

City of Clearwater

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



Meeting Minutes

Wednesday, October 15, 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, Alfred Battle – Assistant City Manager, David Margolis – City Attorney, Rosemarie Call – City Clerk, and Nicole Sprague – Deputy City Clerk.

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

Unapproved

1. Call to Order – Mayor Rector

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

2. Invocation

3. Pledge of Allegiance

4. Special recognitions and Presentations (Proclamations, service awards, or other special recognitions. Presentations by governmental agencies or groups providing formal updates to Council will be limited to ten minutes.) – Given.

4.1 Manufacturing Month Proclamation, October 2025 - Beth Galic, President of Bay Area Manufacturers Association

4.2 Rotary Club of Clearwater Centennial Day Proclamation, Jan. 1, 2025 - Adam Blackwell, Clearwater Rotary Club President

5. Approval of Minutes

5.1 Approve the minutes of the September 29, 2025 city council meeting and the September 17, 2025 special city council meeting as submitted in written summation by the City Clerk.

Vice Mayor Teixeira moved to approve the minutes of the September 29, 2025 city council meeting and the September 17, 2025 special 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 2714 Woodring Drive, and pass Ordinances 9842-25, 9843-25 and 9844-25 on first reading. (ANX2025-08008)

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 north side of Woodring Drive, approximately 50 feet west of Marilyn Drive. 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 to the east and south. 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 Pinellas County. The closest sanitary sewer line is located in the adjacent Woodring Drive 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 #48 located at 1700 N Belcher 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 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 existing city boundaries to the east and south; 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.

Ordinances 9842-25, 9843-25 and 9844-25 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 2714 Woodring Drive, and pass Ordinances 9842-25, 9843-25 and 9844-25 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 designations of Residential Low (RL) and Preservation (P) and initial Zoning Atlas designations of Low Medium Density Residential (LMDR) and Preservation (P) Districts for 2743 Morningside Drive and pass Ordinances 9845-25, 9846-25 and 9847-25 on first reading. (ANX2025-08009)

This voluntary annexation petition involves a 0.20-acre property consisting of one parcel of land occupied by a detached dwelling. The property is located on the south side of Morningside Drive approximately 360 feet east of Evans Drive. 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 to the north and south. The property is proposed to be assigned Future Land Use Map designations of Residential Low

(RL) and Preservation (P) and Zoning Atlas designations of Low Medium Density Residential (LMDR) and Preservation (P).

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 Morningside Drive 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 #48 located at 1700 North Belcher 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) and Preservation (P) Future Land Use Map designations are consistent with the current Countywide Plan designations of the property. This Residential Low (RL) designation primarily permits residential uses at a density of 7.5 units per acre. The Preservation (P) designation permits development consistent with the Countywide Plan to protect waters and the surrounding environment. The proposed zoning districts to be assigned to the property are the Low Medium Density Residential (LMDR) and Preservation (P) Districts, respectively. The use of the subject property is consistent with the uses allowed in these Districts and the property exceeds the District's minimum dimensional requirements for the Low Medium Density Residential (LMDR) District. 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 and south; 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.

Ordinances 9845-25, 9846-25 and 9847-25 were presented and read by title only.

Councilmember Mannino moved to approve the annexation, initial Future Land Use Map designations of Residential Low (RL) and Preservation (P) and initial Zoning Atlas designations of Low Medium Density Residential (LMDR) and Preservation (P) Districts for 2743 Morningside Drive and pass Ordinances 9845-25, 9846-25 and 9847-25 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** Declare as surplus for the purpose of donating to C.I.M.H.Z Management LLC., certain real property located at 1164 La Salle St, for the development of affordable housing; approve the agreement for transfer of real property; and authorize the appropriate officials to execute same together with all other instruments required to affect closing.

The subject property located at 1164 La Salle St. is 0.130 acres and was purchased by the city from Clearwater Neighborhood Housing Services, Inc. The property has been identified by staff as surplus that would be suitable for the development of affordable housing.

The Pinellas County property appraiser has assigned a just market value of \$67,806.00.

A notice of disposition of property was published on June 14, 2025. Respondents were given 30 days to submit a response to the public notice. One response was received within the designated timeframe from C.I.M.H.Z. Management LLC. The proposal includes the development of a single-family home targeted to households earning up to 120% of the Area Median Income (AMI), with a request for the donation of the subject property. The developer submitted an experience sheet outlining both his individual experience in project management and development under a separate company, as well as the experience of his current company, C.I.M.H.Z Management LLC which is currently developing a manufactured home in Brooksville. In alignment with our AHAC board's directive to engage with newer affordable developers, this project

will serve as one of those opportunities.

The Technical Review Committee evaluated and scored the proposal, ultimately providing a positive recommendation. Based on this recommendation, staff supports the donation of the property to C.I.M.H.Z. Management LLC, subject to a deed restriction for affordable housing use.

A Restrictive Covenant will be executed and recorded at closing, ensuring the property remains restricted for affordable housing purposes for a period of 15 years. A restriction will be contained in the deed that will require the project to commence vertical construction within six months of signing of the deed and completing the sale or lease of the home within 12 months of signing of the deed.

APPROPRIATION CODE AND AMOUNT:

N/A

USE OF RESERVE FUNDS:

N/A

STRATEGIC PRIORITY:

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

Councilmember Cotton moved to declare as surplus for the purpose of donating to C.I.M.H.Z Management LLC., certain real property located at 1164 La Salle St, for the development of affordable housing; approve the agreement for transfer of real property; and authorize the appropriate officials to execute same together with all other instruments required to affect closing. The motion was duly seconded and carried unanimously.

- 6.4** Authorize a purchase order to Port Consolidated Inc. for the procurement of oils and lubricants in a cumulative amount not to exceed \$600,000.00 through July 31, 2028, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c) Piggyback, and authorize the appropriate officials to execute same.

The Fleet Division is responsible for procuring various oils and lubricants required for the maintenance of all City-owned vehicles and equipment. Historically, these commodities have been purchased through cooperative agreements to ensure cost savings and continuity of supply.

In July 2025, the City of St. Petersburg issued Invitation to Bid (IFB) 25-216, Oils and Lubricants, and awarded Port Consolidated Inc. Staff is requesting authorization to piggyback this contract, valid through July 31, 2028, to support

the City's ongoing need for bulk oils and lubricants and ensure the reliable maintenance of the City's fleet.

The estimated annual expenditure under this contract is \$200,000.00.

APPROPRIATION CODE AND AMOUNT:

Funding for these purchases is available in General Services-Fleet Maintenance cost code 5666611-550600, Vehicle Parts. The Fleet Maintenance Division of General Services is funded by the Garage Fund, an internal service fund of the City which supports city-wide fleet procurement and maintenance.

STRATEGIC PRIORITY:

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

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.

