

City of Clearwater

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



Meeting Minutes

Thursday, August 7, 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.

Draft

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 Diversity Poster Contest Presentation - Karen Swafford, HR Division Manager

4.2 US Coast Guard Appreciation Month Proclamation

5. Approval of Minutes

5.1 Approve the minutes of the July, 10, 2025 city council meeting as submitted in written summation by the City Clerk.

Vice Mayor Teixeira moved to approve the minutes of the July, 10, 2025 city council meeting 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 a Third Mortgage Modification Agreement between Palmetto Preservation, LTD. and the City of Clearwater authorizing a new property manager, HK Management LLC, and permitting administrative approval of future management changes; and authorize appropriate officials to execute the same. (consent)
- 6.2** Authorize the purchase of vehicles (heavy and light duty) and equipment in the not-to-exceed amount of \$12,713,580.00 pursuant to Clearwater Code Section 2.563(1)(c) Piggyback, 2.563(1)(d) Non-competitive purchases, and 2.561(5) Small Purchases; Authorize an increase to purchase order with Enforcement One of Oldsmar, FL for the upfit of ten Ford Police Interceptors in an amount of \$169,172.75 bringing the purchase order total to \$444,172.75 pursuant to ITB 46-22; Declare the vehicles and equipment being replaced as surplus and authorize for disposal at auction or trade-in, whichever is in the best interest of the City, pursuant to Clearwater Code Section 2.623(7)(c) public auction or (e) trade-in; Authorize lease purchase under the City's Master Lease Purchase Agreement or internal financing via an interfund loan from the Capital Improvement Fund, whichever is deemed to be in the City's best interest and authorize the appropriate officials to execute the same. (consent)
- 6.3** Approve a Sponsorship Agreement between the City of Clearwater and Floridacentral Credit Union, a Financial Institution located at 3333 Henderson Blvd, Tampa for sponsorship and other associated rights with respect to The BayCare Sound and authorize the appropriate officials to execute same. (consent)
- 6.4** Authorize an Agreement with Saffire LLC. (Saffire) of Austin, TX to provide cloud-based software services that enable customer access and online ticket purchases for City of Clearwater events, for the term August 7, 2025 through August 6, 2026, with three, one-year renewal options pursuant to RFP 04-25 and authorize the appropriate officials to execute same. (consent)
- 6.5** Authorize an increase on purchase order to Williamson Dacar Associates dba Williamson Design Associates (WDA) of Clearwater, FL for the interior and furniture design for the Clearwater Beach Library at the Clearwater Beach Recreation Center in the amount of \$19,575.00 bringing the design service total to \$112,115.00 and authorize the appropriate officials to execute same. (consent)
- 6.6** Authorize purchase orders to Ballfer Service Group of Ruskin, FL, Cardinal Fence LLC of Clearwater, FL, and Smith Fence Company of Clearwater FL, for comprehensive fencing products and services for various projects throughout the city in the cumulative annual not-to-exceed amount of \$1,000,000.00, for initial term August 1, 2025 through July 31, 2026, with three, one-year renewal options pursuant

to Invitation to Bid 31-25 and authorize the appropriate officials to execute same. (consent)

- 6.7** Authorize an increase to purchase order with WSP USA Inc for Parks and Recreation Department Bridge Inspections in the amount of \$67,575.50, bringing the total to \$148,483.25, pursuant to RFQ 34-23, Engineer of Record Consulting Services, and authorize the appropriate officials to execute same. (consent)
- 6.8** Authorize an Agreement between the City of Clearwater and The Greater Clearwater Regional Chamber of Commerce dba AMPLIFY Clearwater to provide visitor information services at the Clearwater Beach Visitor Information Center, for the period October 1, 2025 through September 30, 2029, at a cost not to exceed \$307,496.60 over the term of the Agreement and authorize the appropriate officials to execute same. (consent)
- 6.9** Authorize a purchase order to Meridian Rapid Defense Group, of Pasadena, California for the purchase of a Meridian Archer Trailer Kit 1000 in the total amount of \$129,785.18, 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. (consent)
- 6.10** Approve the Interlocal Agreement between the City of Clearwater and Forward Pinellas for the Clearwater Beach South Transportation Action Plan (TAP); authorize a one-time city payment of \$50,000 to Forward Pinellas; and authorize the appropriate officials to execute same. (consent)
- 6.11** Approve a Purchase Order to Atlantic Pipe Services (APS) of Sanford, FL for stormwater conveyance pipe and structure cleaning, inspection, lining and repair services in the not-to-exceed amount of \$1,000,000.00, for an initial one-year term with option for two additional one-year terms on a unit price basis, pursuant to Clearwater Code of Ordinances Section 2.563.(1)(c), Piggyback, and authorize the appropriate officials to execute same. (consent)
- 6.12** Approve a purchase order to American Grinding Company, of Grand Rapids, MI, for sidewalk grinding and maintenance on a unit price basis in the amount of \$850,000.00 through July 30, 2026, pursuant to Clearwater Code of Ordinances Section 2.563 (1) (c), piggyback and authorize the appropriate officials to execute same. (consent)
- 6.13** Authorize purchase order(s) to multiple vendors as listed, for the maintenance, repairs, and related purchases, in the cumulative annual amount of \$1,250,000.00, for term August 8, 2025 through August 7, 2026, with two, one-year renewal options pursuant to City Code of Ordinances Sections 2.563(1)(a), Single Source, and

