

# City of Clearwater

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



## Meeting Minutes

Thursday, June 5, 2025

6:00 PM

**Main Library - Council Chambers**

**City Council**

**Roll Call**

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

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

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

**Unapproved****1. Call to Order – Mayor Rector**

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

**2. Invocation – Father Bob Swick from St. Francis of Assisi Old Church****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 National Homeownership Month Proclamation, June 2025

4.2 Federal Legislative Update - Harry Glenn, Van Scoyoc Associates, Inc.

**5. Approval of Minutes**

5.1 Approve the May 15, 2025 City Council meeting minutes as submitted in written summation by the City Clerk.

**Vice Mayor Teixeira moved to approve the May 15, 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.**

6.1 Approve the Substantial Amendment to City of Clearwater's Fiscal Year 2021/2022 Annual Action Plan and the HOME-ARP Allocation Plan and authorize the City to modify

existing agreements and request new applications for funding. (consent)

- 6.2** Accept a Gas Utility Easement from REAL SUB LLC , for the construction, installation, and maintenance of gas utility facilities on real property located in Trinity, FL 34655. (consent)
- 6.3** Authorize the addition of one new bid line item with Equix Holdings, Inc., dba Equix Energy Services, LLC, of Midway, FL, for the installation of a 16-inch pipeline and authorize the appropriate officials to execute same. (consent)
- 6.4** Authorize Guaranteed Maximum Price proposal to Bandes Construction Company, Inc. of Dunedin, FL in the amount of \$313,575.00 for permanent repairs to the Pier 60 bait house and temporary repairs to railing west of the bait house pursuant to Construction Manager at Risk Services Continuing Contracts and authorize the appropriate officials to execute same. (consent)
- 6.5** Authorize purchase orders to Agni Enterprises, LLC (dba) Head to Heels Safety Supplies, Aqua Triangle 1 Corp, Commercial Energy Specialists, LLC, and Harcros Chemicals Inc. to supply and deliver swimming pool grade chemicals to various facilities throughout the City in the cumulative annual amount of \$225,000.00 for initial term, July 1, 2025 through June 30, 2026, with two one-year renewal options at \$225,000 annually pursuant to Invitation to Bid 11-25 and authorize the appropriate officials to execute same. (consent)
- 6.6** Award purchase orders to Big Earth Landscape Supply, Consolidated Resource Recovery, Inc, Ewing Irrigation Products Inc, Howard Fertilizer and Chemical Company Inc, SiteOne Landscape Supply and The SOS Team to supply and deliver various athletic field materials for Parks Beautification Infrastructure (PBI) and Athletic Field Maintenance Divisions in the cumulative annual amount of \$300,000.00 for initial term of June 6, 2025 through June 5, 2026, with two, one-year renewal options pursuant to Invitation to Bid 06-25 and authorize the appropriate officials to execute same. (consent)
- 6.7** Approve an Agreement between Julie Marcus, Pinellas County Supervisor of Elections (SOE) and the City of Clearwater to use the Countryside Recreation Center (2640 Sabal Springs Drive) as an early voting site for the November 3, 2026 General Elections and authorize the appropriate officials to execute same. (consent)
- 6.8** Approve purchase order to Aquatic Control Group of Miami, FL, for Alligator Creek Tree Removal in the not-to-exceed amount of \$250,000.00, on a unit-price basis, pursuant to Invitation to Bid (ITB) 22-25 and authorize the appropriate officials to execute same. (consent)
- 6.9** Award a construction contract to Central Florida Contractors, Inc. of Seminole, Florida, for the 2025 Sidewalk project in the annual amount not-to-exceed \$2,000,000 for an initial one-year term with option for three additional one-year renewal terms on a unit price

basis, pursuant to Invitation to Bid (ITB) 25-0001-EN and authorize the appropriate officials to execute same. (consent)