Vice Mayor Teixeira moved to authorize a purchase order to Port Consolidated Inc. for the procurement of oils and lubricants in a cumulative amount not to exceed \$600,000.00 through July 31, 2028, 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.

- 6.5** Authorize purchase orders to multiple vendors for the purchase of vehicle parts for heavy- and light-duty City vehicles and equipment in the cumulative amount of \$1,250,000.00, for term October 1, 2025 through September 30, 2026, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback, and Section 2.563(1)(a), Single Source, and authorize the appropriate officials to execute same.

The Fleet Division is responsible for the repair and maintenance of all city-owned vehicles and equipment. Historically, vehicle parts have been procured using a combination of piggyback contracts and single-source methods to ensure timely repairs and continuity of operations.

Staff is requesting authorization to purchase vehicle parts from the following vendors, using the procurement methods indicated:

Piggyback:

Amazon Com Inc., Omnia Partners with Prince William County Public Schools,

VA, Contract No. R-TC-17006, On-Line Marketplace for the Purchases of Products and Services, valid through January 18, 2028.

Ring Power Corporation

- Department of Management Services Contract No. 22100000-21-STC Construction and Industrial Equipment valid through June 30, 2027
- Department of Management Services Contract No. 25101900-21-STC Agriculture and Lawn Equipment valid through December 31, 2026

Rush Truck Centers of Florida, Sourcewell Contract No. 032824-RTG Class 4-8 Chassis and Cabs with Related Equipment, Accessories, and Services, valid through July 9, 2028.

Single Source:

Atmax Equipment, Environmental Products Group Inc., H Barber & Sons Inc., Mascap Dealer Holdings LLC, Ring Power Corporation (Cat products), Ten-8, and Wesco Turf Inc. Single source is being requested because the parts for the heavy and light duty city vehicles and equipment can only be obtained directly from that manufacturer or authorized representative. For example, MowerMax parts are available solely from the manufacturer Atmax.

Staff requests authorization to utilize additional piggyback options and single source contracts, as needed, subject to vetting and approval by the Procurement Division.

APPROPRIATION CODE AND AMOUNT:

Funding for this purchase is available in General Services-Fleet Maintenance cost code 5666611-550600, vehicle parts. The Fleet Maintenance division of General Services is funded by revenues from the Garage Fund, an internal service fund established to account for city-wide fleet purchases and maintenance.

STRATEGIC PRIORITY:

These purchases help accomplish strategic objective 1.2. Fleet division operators maintain public infrastructure to deliver effective and efficient services by optimizing City assets and resources.

Councilmember Allbritton moved to authorize purchase orders to multiple vendors for the purchase of vehicle parts for heavy- and light-duty City vehicles and equipment in the cumulative amount of \$1,250,000.00, for term October 1, 2025 through September 30, 2026, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback, and Section 2.563(1)(a), Single Source, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.6** Authorize purchase orders to Municipal Emergency Services (MES) of Pinellas Park, FL, Ten-8 Fire Equipment (Ten-8) of Bradenton, FL, and North American Fire Equipment Co., Inc. (NAFECO) of Decatur, AL for the purchase of personal protective equipment (PPE), tools and equipment, communication system, self-contained breathing apparatus (SCBA) parts, and miscellaneous items in a cumulative not-to-exceed amount of \$940,000.00, for term October 1, 2025 through September 30, 2026, pursuant to Section 2.563 (1)(c), Piggyback, and authorize the appropriate officials to execute same.

Authorization is requested to issue purchase orders to MES, Ten-8, and NAFECO for the procurement of essential equipment and supplies for Clearwater Fire and Rescue and the Clearwater Police Department. Purchases will include a new communication system, replacement PPE bunker gear, safety shoes, hose and nozzle replacements, SCBA annual parts and calibrations, Hurst extrication tools and annual service, gas meters, and other necessary items. These acquisitions will be made through available piggyback contracts.

Of the total requested amount:

- \$915,000.00 will be allocated to Clearwater Fire & Rescue for PPE bunker gear, SCBA air tank parts, Hurst extrication tools and repairs, uniforms (pants/shorts), annual foam, hose, communication system, advanced cleaning and bunker gear inspections and repairs.
- \$25,000.00 will be allocated to the Clearwater Police Department for miscellaneous equipment and supplies as needed.

The Fire Department budgets for PPE and equipment purchases in capital project M2507 - Fire Equipment Replacement. This project provides funding for the following:

- Purchase of original (new staff) and replacement bunker gear, boots, gloves, and helmets. PPE provides essential protection and safety features for firefighters and carries a 10-year shelf life under NFPA Standard 1851. Currently, CFR issues one set of gear at hire and a second set five years later; moving forward, CFR is implementing the issuance of two sets for new hires while continuing replacements for current personnel.
- Replacement and upgrade of vehicle extrication and rescue tools in alignment with NFPA recommendations. These tools are essential for complex rescues involving vehicles, heavy equipment, and machinery.
- SCBA upgrade kits and calibrations to maintain compliance with NFPA standards.

Expenses are reimbursed annually by Pinellas County under the Fire Agreement and the ALS First Responder Agreement to cover unincorporated area services.

Approval is requested to piggyback Lake County Contract No. 22-730G, No. 22-730I and No. 22-730K, Fire Equipment, Supplies, and Services, valid through July 31, 2027, with one two-year renewal option available.

APPROPRIATION CODE AND AMOUNT:

Funding for purchases for the Fire Department is available in various operating codes (uniforms, equipment, supplies, etc.) and in project M2507, Fire Equipment Replacement. Funding for purchases for the Police Department is

available in various operating codes (uniforms, equipment and supplies). The operating and capital budgets of the Police and Fire Departments are funded by revenue from the General Fund.

USE OF RESERVE FUNDS:

N/A

STRATEGIC PRIORITY:

Foster safe and healthy communities through first-class public safety and emergency response services.

Councilmember Mannino moved to authorize purchase orders to Municipal Emergency Services (MES) of Pinellas Park, FL, Ten-8 Fire Equipment (Ten-8) of Bradenton, FL, and North American Fire Equipment Co., Inc. (NAFECO) of Decatur, AL for the purchase of personal protective equipment (PPE), tools and equipment, communication system, self-contained breathing apparatus (SCBA) parts, and miscellaneous items in a cumulative not-to-exceed amount of \$940,000.00, for term October 1, 2025 through September 30, 2026, pursuant to Section 2.563 (1)(c), Piggyback, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.7** Authorize purchase orders to multiple vendors for polyethylene pipe/fitting and steel pipe/fittings in the cumulative annual not-to-exceed amount of \$2,000,000.00, for the initial term of October 1, 2025 through September 30, 2026, with two, one-year renewal options pursuant to Invitation to Bid No. 52-25 and authorize the appropriate officials to execute same.