2.563(1)(d), Standardization, and authorize the appropriate officials to execute same. (consent)

6.14 Authorize a purchase order and agreement to Aquatic Informatics of Vancouver, BC, for Linko software and WIMS Rio Software subscription for water and wastewater plants in the not-to-exceed amount of \$84,398.44, of which \$24,020.00 is a ratify and confirm, for the term January 1, 2025, through December 31, 2026, pursuant to City Code Section 2.563(1)(d) impractical to bid and authorize the appropriate officials to execute same. (consent)

6.15 Authorize a Purchase Order to Hach Company of Loveland, CO for the purchase of testing equipment, laboratory instruments, chemicals, parts, and related supplies and services in the amount of \$361,864.64, of which \$11,864.64 is a ratify and confirm, for the term of June 14, 2025, through August 4, 2026, with two (2), one-year renewal options pursuant to Clearwater Code of Ordinances Sections 2.563(1)(a) single source and 2.563(1)(d) non-competitive purchases - impractical. (consent)

6.16 Approve a Professional Services Agreement between the City of Clearwater and Thompson Consulting Services, LLC for debris monitoring services pursuant to RFP 25-25, and authorize the appropriate officials to execute same. (consent)

6.17 Authorize an increase and extension on purchase order to Heath Consultants, Inc. of Houston, TX for gas leak surveys, corrosion inspections and meter maintenance in the annual amount of \$85,072.22 for year three, increasing the annual not-to-exceed amount from \$217,360.00 to \$302,432.22 and extend by 149 Calendar days, through December 31, 2025, pursuant to Invitation to Bid (ITB) 15-22 and authorize the appropriate officials to execute the same.

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 Approve the adoption of the City of Clearwater's 2025/2026-2029/2030 Consolidated Plan and 2025/2026 Annual Action Plan, which is the first Action Plan of the new Consolidated Plan, to implement the goals and objectives set forth in the Consolidated Plan, and authorize the appropriate officials to enter into agreements with HUD and organizations approved for funding, together with authorization to execute administrative adjustments to same as needed.

On July 16, 2020, City Council approved the 2020/2021-2024/2025 Consolidated Plan (Consolidated Plan) identifying the city's goals and objectives with respect to the city's administration of HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) program funds. Every five years, the city is required to update its Consolidated plan. In preparation of the new 2025/2026-2029/2030 Consolidated Plan, Staff held three community meetings and an application workshop/consultation focus group, published an online community survey, and held strategic goal setting meetings to develop the new plan.

Under the Consolidated Plan, the City is required by the U.S. Department of Housing and Urban Development (HUD) to create and implement a plan each year to identify the sources and uses of these funds for housing, community programs, and economic development. This plan, referred to as the Annual Action Plan, provides HUD with the City's Housing Division budget and proposed expenditures based on the entitlement funds and estimated program income that the City will receive in the upcoming fiscal year to meet the goals and objectives established in the Consolidated Plan.

Funds will be used to develop viable communities and sustain existing ones. In addition, the funds will be used to provide safe, decent, and affordable housing to assist extremely low- to moderate-income households. This year's Annual Action Plan allocates federal funds to provide housing opportunities to extremely low- to moderate-income households for new and existing homes, construction and/or renovation of public facilities, fund public services programs, and to provide commercial façade loans to businesses in opportunity areas.

The Annual Action Plan serves as a budget for planned projects and identifies unallocated funds available for additional project(s) throughout the budget year. Staff requests authorization to make administrative adjustments during the budget year to fund additional project(s), including shifting funds between projects within budgetary segments.

The 2025/2026-2029/2030 Consolidated Plan, which includes the 2025/2026 Annual Action Plan, is due to HUD on August 16, 2025. All organizations that will be receiving an allocation will have agreements prepared and executed by October 1, 2025. Staff performs compliance monitoring with funded organizations on an annual basis.