- 6.10** Approve a Guaranteed Maximum Price (GMP) proposal from Biltmore Construction Co., Inc. of Belleair, Florida, under the continuing services contract, for the demolition of the former Fire Station 45, in the amount of \$272,437.00 pursuant to Request for Qualifications (RFQ) 51-24, Construction Manager at Risk (CMAR) Continuing Services Contract, and authorize the appropriate officials to execute same. (consent)
- 6.11** Approve the Fire Station 47 Funding Agreement between the City of Clearwater and Pinellas County to provide funding to reimburse the City for the construction of new Fire Station 47, in an amount up to \$1,192,028.65, during the contract period concluding December 31, 2025, pursuant to Florida Statutes Section 163.01, and authorize the appropriate officials to execute same. (consent)
- 6.12** Approve a renewal contract with Granicus, LLC of Washington, DC for software subscription maintenance and professional services in an amount not-to-exceed \$1,380,048.57 for a term effective June 1, 2025 through May 31, 2030, pursuant to Clearwater Code of Ordinances Section 2.563(1)(d), non-competitive purchase (impractical), and authorize the appropriate officials to execute same. (consent)
- 6.13** Approve a purchase order to Convergent Technologies, LLC. of Schaumburg, IL, for software and existing hardware maintenance for security systems at city facilities in a not-to-exceed amount of \$1,088,879.59 for the term beginning June 1, 2025 through February 18, 2029; pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback and 2.563(1)(d) Non-Competitive purchases (impractical) and authorize the appropriate officials to execute same. (consent)
- 6.14** Authorize an increase to the purchase order with GSA Security, Inc. of Tampa, FL, for the purchase, installation, maintenance, and repair of security cameras in the amount of \$200,000.00 for the term ending October 24, 2025, bringing the total not-to-exceed amount to \$400,000.00 and an increase of \$150,000.00 to the subsequent one-year renewal option for a new annual not-to-exceed amount of \$350,000.00 in accordance with Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback, and authorizes the appropriate officials to execute same. (consent)
- 6.15** Accept Florida Department of Transportation (FDOT) Grant Agreement Amendment (No. 446805-1-94-01) in the amount of \$472,235.00 for the Re-mill and Overlay on portions of the Apron Asphalt at Clearwater Airpark and authorize the appropriate officials to execute same. (consent)
- 6.16** Authorize a Work Order under the continuing contract with Kennedy/Jenks Consultants, Inc. to provide engineering services for the design and bidding phases of tank cleaning at the City's Water Reclamation Facilities (WRF) and the Skycrest Reclaim Booster Pump Station, project 24-0072-UT, in the amount of \$109,727.00, pursuant to RFQ 34-23,

Engineer of Record (EOR) Consulting Services and authorize the appropriate officials to execute the same. (consent).

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

### **Public Hearings - Not before 6:00 PM**

## **7. Administrative Public Hearings**

- 7.1** Amend the City's fiscal year 2024/25 operating and capital improvement budgets at mid-year and pass Ordinances 9826-25 and 9827-25 on first reading.

The fiscal year 2024/25 operating and capital improvement budgets were adopted in September 2024 by ordinances 9793-24 and 9794-24. Section 2.521 of the City's Code of Ordinances requires the City Manager to prepare a quarterly report detailing income, expenditure estimates, collections, the explanation of significant variances, as well as the financial status of all capital improvement projects. The attached memorandum and the accompanying report provide this information and outline the issues at mid-year that require amendment.

#### **STRATEGIC PRIORITY:**

The budgeting process aligns resource allocation to the advancement of our community in all five strategic priorities: high performing government, economic and housing opportunity, community well-being, environmental stewardship, and superior public service.

**Ordinances 9826-25 and 9827-25 were presented and read by title only.**

**Councilmember Mannino moved to amend the City's fiscal year 2024/25 operating and capital improvement budgets at mid-year and pass Ordinances 9826-25 and 9827-25 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

- 7.2** Approve to vacate the west five-foot city utility easement by request of landowner Aaron Petersen located at 2074 Douglas Ave, Clearwater, FL per Exhibits A & B and further defined as the west 5 feet of Lot 5, and the west 5 of the south 20 feet of Lot 4, all in Block X of Bay Terrace and Bay Terrace addition, according to the map or plat thereof as recorded in Plat Book 13, Page 22 of the public records of Pinellas County, FL, and pass Ordinance 9811-25 on first reading.

This 5-foot west utility easement parallels the parcel 70-foot width along the rear property line.