Procurement issued Invitation to Bid (ITB) No. 52-25, Polyethylene Pipe/Fittings & Steel Pipe/Fittings, on behalf the CGS Energy. The City received three responsive bids. Upon review both Procurement and CGS recommend award to Consolidated Pipe & Supply and General Utility Pipe and Supply, the lowest

and most responsible bidders in accordance with the bid specifications.

The pipe and fittings will be used for the installation of gas distribution mains, service lines and repair/maintenance work to serve customers.

Award recommendation for Exhibit A: Polyethylene Pipe and Fittings:

Consolidated Pipe & Supply:

- Group 2: Pipe - 4710 Resin
- Group 5: Fittings - 4710 Resin
- Group 7: Polyvalves - 2708 Resin
- Group 8: Polyvalves - 4710 Resin
- Group 9: Risers
- Group 10: Stab Fittings - 4710 Resin
- Group 12: Electrofusion Tapping Tees - 4710 Resin

General Utility Pipe & Supply LLC:

- Group 1: Pipe - 2708 Resin
- Group 3: PE Excess Flow Valves - 2708 Resin
- Group 4: Fittings - 2708 Resin
- Group 6: Transitions
- Group 11: Electrofusion Tapping Tees - 2708 Resin
- Group 13: Electrofusion Couplings- 2708 Resin
- Group 14: Electrofusion Couplings- 4710 Resin
- Group 15: Electrofusion Fittings - 4710 Resin
- Group 16: PE Socket Fusion Tools
- Group 17: PE Electrofusion Tools
- Group 18: PE Squeeze Tools
- Group 19: Butt Fusion Tools
- Group 20: Miscellaneous Material

Award recommendation for Exhibit B: Steel Pipe and Fittings:

Consolidated Pipe & Supply:

- Group 8: Dresser Style Compression Couplings

General Utility Pipe & Supply LLC

- Group 1: Epoxy Coated Steel Pipe
- Group 2: Flanges
- Group 3: Elbows
- Group 4: Tees
- Group 5: Caps
- Group 6: Reducing Couplings
- Group 7: Gas Meter Stops
- Group 9: Vegas - Stainless Steel Repair Clamps with Neoprene Sealing Gasket
- Group 10: Service Saddles
- Group 11: Wire

- Group 12: Continental Adapters, Punch Tees and Wrap Arounds
- Group 14: In-line Insulators
- Group 15: Neoprene Faced Phenolic Gasket
- Group 16: Pigs - Foam Pipeline Cleaners
- Group 17: TD Williamson
- Group 18: Valves
- Group 19: Miscellaneous Parts

NOTE: Group 13 will not be awarded

APPROPRIATION CODE AND AMOUNT:

Funding is available in various CGS operating codes and in capital project 323-96377-Pinellas New Mains and 323-96378-Services and Pasco New Mains and Services. The operations and capital projects supporting CGS Energy are funded by revenues from the Gas Utility Enterprise Fund.

USE OF RESERVE FUNDS: N/A

STRATEGIC PRIORITY:

Deliver Effective and Efficient Services by Optimizing City Assets and Resources.

Objective 1.5: Embrace a culture of innovation that drives continuous improvement and successfully serves all our customers.

Councilmember Cotton moved to authorize purchase orders to multiple vendors for polyethylene pipe/fitting and steel pipe/fittings in the cumulative annual not-to-exceed amount of \$2,000,000.00, for the initial term of October 1, 2025 through September 30, 2026, with two, one-year renewal options pursuant to Invitation to Bid No. 52-25 and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.8** Approve purchase orders to multiple vendors for the acquisition of library books and materials in the cumulative not-to-exceed amount of \$425,000.00 for the term October 1, 2025 through September 30, 2026, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback and cooperative purchases, and authorize the appropriate officials to execute same.

Clearwater Public Library System is requesting authorization to purchase library books and materials utilizing competitively awarded piggyback and cooperative contracts.

Piggyback Contracts #LVA-MAT-22-007: Commonwealth of Virginia through the Library of Virginia on behalf of Mid-Atlantic Alliance (MALiA) valid July 1, 2025, through June 30, 2026, with one renewal option available.

- Ingram Library Services, LLC: \$191,000.00

The Clearwater Public Library System is part of the Pinellas Public Library Cooperative (term: 10/01/2023 - 09/30/2028). Pursuant to that Library Interlocal Agreement, the Clearwater Public Library System provides funding to the Pinellas Public Library Cooperative for the Cooperative to purchase materials and services.

- Pinellas Public Library Cooperative: \$234,000.00

APPROPRIATION CODE AND AMOUNT:

Funds are available in Library operating code 0101731-564400, Books & Publications, to fund these contracts in the amount of \$425,000.00. The Library Department is funded by General Fund revenues.

STRATEGIC PRIORITY:

Community Well-Being: Ensure Exceptional Communities and Neighborhoods Where Everyone Can Thrive. Objectives: 3.1 Support neighborhood identity through services and programs that empower community pride and belonging. 3.4 Inspire citizen participation through civic engagement and volunteerism to build strong, inclusive, and engaged communities.

Vice Mayor Teixeira moved to approve purchase orders to multiple vendors for the acquisition of library books and materials in the cumulative not-to-exceed amount of \$425,000.00 for the term October 1, 2025 through September 30, 2026, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback and cooperative purchases, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.9** Approve a purchase order to Bliss Products, of Lithia Springs, Georgia for the purchase of various amenities for multiple park locations in the total amount of \$204,518.24, pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback, and 2.563(1)(d), Impractical, and authorize the appropriate officials to execute same.

The Parks and Recreation Department manage over 100 parks encompassing approximately 1,700 acres of parkland. As part of its ongoing commitment to providing clean, accessible, and welcoming outdoor spaces, the Department

maintains site furnishings such as:

- Trash receptacles to manage litter,
- Picnic tables (including ADA-accessible models) for public use,
- Park benches for relaxation and enjoyment of the outdoors.

Replacement of Aging Amenities:

Many existing furnishings, constructed from metal and wood, are rated using a standardized scale of poor, fair, or good condition. Amenities rated poor to fair are being prioritized for replacement. The new amenities will:

- Be made of cement and recycled plastic, offering enhanced durability,
- Require minimal maintenance, with only annual pressure washing,
- Feature a 20-year life expectancy, reducing long-term replacement costs,
- Offer a sustainable and visually appealing upgrade.

The replacement furnishings will be procured from Bliss Products, Inc., under:

- Clay County Bid No. 23/24-074, approved July 24, 2024,
- Initial contract term through July 23, 2027, with two (2) optional one-year renewals.
- Total piggyback amount: \$147,867.50

(Includes concrete and recycled plastic benches, picnic tables, and trash receptacles)

Pursuant to Section 2.563(1)(d), a non-competitive purchase totaling \$56,650.74 under Bliss Quote No. 77333 is deemed impractical to competitively bid due to specific product and finish requirements. This amount includes:

- \$20,300.74 - Freight
- \$15,400.00 - Sandblast Brown Pigment Finish
- \$14,200.00 - Sealer (two coats)
- \$6,750.00 - Stainless Steel Support Plates

Justification:

- The Sandblast Brown Pigment Finish was selected to match existing amenities for visual consistency across parks.
- The sealer enhances the concrete's appearance, protects against salt and chlorides, and aids in graffiti removal.
- These features collectively reduce cleaning frequency and labor costs, supporting the Department's goal of long-term operational efficiency.