On June 4, 2025, a notice of 30-day comment period and public hearings was published in the Tampa Bay Times. The notice was corrected and re-noticed on June 11, 2025, extending the comment period until July 11, 2025. On July

8, 2025, the City's Neighborhood and Affordable Housing Advisory Board (NAHAB) hosted the first of the two required public hearings and reviewed a motion recommending City Council approval of the 2025/2026-2029/2030 Consolidated Plan and 2025/2026 Annual Action Plan.

Grant Application Process for CDBG Program

The City partners with several non-profit agencies to implement the goals and objectives established in the Consolidated Plan. To obtain these partners, the City annually publishes in February a Notice of Funding Availability in the local newspaper and on its website. This notice informs the public of the resources the City will make available and the eligible uses of those resources. It also informs them of the 30-day application period for requesting funds. The applications were due on March 14, 2025. The city received 26 completed and qualified applications.

A Technical Review Committee (TRC) comprised of a professional in the social service and grants community, a member of the NAHAB, a representative of the Homeless Leadership Alliance, and the City Clerk reviewed and ranked the applications. Applicants were provided an opportunity to present their proposed projects at the April 8, 2025, NAHAB meeting. City Housing staff also reviewed each application to ensure it met HUD's baseline requirements. With guidance from the TRC and NAHAB and based on available funding, City staff prepared recommended funding allocations for the NAHAB's consideration. The NAHAB met on May 13, 2025, and approved the recommended allocations. On July 8, 2025, NAHAB reviewed and approved a recommendation to City Council to approve the 2025/2026-2029/2030 Consolidated Plan and 2025/2026 Annual Action Plan. After the NAHAB meeting, an error was identified with the State Housing Initiatives Partnership Program (SHIP) allocation and budgeted amounts. The corrected plan has been attached to this item.

Recommended CDBG Grant Allocations (Competitive)

The City may allocate up to 15% (\$138,882) of its CDBG entitlement funds for Public Services activities. This year, the City received 18 requests for funding subject to the 15% cap. Staff recommends allocation of funding based on TRC scoring. Staff decided to allocate funds equally among all six qualified applications with NAHAB approval.

The city received eight requests for funding of Public Facilities improvements. The TRC and staff reviewed each application, and it was determined that only four would qualify for CDBG funding or were feasible. Staff is recommending funding of all eligible components of these four requests (plus project delivery costs paid by the city including inspection fees, environmental review record and other fees). The total staff-recommended allocation for the four projects is \$540,874. These investments will help daily operations of each public service provider with improved facility functionality, efficiency, and safety features.

Other Recommended Allocations (Non-Competitive)

Staff recommends funding of the following additional activities/programs:

- Small business/microenterprise, childcare, and façade improvement activities (\$446,475),

- New Construction, Rehabilitation, Purchase Assistance (f/k/a Down Payment Assistance), Tenant Based Rental Assistance and Community Housing Development Organization (CHDO) set aside funds (\$7,042,920), including SHIP.
- Homeownership Education & Counseling (\$60,000) utilizing SHIP
- Property Acquisition & Demolition (\$68,052)
- Program administration (\$306,214), including SHIP

Anticipated Resources

In Federal Fiscal Year (FY) 2025/2026, the City will receive \$925,886 in entitlement funds for the CDBG program and \$383,226.12 in entitlement funds for the HOME program. The City is also reprogramming: \$4,900,174.00 in prior year HOME entitlement and program income funding; \$108,000 in anticipated FY2025/2026 HOME program income; \$392,773 in prior year CDBG entitlement and program income funding; \$27,800 in anticipated FY2025/2026 CDBG program income; \$311,599 in CDBG Revolving Loan Program funds for housing infill and rehabilitation; and \$226,875 in Revolving Loan Program funds for economic development activities.

Funds provided through the CDBG program may be used for housing, community and economic development, public services and facilities, acquisition, relocation, and administration. Funds provided through the HOME Program are limited to housing-related activities and administration. Staff is requesting approval for the attached 2025/2026-2029/2030 Consolidated Plan, including the 2025/2026 Annual Action Plan.

STRATEGIC PRIORITY:

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

Councilmember Mannino moved to approve the adoption of the City of Clearwater's 2025/2026-2029/2030 Consolidated Plan and 2025/2026 Annual Action Plan, which is the first Action Plan of the new Consolidated Plan, to implement the goals and objectives set forth in the Consolidated Plan, and authorize the appropriate officials to enter into agreements with HUD and organizations approved for funding, together with authorization to execute administrative adjustments to same as needed. The motion was duly seconded and carried unanimously.

8. Second Readings - Public Hearing

- 8.1** Adopt Ordinance 9807-25 on second reading, annexing certain real property whose post office address is 2885 and 2860 Sunset Point Road and an unaddressed parcel on Sunset Point Road, Florida 33759 with certain rights-of-way of Union Street, Soul Road, and County Road 193, Clearwater, Florida 33759 into the corporate limits of the

city and redefining the boundary lines of the city to include said addition.