This easement serves no purpose and encumbers the parcel.

There are no city utilities within this easement.

City staff have reviewed and approved this request.

**STRATEGIC PRIORITY:**

Embrace a culture of innovation that drives continuous improvement and successfully serves all our customers.

*Two individuals spoke in support.*

**Ordinance 9811-25 was presented and read by title only.**

**Councilmember Cotton moved to approve to vacate the west five-foot city utility easement by request of landowner Aaron Petersen located at 2074 Douglas Ave, Clearwater, FL per Exhibits A & B and further defined as the west 5 feet of Lot 5, and the west 5 of the south 20 feet of Lot 4, all in Block X of Bay Terrace and Bay Terrace addition, according to the map or plat thereof as recorded in Plat Book 13, Page 22 of the public records of Pinellas County, FL, and pass Ordinance 9811-25 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

**8. Second Readings - Public Hearing**

- 8.1** Adopt Ordinance 9822-25 on second reading, annexing certain real property whose post office address 1609 Levern Street, Clearwater, FL 33755, into the corporate limits of the city and redefining the boundary lines of the city to include said addition.

**Ordinance 9822-25 was presented and read by title only.**

**Vice Mayor Teixeira moved to adopt Ordinance 9822-25 on second and final reading. The motion was duly seconded and upon roll call, the vote was:**

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

- 8.2** Adopt Ordinance 9823-25 on second reading, amending the future land use element of the Comprehensive Plan of the city to designate the land use for certain real property whose post office address is 1609 Levern Street, Clearwater, FL 33755 upon annexation into the City of Clearwater, as Residential Urban (RU).

**Ordinance 9823-25 was presented and read by title only.**

**Councilmember Allbritton moved to adopt Ordinance 9823-25 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

- 8.3** Adopt Ordinance 9824-25 on second reading, amending the Zoning Atlas of the city by zoning certain real property whose post office address is 1609 Levern Street, Clearwater, FL 33755, upon annexation into the City of Clearwater, as Low Medium Density Residential (LMDR).

**Ordinance 9824-25 was presented and read by title only.**

**Councilmember Mannino moved to adopt Ordinance 9824-25 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 Duke Energy Clean Energy Connection Program Review - Councilmember Cotton**

*Councilmember Cotton requested consideration to withdraw from the program. He said when the City began contributing to the program in August 2022, the break-even point was five years and full payback in seven years. He said the program's goal posts have changed and the*

*break-even point is now 15 years (2037) and full payback in 27 years (2049). To date, taxpayers are in the negative \$383,401.07.*

*Discussion ensued with consensus that the program has not provided a fair return to the taxpayers.*

*In response to a question, the City Manager said staff recommends the withdraw date be no later than the end of September.*

*One individual requested the staff analysis be shared with the public prior to the vote and requested consideration to apply any savings from Cenergistic LLC for additional direct savings.*

***Councilmember Cotton moved to withdraw from the Duke Energy Clean Energy Connection Program by end of September 2025. The motion was duly seconded and carried unanimously.***

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

*Councilmember Allbritton said the Pinellas Suncoast Transit Authority (PSTA) is set to revitalize ferry service between St. Petersburg and Tampa thanks to a \$4.86 million federal grant that was transferred from the Hillsborough Area Regional Transit (HART) Authority. The grant was originally awarded in 2021 for a now cancelled ferry project at MacDill AFB. HART approved the transfer in order to retain the funds within the Tampa Bay area. He said PSTA anticipates the Federal Transit Administration will review the transfer for final approval in the coming weeks. PSTA will use the grants funds to purchase one or two high speed ferry vessels.*

## **13. Closing Comments by Mayor**

*Mayor Rector said he was not present for the work session because he participated in a global Tampa Bay economic development mission in London. He said elected officials from the City of Tampa, Pasco County and the Pinellas County Board of Commissioners attended the event. He said it was important to see Clearwater participate in the regional cooperation as the region continues to attract businesses to relocate to Clearwater and the Tampa Bay area.*



**14. Adjourn**

*The meeting adjourned at 6:42 p.m.*

Attest

\_\_\_\_\_  
Mayor  
City of Clearwater

\_\_\_\_\_  
City Clerk