Appropriation code and Amount:

Funds are available in M2206 Parks and Beautification R & R.

Strategic Priorities

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.
- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.

Councilmember Allbritton moved to approve a purchase order to Bliss Products, of Lithia Springs, Georgia for the purchase of various amenities for multiple park locations in the total amount of \$204,518.24, pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback, and 2.563(1)(d), Impractical, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6.10 Approve a purchase order to American Mulch and Soil, LLC of Spring Hill, Florida, for mechanically blown-in mulch services in the total annual not to exceed amount of \$175,000.00, for one year with three, one-year renewals pursuant to Invitation to Bid 46-25 and authorize the appropriate officials to execute same.

On July 16, 2025, Procurement issued Invitation to Bid (ITB) 46-25, Mechanically Blown Engineered Mulch Services. The City received one submission on August 19, 2025. Parks & Recreation has reviewed the submission and determined that American Mulch and Soil met all bid specifications and is both responsive and responsible in accordance with the solicitation requirements.

This contract provides for mechanically blown-in mulch services throughout the city, including high tourism areas, the Downtown District, parks, medians, rights-of-way, and ballfields. Three, one-year renewal(s) may be initiated at the City's option.

APPROPRIATION CODE AND AMOUNT:

Funding for this contract will come from Parks and Recreation cost code 0101867-530300, contractual services. The operations of Parks and Recreation are funded by General Fund revenues.

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.
- 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.
- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.

Councilmember Mannino moved to approve a purchase order to American Mulch and Soil, LLC of Spring Hill, Florida, for mechanically blown-in mulch services in the total annual not to exceed amount of \$175,000.00, for one year with three, one-year renewals pursuant to Invitation to Bid 46-25 and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.11** Approve a purchase order to American Mulch and Soil, LLC of Spring Hill, Florida, for mechanically blown engineered wood fiber services in the total annual not to exceed amount of \$100,000.00 for one year with three, one-year renewal options, pursuant to Invitation to Bid 47-25, and authorize the appropriate officials to execute same.

On July 16, 2025, Procurement issued Invitation to Bid (ITB) 47-25, titled Mechanically Blown Engineered Wood Fiber Services. The City received three submissions on August 19, 2025. Following a comprehensive evaluation, Parks & Recreation has determined that American Mulch and Soil represents the lowest, most responsible bidder meeting the solicitation's requirements.

This contract will provide mechanically blown-in engineered wood fiber throughout the city, most notably at all City Parks Playgrounds. Three, one-year renewal(s) may be initiated at the City's option.

APPROPRIATION CODE AND AMOUNT:

Funding for these contracts will come from Parks and Recreation cost code 0101867-530300, contractual services. The operations of Parks and Recreation are funded by General Fund Revenues.

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.
- 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.
- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.

Councilmember Cotton moved to approve a purchase order to American Mulch and Soil, LLC of Spring Hill, Florida, for mechanically blown engineered wood fiber services in the total annual not to exceed amount of \$100,000.00 for one year with three, one-year renewal options, pursuant to Invitation to Bid 47-25, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6.12 Approve a purchase order and renewal agreement to TriTech Software Systems, a Central Square Company, for the renewal of TriTech Software Support and Maintenance in the amount of \$246,320.40, from October 1, 2025 through September 30, 2026, pursuant to City Code of Ordinance 2.563(1)(d), Impractical, and authorize the appropriate officials to execute same.

TriTech Software Systems and the Clearwater Police Department (CPD) began an annual contractual agreement in 2007 for an integrated computer aided

dispatch (CAD) system.

In May 2022, the police department and other county law enforcement agencies entered an interlocal agreement to create the Pinellas Regional Information Management Enterprise (PRIME) for the purpose of implementing Hexagon, a new countywide CAD and records management system (RMS). This monumental task is ongoing but has resulted in several delays. As a result, it is necessary for the police department to renew the agreement with our current CAD system provider, Tri-Tech Software Systems.

APPROPRIATION CODE AND AMOUNT:

The total cost for the proposed renewal agreement for Fiscal Year 2026 is \$246,320.40, which reflects a 4.3% increase. Funding for this contractual agreement is included in the Police Department's fiscal year 2026 operating budget request for cost code 0101162-530300, contractual services. However, due to the delays in implementing the CAD and RMS system, PRIME has agreed to reimburse the city in full for those renewal costs.

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.

Vice Mayor Teixeira moved to approve a purchase order and renewal agreement to TriTech Software Systems, a Central Square Company, for the renewal of TriTech Software Support and Maintenance in the amount of \$246,320.40, from October 1, 2025 through September 30, 2026, pursuant to City Code of Ordinance 2.563(1)(d), Impractical, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.13** Approve a purchase order and renewal agreement to Lexis Nexis Risk Solutions FL Inc., for the renewal of Accurint Virtual Crime Center and TraX Software in the amount of \$59,567.57 for a two-year period beginning at the time of execution, pursuant to Clearwater Code of Ordinance 2.563(1)(d), Impractical, and authorize the appropriate officials to execute same.

Lexis Nexis Risk Solutions FL Inc. and the Clearwater Police Department began a contractual agreement in 2001 for the Accurint Virtual Crime Center software, which offers industry-leading analytics and features unique to Lexis Nexis. The

agreement has been renewed every two years since.

During the renewal for this term, the vendor requested to update the terms and conditions of the original agreement executed in 2001. The 2001 agreement and this agreement both contain an indemnity clause, which is the reason your approval is being requested.

APPROPRIATION CODE AND AMOUNT:

The total cost for the proposed renewal agreement for the next two fiscal years is \$59,567.57. Funding for this contractual agreement is included in the Police Department's operating budget for contractual services, funded by revenues from the General Fund.

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.

Councilmember Allbritton moved to approve a purchase order and renewal agreement to Lexis Nexis Risk Solutions FL Inc., for the renewal of Accurint Virtual Crime Center and TraX Software in the amount of \$59,567.57 for a two-year period beginning at the time of execution, pursuant to Clearwater Code of Ordinance 2.563(1)(d), Impractical, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.14** Approve an agreement between CCO Practical Examinations (CCO), the certifying board for the practical examinations administered by The Crane School, located in Plant City, FL, and the City of Clearwater Public Utilities for the purpose of proctoring written and practical examinations for personnel who take the crane training program, from October 1, 2025 through September 30, 2026, in the amount of \$2,240.00 and authorize the appropriate officials to execute same.