Ordinance 9807-25 was presented and read by title only.

Councilmember Cotton moved to adopt Ordinance 9807-25 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 9808-25 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 2885 and 2860 Sunset Point Road and an unaddressed parcel on Sunset Point Road, together with certain rights-of-way of Union Street, Soule Road, County Road 193, Clearwater, Florida 33759, upon annexation into the City of Clearwater, as Institutional (I).

Ordinance 9808-25 was presented and read by title only.

Vice Mayor Teixeira moved to adopt Ordinance 9808-25 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 9809-25 on second reading, amending the Zoning Atlas of the city by zoning certain real property whose post office address is 2885 and 2860 Sunset Point Road and an unaddressed parcel on Sunset Point Road, Clearwater, Florida 33759, together with certain rights-of-way of Union Street, Soule Road upon annexation into the City of Clearwater, as Institutional (I)

Ordinance 9809-25 was presented and read by title only.

Councilmember Allbritton moved to adopt Ordinance 9809-25 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

- 8.4** Adopt Ordinance 9828-25 on second reading, annexing certain real property whose post office address is 1408 Seabreeze Avenue, Clearwater, Florida 33756, together with the abutting right-of-way of Seabreeze Street, into the corporate limits of the city and redefining the boundary lines of the city to include said addition.

Ordinance 9828-25 was presented and read by title only.

Councilmember Mannino moved to adopt Ordinance 9828-25 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

- 8.5** Adopt Ordinance 9829-25 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 1408 Seabreeze, Clearwater, Florida 33756, upon annexation into the City of Clearwater, as Residential Low (RL).

Ordinance 9829-25 was presented and read by title only.

Councilmember Cotton moved to adopt Ordinance 9829-25 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

- 8.6** Adopt Ordinance 9830-25 on second reading, amending the Zoning Atlas of the city by zoning certain real property whose post office address is 1408 Seabreeze Avenue, Clearwater, Florida 33756, upon annexation into the City of Clearwater, as Low Medium Density Residential (LMDR).

Ordinance 9830-25 was presented and read by title only.

Vice Mayor Teixeira moved to adopt Ordinance 9830-25 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

- 8.7** Adopt Ordinance 9831-25 on second reading, annexing certain real property whose post office address is 1115 Ridge Avenue, Clearwater, Florida 33755, together with certain Ridge Avenue right-of-way, into the corporate limits of the city and redefining the boundary lines of the city to include said addition.

Ordinance 9831-25 was presented and read by title only.

Councilmember Allbritton moved to adopt Ordinance 9831-25 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

- 8.8** Adopt Ordinance 9832-25 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 1115 Ridge Avenue, Florida 33755, upon annexation into the City of Clearwater, as Residential Low (RL).

Ordinance 9832-25 was presented and read by title only.

Councilmember Mannino moved to adopt Ordinance 9832-25 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

- 8.9** Adopt Ordinance 9833-25 on second reading, amending the Zoning Atlas of the city by zoning certain real property whose post office address is 1115 Ridge Avenue, Clearwater, Florida 33755, upon annexation into the City of Clearwater, as Low Medium Density Residential (LMDR).

Ordinance 9833-25 was presented and read by title only.

Councilmember Cotton moved to adopt Ordinance 9833-25 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. Closing comments by Councilmembers (limited to 3 minutes)

Councilmembers Cotton and Allbritton and Vice Mayor Teixeira thanked staff for planning the meetings and activities for the Sister Cities delegation trip to Nagano. It was a wonderful experience, and they look forward to the future growth of the relationship and economic opportunities in the city. Daiso, a Japanese dollar store, is opening in Countryside this September and was one of the companies Council met on the trip.

Councilmember Mannino thanked staff who worked and planned the summer camps at city recreation facilities. Several parents have expressed their appreciation for the summer camp programming and opportunities they provide kids. He wished all the kids a great start to the new school year.

Vice Mayor Teixeira said she was honored to represent Clearwater at the funeral service for Sgt. Graff. It was an emotional service for an individual who was loved and deeply respected.

12. Closing Comments by Mayor

Mayor Rector reviewed recent and upcoming events and expressed his sympathies to Sgt. Graff's family. He said Sgt. Graff served in Clearwater before he went to Pinellas County schools. Mayor Rector thanked Amber Brice for coordinating the delegation trip to Nagano and Audra Aja for setting up meetings with Japanese businesses and several trade organizations in Tokyo. He thanked Mayor Ogiwara and the Nagano City Council for their hospitality and support of this 66-year relationship. Mayor Rector urged all to be aware of school zones and children crossing streets as school begins next week.

13. Adjourn

The meeting adjourned at 6:39 p.m.

Attest

Mayor
City of Clearwater

City Clerk