records of Pinellas County, Florida.

Planning and Development Director Lauren Matzke said this annexation was previously approved by Council and an error was found the day after Council adopted the ordinances, requiring the item to go back to Council for approval.

Ordinance 9821-25 was presented and read by title only.

Councilmember Allbritton moved to adopt Ordinance 9821-25 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

- 7.2** Adopt Ordinance 9834-25 on second reading, annexing certain real property whose post office address is 2201 Main Street, Dunedin, Florida into the corporate limits of the city and redefining the boundary lines of the city to include said addition.

Ordinance 9834-25 was presented and read by title only.

Councilmember Mannino moved to adopt Ordinance 9834-25 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

- 7.3** Adopt Ordinance 9835-25 on second reading, to change future the land use designation

for certain real property located on the southeast corner of Main Street and Belcher Road, whose post office address is 2201 Main Street, Dunedin, Florida from undesignated (Pinellas County) to Institutional (I).

Ordinance 9835-25 was presented and read by title only.

Councilmember Cotton moved to adopt Ordinance 9835-25 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

- 7.4** Adopt Ordinance 9836-25 on second reading, amending the Zoning Atlas of the city by rezoning certain real property located on the southeast corner of Main Street and Belcher Road, whose post office address is 2201 Main Street, Dunedin, Florida from undesignated (Pinellas County) to Institutional (I).

Ordinance 9836-25 was presented and read by title only.

Vice Mayor Teixeira moved to adopt Ordinance 9836-25 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. City Manager Reports

8.1 Alligator Creek Flood Insurance Rate Map (FIRM) Changes.

Assistant City Manager Al Battle introduced Floodplain Administrator Gene Henry and Environmental Specialist Sarah Kessler to speak about the recent FEMA open house meeting regarding the Alligator Creek area Flood Insurance Rate Maps. About 100 residents attended the meeting. Staff works with the floodplain management mapping system consultants and FEMA to determine how many building footprints are affected by the changes. Ms. Kessler said the new maps become effective in Spring 2027. Residents may check their address on the City's website to determine the status of their property.

In response to a question, Ms. Kessler said the documents a homeowner would need to appeal a decision would depend on the specific issue.

9. City Attorney Reports – None.

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

Vice Mayor Teixeira thanked staff for efforts in establishing a budget during these challenging times. She said many have expressed their opposition to the removal of street murals, which shows how the arts do matter. She said she will continue to champion artists who make Clearwater thrive and unique.

11. Closing Comments by Mayor

The Mayor said Ed Armstrong, a lawyer, public servant, and community leader, recently passed away. He offered his condolences and asked all to keep Ed Armstrong's family in their thoughts.

12. Adjourn

The meeting adjourned at 9:05 p.m.

Attest

Mayor
City of Clearwater

City Clerk