City of Clearwater Public Utilities has entered into an agreement with The Crane School to provide crane training to Public Utilities' employees. CCO is the certifying board and proctor for the written and practical examinations administered by The Crane School following its training program. Written and practical exam fees are payable directly to CCO and are not part of the contract that Public Utilities has with The Crane School.

While this purchase is under the threshold, CCO is requiring indemnity that would require council approval.

APPROPRIATION CODE AND AMOUNT:

Funds are available in Public Utilities cost code 557300-Training. The Public Utilities Department is funded by revenues from the Water and Sewer Utilities Enterprise Fund.

STRATEGIC PRIORITY:

In furtherance of the Council's Strategic Plan to achieve High Performing Government by maintaining public infrastructure through systematic management efforts, approval for an agreement is requested.

Councilmember Mannino moved to approve an agreement between CCO Practical Examinations (CCO), the certifying board for the practical examinations administered by The Crane School, located in Plant City, FL, and the City of Clearwater Public Utilities for the purpose of proctoring written and practical examinations for personnel who take the crane training program, from October 1, 2025 through September 30, 2026, in the amount of \$2,240.00 and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.15** Authorize the acceptance of the Florida Department of Environmental Protection (FDEP) Water Quality Improvement in the amount of \$3,366,540.00 by approving the agreement with the Department of Environmental Protection and authorize the appropriate officials to execute same.

The City of Clearwater was allocated \$3,366,540.00 for the 25-0024-UT Harbor Vista & Meadow Brook Septic to Sewer Expansion project that will be made available through a cost reimbursement grant.

With the award of \$3,366,540.00 in reimbursement funds, the City proposes to expand sanitary sewer infrastructure to two residential areas identified as the top two priority areas in the Septic to Sewer Feasibility Study performed by Ardurra under the 19-0011-UT Wastewater Collection System Improvements Program. The total cost of design and construction of sanitary sewer infrastructure for the identified two priority areas is estimated at \$3,740,600.00. The City of Clearwater's Public Utilities Department will fund the total cost of \$3,740,600.00 and then submit reimbursement requests for up to \$3,366,540.00 from FDEP.

The expansion of sanitary sewer infrastructure is part of the Public Utilities Department's effort to protect groundwater and natural resources, as well as providing residents with more reliable and environmentally responsible wastewater services.

The City of Clearwater's Public Utilities Department is responsible for owning, operating, and maintaining the wastewater collection system including all gravity sewer, force main pipelines and manholes that convey raw sewage to the lift stations and/or City Water Reclamation Facilities.

APPROPRIATION CODE AND AMOUNT:

Not Applicable

STRATEGIC PRIORITY:

In furtherance of the Council's Strategic Plan to achieve High Performing Government, supporting objective 1.2. The project also aligns with the City's Strategic goals of Environmental Stewardship, supporting objective 4.2.

One individual questioned why the project did not include two homes.

Engineering Manager Kaylynn Price said the properties were not included in the initial study but may be included in a future expansion.

Councilmember Cotton moved to authorize the acceptance of the Florida Department of Environmental Protection (FDEP) Water Quality Improvement in the amount of \$3,366,540.00 by approving the agreement with the Department of Environmental Protection and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.16** Authorize a purchase order with HD Supply Facilities Maintenance Ltd dba USABlueBook of Atlanta, GA (USABB) for the purchase of Maintenance, Repair, Operating (MRO) Supplies, Industrial Supplies and Related Products and Services in the not-to-exceed amount of \$300,000.00 for one year with two one-year renewal options, pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback purchasing, and authorize the appropriate officials to execute the same.

USABB is a water and wastewater MRO supplier offering discounted pricing on over 55,000 items. USABB has been widely used across Public Utilities to supply and service the City's water and wastewater divisions with laboratory testing materials, process analyzers, and other micro-purchases. This has allowed the City to meet regulatory requirements and process control testing needs.

The pricing for this contract was secured through a Cooperative Purchasing Program administered by GOVMVMT relating to MRO supplies, industrial supplies and related products and services, in partnership with lead agency Cobb County, GA. This contract is valid through November 13, 2028, with the option to renew for up to three additional one-year periods, ending no later than November 12, 2031, unless terminated earlier by Cobb County. Authorization is requested to piggyback Cobb County Contract 24-6800 for a one year term with two additional one-year renewal options.

APPROPRIATION CODE AND AMOUNT:

Budgeted funds are available in Public Utilities operating cost centers, cost code 550400 operating supplies and materials to cover the cost of the contract for fiscal year 2026. The Public Utilities Department is funded by Water and Sewer Utility Enterprise Fund revenues.

Funding for future fiscal years will be included in the annual budget request.

STRATEGIC PRIORITY:

In furtherance of the Council's Strategic Plan to achieve High Performing Government by maintaining public infrastructure through systematic management efforts, approval for an agreement is requested.

Vice Mayor Teixeira moved to authorize a purchase order with HD Supply Facilities Maintenance Ltd dba USABlueBook of Atlanta, GA (USABB) for the purchase of Maintenance, Repair, Operating (MRO) Supplies, Industrial Supplies and Related Products and Services in the not-to-exceed amount of \$300,000.00 for one year with two one-year renewal options, pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback purchasing, and authorize the appropriate officials to execute the same. The motion was duly seconded and carried unanimously.

- 6.17** Award a Purchase Order to Keystone Excavators, Inc. for MAR02 LS 9 and 10 Force Main Improvements project in the amount of \$3,971,526.35, pursuant to Invitation to Bid (ITB) No. 25-0025-UT, and authorize the appropriate officials to execute same.

On July 9, 2025, the Public Utilities Department issued Invitation to Bid (ITB) No. 25-0025-UT, MAR02 LS 9 & 10 Force Main Improvements, which closed on August 13, 2025. Keystone Excavators, Inc., of Oldsmar, Florida, submitted the responsive and responsible bid in accordance with the project's plans and specifications. Following review of the bid, the city's Engineer of Record as well as the Public Utilities Department recommend awarding the contract to Keystone Excavators, Inc., in the amount of \$3,971,526.35.

The project is expected to be completed in 365 days.

The City of Clearwater's Public Utilities Department is responsible for owning, operating, and maintaining the wastewater collection system. This work was identified in the 2021 Wastewater Collection System Master Plan.

APPROPRIATION CODE AND AMOUNT:

3217321-563800-96212

To provide additional funding needed for this project, a first quarter budget amendment will transfer Sewer revenue of \$750,000.00 from project 321-96630, Sanitary Sewer Extensions to 321-96212, Sanitary Sewer Upgrades/Improvements. This project is funded by revenues from the Water and Sewer Utility Enterprise Fund.

STRATEGIC PRIORITY:

In furtherance of the Council's Strategic Plan to achieve High Performing Government by maintaining public infrastructure through systematic management efforts, award of a Construction Contract to Keystone Excavators, Inc. is requested. The project also aligns with the City's Strategic goals of Community Well-Being and Environmental Stewardship.

Councilmember Allbritton moved to award a Purchase Order to Keystone Excavators, Inc. for MAR02 LS 9 and 10 Force Main Improvements project in the amount of \$3,971,526.35, pursuant to Invitation to Bid (ITB) No. 25-0025-UT, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.18** Approve a Work Order to Tetra Tech, Inc., for design, permitting, bidding, and construction phase services associated with rehabilitating the effluent sand filters at the City's Marshall Street Water Reclamation Facility (MS WRF) 25-0008-UT, in the amount of \$ 306,509.00, pursuant to RFQ 34-23, Engineer of Record (EOR) Consulting Services and authorize the appropriation officials to execute same.

The MS WRF effluent filtration system includes 12 filter cells constructed of poured-in-place concrete. The system employs the Hydro Clear® pulsed-bed sand filter process. Sand filters are a critical component of the wastewater treatment process, providing the final stage of particulate removal before effluent is discharged. By filtering out suspended solids and reducing turbidity, they help the facility maintain effluent quality and ensure compliance with state and federal water quality standards.

A recent Evoqua inspection report and EOR site visit identified several deficiencies impacting performance, including sand media loss, damaged

underdrain components, corrosion of valves and actuators, and limitations with the SCADA interface.

The purpose of this project is to remove the existing filter media, clean and inspect the fouled media bed, and replenish it with new media. Additionally, it involves repairing damaged components and upgrades to the control panel and SCADA system. Tetra Tech will provide design, permitting, bidding, and construction phase services associated with the rehabilitation of the effluent sand filter system.

Tetra Tech was selected based on the qualifications of their professional staff and past performance on similar projects. They are known for delivering quality work and have specific experience with Clearwater's facilities. Design is anticipated to be completed within approximately 120 days from the date of council approval.

The City of Clearwater Public Utilities Department is responsible for owning, operating, and maintaining the MS WRF.

APPROPRIATION CODE AND AMOUNT:

3217321-530100-96213

Funds are available in capital improvement project 96213 - Marshall Street Upgrades/Improvements, funded by revenues from the Water and Sewer Utility Enterprise Fund.

STRATEGIC PRIORITY:

In furtherance of the Council's Strategic Plan to achieve High Performing Government by maintaining public infrastructure through systematic management efforts, approval of a Work Order to Tetra Tech, Inc. is requested.

Councilmember Mannino moved to approve a Work Order to Tetra Tech, Inc., for design, permitting, bidding, and construction phase services associated with rehabilitating the effluent sand filters at the City's Marshall Street Water Reclamation Facility (MS WRF) 25-0008-UT, in the amount of \$ 306,509.00, pursuant to RFQ 34-23, Engineer of Record (EOR) Consulting Services and authorize the appropriation officials to execute same. The motion was duly seconded and carried unanimously.

- 6.19** Award a construction contract to Keystone Excavators, Inc., of Oldsmar, FL, for 2025 Stormwater Repairs in the annual amount of \$1,522,824.00 for an initial one-year term with an option to renew for three additional one-year terms, based on a unit pricing, pursuant to Invitation to Bid 24-0019-EN and authorize the appropriate officials to execute

same.

On June 11, 2025, the City issued Invitation to Bid 24-0019-EN, Stormwater Repair, and received five responses by the August 12, 2025, deadline. Following review, Public Works has determined that Keystone Excavators, Inc., submitted the lowest, most responsive, and responsible bid in accordance with the plans and bid specifications. Keystone Excavators will provide all labor, equipment, and materials necessary to complete stormwater infrastructure improvements and repairs in accordance with city specifications.

This stormwater maintenance contract will be used for a variety of projects such as emergency repairs, replacement of failed stormwater pipes, inlets and other structures, ditch and bank hardening, erosion repairs and other stormwater repairs. Several projects are currently in design including bank stabilization near US 19 and Alligator Creek, Cleveland St underdrain improvement, Sunshine Drive drainage improvement, Whispering Pines additional inlet, and several projects are identified such as Oak Creek ditch stabilization.

All quantities are estimates; the City makes no guarantee of a minimum or maximum amount of work to be authorized during the contract term. Services will be performed on a unit price basis as outlined in Section III, Article 11.3, and Section IV, 101 of the Contract Documents.

The initial contract term will be for one year from the notice-to-proceed date. The City reserves the right to renew the contract annually for up to three additional one-year periods.

APPROPRIATION CODE AND AMOUNT:

ENST180001-CONS-CNSTRC \$1,522,824.00 (annually)

Funding for this contract is available in capital improvement project ENST180001, Storm System Improvements, funded by revenues from the Stormwater Utility Enterprise Fund.

STRATEGIC PRIORITY:

This item falls under objectives 1.2 (Maintaining public infrastructure), 1.3 (Adopt responsive levels of service), 1.4 (Foster safe and healthy communities), and 3.2 (Preserve community livability).

Councilmember Cotton moved to award a construction contract to Keystone Excavators, Inc., of Oldsmar, FL, for 2025 Stormwater Repairs in the annual amount of \$1,522,824.00 for an initial one-year term with an option to renew for three additional

one-year terms, based on a unit pricing, pursuant to Invitation to Bid 24-0019-EN and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.20** Approve a Contract for the Purchase of Real Property at 1838 Springtime Ave, Clearwater, FL., owned by Randall Windham at the accepted Appraised value of \$385,000.00 plus closing expenditures not to exceed \$10,000.00; totaling \$395,000.00 and authorize the appropriate officials to execute same, together with all other instruments required to affect closing.

This parcel is a strategic acquisition for the City of Clearwater to facilitate the replacement of a bridge by the City of Clearwater. This property rests between two of three bridges (Springtime Ave and Overbrook Ave), identified for replacement. This property, in addition to the adjacent City-owned parcel at 1843 Springtime Ave, offers over 210' feet of unobstructed access to the creek and adjacent bridge for materials staging and critical construction access. The property has amenities along the creek that will need to be removed to facilitate the bridge replacement, and the restoration of those amenities would add additional cost to the project. Furthermore, the purchase negates the need to compensate a private owner for a temporary construction easement and permanent maintenance easement. Once the bridge replacement is complete the property will be evaluated for sale to recover the cost of purchase. A formal appraisal was completed on July 24, 2025, with a valuation of three hundred eighty-five thousand (\$385,000.00) dollars. Attempts were made to purchase an easement at this location as required for the bridge replacement project with no success. To help prevent further delay to the Lower Spring Branch project, to mitigate rising construction costs, avoid jeopardizing a time sensitive grant, and to realize the stormwater benefits, and avoid a potential conflict with any other potential buyer, staff recommends purchasing this parcel. City staff have carefully weighed all options and support this proposed purchase.

APPROPRIATION CODE AND AMOUNT:

ENST 180003-ACQ-LNDPUR \$395,000

To provide additional funding needed for this purchase, a first quarter budget amendment will transfer \$50,000 from capital project ENST180010, Lower Spring Branch Improvements to ENST180003, Stormwater System Expansion. These projects are funded by revenues from the Stormwater Utility Enterprise Fund.

STRATEGIC PRIORITY:

Purchasing this property will help the City achieve Strategic Objective 1.2 Maintain Public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts: and 1.3 Adopt responsive levels of service for public facilities and amenities and

identify resources.

Vice Mayor Teixeira moved to approve a Contract for the Purchase of Real Property at 1838 Springtime Ave, Clearwater, FL., owned by Randall Windham at the accepted Appraised value of \$385,000.00 plus closing expenditures not to exceed \$10,000.00; totaling \$395,000.00 and authorize the appropriate officials to execute same, together with all other instruments required to affect closing. The motion was duly seconded and carried unanimously.

6.21 Approve Guaranteed Maximum Price (GMP) 2 to Bandes Construction of Dunedin, FL, for the decommission of six underground trash vault locations (Project # 25-0034-SW) in the amount of \$144,757.80, increasing the purchase order from \$20,776.00 to \$165,533.80, pursuant to Request For Qualifications (RFQ) 51-24, Construction Manager at Risk Services Continuing Contract, and authorize the appropriate officials to execute same.

The Solid Waste Department has requested assistance from Public Works for the decommissioning of underground refuse vaults throughout Clearwater. The underground refuse vaults have reached a condition where removal is necessary for both safety and operational reasons. Solid Waste staff identified the following site-specific information:

1. Fire Station 46 - Damaged during Hurricane Helene.
2. Poinsettia Avenue - Also impacted by Hurricane Helene.
3. Coachman Park - Four vaults within the park interior require removal due to deterioration and safety concerns.

Given the geographic spread and public-facing nature of these locations, timely removal is critical to maintaining safety and operational efficiency.

Due to scheduling constraints and minimizing disruption to Clearwater Threshers game patrons, Bandes previously provided a Guaranteed Maximum Price (GMP) of \$20,776.00 for the urgent removal of the BayCare Ballpark underground refuse vault. This GMP was administratively approved by the Procurement Manager on July 24, 2025, and the work was successfully completed on August 11, 2025.

Solid Waste requests City Council's approval to use Bandes Construction under the City's Construction Manager at Risk (CMAR) program for the removal of the additional six underground refuse vaults located throughout Clearwater.

Bandes has submitted Guaranteed Maximum Price (GMP) 2 for this work. The phased approach allowed urgent removal to be completed promptly while ensuring the remaining scope is brought forward for standard Council authorization.

The scope of services is limited to the removal of the underground refuse vaults. As confirmed by the City Engineer, no design services or Engineer of Record involvement are required. Upon approval, the decommissioning schedule will be coordinated with all stakeholders and end users.

APPROPRIATION CODE AND AMOUNT:

Funding for this purchase order is available in capital project 324-C2005, Underground Refuse, funded by revenues from the Solid Waste and Recycling Utility Enterprise Fund.

STRATEGIC PRIORITY:

This item falls under objectives 1.2 (Maintain public infrastructure), 1.4 (Foster safe and healthy communities), 3.2 (Preserve community livability), 4.1 (Support proactive climate resiliency), and 5.3 (Generate organizational success).

Councilmember Allbritton moved to approve Guaranteed Maximum Price (GMP) 2 to Bandes Construction of Dunedin, FL, for the decommission of six underground trash vault locations (Project # 25-0034-SW) in the amount of \$144,757.80, increasing the purchase order from \$20,776.00 to \$165,533.80, pursuant to Request For Qualifications (RFQ) 51-24, Construction Manager at Risk Services Continuing Contract, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6.22 Approve the Mayor's appointment of Sam Wilson to the Clearwater Housing Authority Board for a term ending October 15, 2029.

APPOINTMENT WORKSHEET

BOARD: Clearwater Housing Authority

TERM: 4 years

APPOINTED BY: Mayor, Approved by City Council

FINANCIAL DISCLOSURE: Required

RESIDENCY REQUIREMENT: City of Clearwater, except for the Public Housing Resident

SPECIAL QUALIFICATIONS: 1 member shall be a Program Recipient - Clearwater residency not required. 2 members can be Pinellas County residents who are employed within city limits.

Clearwater residency not required.

Note - The appointment is made by the Mayor and confirmed by City Council.

MEMBERS: 5

CHAIR: Caitlein Jammo

MEETING DATES: 4th Friday, 9:00 a.m. (Every other month)

PLACE: The Vincent Building, 908 Cleveland Street, Clearwater, FL 33755

APPTS. NEEDED: 1

**THE FOLLOWING ADVISORY BOARD MEMBER HAS RESIGNED,
REQUIRING AN APPOINTMENT FOR UNEXPIRED TERM:**

1. Isay Gulley - 1246 Eldridge Street, 3375
Resigned - 1/1/2024

**THE NAME BELOW IS BEING SUBMITTED FOR CONSIDERATION TO
FILL THE VACANCY:**

1. Sam Wilson - 2701 E Grand Reserve Circle, 33759 - District Director, Rep. Luna

Zip codes current members on board:

2 at 33761

1 at 33770

Councilmember Mannino moved to approve the Mayor's appointment of Sam Wilson to the Clearwater Housing Authority Board for a term ending October 15, 2029. The motion was duly seconded and carried unanimously.

- 6.23** Appoint an individual to the Environmental Advisory Board for a term expiring September 30, 2029.

APPOINTMENT WORKSHEET

BOARD: **Environmental Advisory Board**

TERM: 4 years

APPOINTED BY: City Council

FINANCIAL DISCLOSURE: Not Required

RESIDENCY REQUIREMENT: City of Clearwater

SPECIAL QUALIFICATIONS: None

MEMBERS: 5

CHAIRPERSON: Jared Leone

MEETING DATES: Quarterly Meetings - 3rd Wed., 4 pm (Jan., April, July, Oct.)
STAFF LIAISON: Cassie Cordova - Sustainability
PLACE: Main Library/Council Chambers
APPTS. NEEDED: 1

THE FOLLOWING ADVISORY BOARD MEMBER HAS COMPLETED A TERM AND DOES NOT WISH TO BE REAPPOINTED:

1. Jared Leone - 1266 Palm St, 33755
Original Appointment: 03/17/16

THE FOLLOWING INDIVIDUALS HAVE SUBMITTED APPLICATIONS:

1. Madison Czerepak - 25350 US Hwy 19 N, 33763 - Restaurant Manager
2. Timothy Hughes - 17 South Cirus Ave, 33765 - Retired Environmental Specialist

Zip codes of current members:

- 1 at 33755
- 1 at 33756
- 1 at 33759
- 1 at 33764

Councilmember Cotton moved to appoint Timothy Hughes to the Environmental Advisory Board for a term expiring September 30, 2029. The motion was duly seconded and carried unanimously.

- 6.24** Approve a retainer agreement with Abbey, Adams, Byelick, & Mueller, L.L.P. in Angel Renee Vathes vs. City of Clearwater and authorize the appropriate officials to execute same.

Senior Assistant City Attorney Michael Fuino has been appointed as the next City Attorney for the City of North Port. Mr. Fuino has been representing the City in this suit. To ensure the successful defense of the City, the City Attorney recommends retaining Abbey, Adams, Byelick, & Mueller, L.L.P. to represent the City in this matter. The law firm of Abbey Adams specializes in civil liability claims with countless years of experience representing government entities. The Abbey Adams law firm has agreed to undertake this representation pursuant to the attached agreement. The City Council authorizes the City Attorney to approve legal fee invoices in this matter up to the not-to-exceed amount of \$75,000.

APPROPRIATION CODE AND AMOUNT:

Operating funds are available for this contract in cost code 0109600-530100, Professional Services, funded by General Fund revenue.

Vice Mayor Teixeira moved to approve a retainer agreement with Abbey, Adams, Byelick, & Mueller, L.L.P. in Angel Renee Vathes vs. City of Clearwater and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.25** Approve a retainer agreement with Abbey, Adams, Byelick, & Mueller, L.L.P. in Catherine Cahill vs. Progressive Select Insurance Company and City of Clearwater and authorize the appropriate officials to execute same.

Senior Assistant City Attorney Michael Fuino has been appointed as the next City Attorney for the City of North Port. Mr. Fuino has been representing the City in this suit. To ensure the successful defense of the City, the City Attorney recommends retaining Abbey, Adams, Byelick, & Mueller, L.L.P. to represent the City in this matter. The law firm of Abbey Adams specializes in civil liability claims with countless years of experience representing government entities. The Abbey Adams law firm has agreed to undertake this representation pursuant to the attached agreement. The City Council authorizes the City Attorney to approve legal fee invoices in this matter up to the not-to-exceed amount of \$75,000.

APPROPRIATION CODE AND AMOUNT:

Operating funds are available for this contract in cost code 0109600-530100, Professional Services, funded by General Fund revenue.

Councilmember Allbritton moved to approve a retainer agreement with Abbey, Adams, Byelick, & Mueller, L.L.P. in Catherine Cahill vs. Progressive Select Insurance Company and City of Clearwater and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.26** Approve appraisal agreement contract amendment with NewGen, increasing the previously approved not-to-exceed amount from \$504,000 to \$604,000, and authorize the appropriate officials to execute same.

At the Sept. 29, 2025 council meeting, the City Council received an electric feasibility presentation prepared by NewGen Strategies and Solutions. The presentation revealed that the City of Clearwater can offer lower electric rates to

customers than Duke Energy, with rate savings beginning at 10% per month, and the percentage generally increasing over time.

The study accounted for all known and reasonably foreseeable costs associated with the transaction. However, NewGen's valuation of the assets to be acquired (\$371 million) is estimated at the feasibility level only. In capital planning, feasibility estimates include a significant range of values. Having established feasibility, the next step is to procure a formal appraisal. A formal appraisal will either confirm the \$371 million-amount or reveal a higher or lesser amount within the range that NewGen previously identified.

At the Sept. 29 meeting, the City Council unanimously voted to move forward with an appraisal. This agenda item adds \$100,000.00 to NewGen's previously approved contract to cover the cost of the formal appraisal.

APPROPRIATION CODE AND AMOUNT:

A first quarter budget amendment will increase special program M2403, Feasibility Study, by \$100,000.00 utilizing unallocated special program fund reserves to fund this agreement.

In response to questions, the City Attorney said NewGen will provide a breakdown of three different types of appraisals? Council will need to sit down with Duke Energy as part of the negotiations after all of the data has been collected. He said Duke has suggested they support a market value appraisal approach. Eminent domain is not the first option the city should consider. He said Council does not know if it wants to make a purchase offer because the appraisal data has not been provided. If Council does not like the appraisal data, Council can then direct staff to pursue the franchise agreement.

Councilmember Mannino moved to approve appraisal agreement contract amendment with NewGen, increasing the previously approved not-to-exceed amount from \$504,000 to \$604,000, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

7. City Manager Reports

8. City Attorney Reports

The City Attorney said with the departure of Michael Fuino, filling the position is a high priority.

9. Other Council Action

9.1 Annual evaluation of the performance and salary of the City Manager.

Annual evaluation of the performance and salary of the City Manager pursuant to Council Rule 17.

STRATEGIC PRIORITY:

Superior Public Service - Promote a Diverse and Talented Workforce Through Competitive Opportunity, Employee Wellness, and Rewarding Career Growth

Councilmembers provided their positive evaluations of the City Manager.

Discussion ensued with support expressed to provide a 4% increase.

One individual spoke in support.

Councilmember Cotton moved to provide a 4% increase, effective September 20, 2025. The motion was duly seconded and carried unanimously.

9.2 Annual evaluation of the performance and salary of the City Attorney.

Annual evaluation of the performance and salary of the City Attorney pursuant to Council Rule 17.

STRATEGIC PRIORITY:

Superior Public Service - Promote a Diverse and Talented Workforce Through Competitive Opportunity, Employee Wellness, and Rewarding Career Growth

Councilmembers provided their positive reviews of the City Attorney.

Two individuals spoke in support.

Councilmember Cotton moved to provide a 4% increase, effective September 20, 2025. The motion was duly seconded and carried unanimously.

9.3 Approve City Manager 2026 Goals.

The City Manager thanked Council for their support and said she is blessed to lead an incredible team.

Councilmember Allbritton moved to approve City Manager 2026 Goals. The motion was duly seconded and carried unanimously.

9.4 Approve City Attorney 2026 Goals.

Councilmember Cotton moved to Approve City Attorney 2026 Goals. The motion was duly seconded and carried unanimously.

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

Councilmember Mannino said there are several Downtown projects coming online that signify the city is moving in a good direction. Residents should have peace of mind that the City Manager is being fiscally responsible with our limited resources during these challenging times.

Councilmember Allbritton said the Clearwater ferry service to Dunedin resumed on October 9, 2025, after suspending services due to the 2024 hurricanes.

Vice Mayor Teixeira said the T-Pain event was wonderful and a reminder that good things can happen. She said that Mayor Freaney thanked Clearwater for being good neighbors and partnering with them to resume the ferry service.

11. Closing Comments by Mayor

Mayor Rector reviewed recent and upcoming events.

12. Adjourn

The meeting adjourned at 8:37 p.m.

Attest

Mayor
City of Clearwater

City Clerk