

City of Clearwater

*City Hall
112 S. Osceola Avenue
Clearwater, FL 33756*



Meeting Minutes

Thursday, September 15, 2016

6:00 PM

Council Chambers

City Council

Roll Call

Present: 5 - Mayor George N. Cretekos, Vice Mayor Bill Jonson, Councilmember Doreen Caudell (Departed – 7:45 p.m.), Councilmember Bob Cundiff and Councilmember Hoyt Hamilton

Also Present: William B. Horne II – City Manager, Jill Silverboard – Deputy City Manager, Pamela K. Akin - City Attorney, Rosemarie Call - City Clerk, and Nicole Sprague – Official Records and Legislative Services Coordinator

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

Unapproved

1. Call to Order – Mayor Cretekos

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

2. Invocation – Rev. Dr. John R. Thompson from Countryside Christian Center

3. Pledge of Allegiance – Councilmember Cundiff

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 End of Session Report - Representative Chris Latvala

4.2 Childhood Cancer Awareness Month Proclamation, September 2016 - Barbara Toth

4.3 National Pediatric Cancer Foundation Presentation - David Frazer, Chief Executive Officer

4.4 Clearwater Public Library Centennial Proclamation, September 17, 2016 - Barbara Pickell, Library Director

4.5 USTA Facility Award for McMullen Tennis Complex - Kevin Dunbar, P&R Director

4.6 Ruth Eckerd Hall Presentation

Susan Crockett, Chief Information Officer/Vice President of Operations, and

Zev Buffman, REH President/CEO, provided a PowerPoint presentation.

5. Approval of Minutes

- 5.1** Approve the minutes of the September 1, 2016 City Council Meeting and the August 4, 2016 Special Council Meeting as submitted in written summation by the City Clerk.

Vice Mayor Jonson moved to approve the minutes of the September 1, 2016 City Council Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

Vice Mayor Jonson moved to approve the minutes of the August 4, 2016 Special Council Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

6. Citizens to be heard re items not on the agenda – None.

7. Consent Agenda - Approved as submitted.

- 7.1** Award a contract for arbitrage consulting services not to exceed \$50,000 for the five-year period ending September 30, 2021, to Arbitrage Consulting Services, Inc., of Centennial, Colorado, and authorize the appropriate officials to execute same. (consent)
- 7.2** Approve blanket purchase orders for citywide signage purchases to designated vendors, for the annual amount of \$100,000, including two one-year renewal terms at the City's option, and authorize the appropriate officials to execute same. (consent)
- 7.3** Approve the grant agreement between the City of Clearwater and the State of Florida Department of Environmental Protection Recreation Trails Program (RTP) for a grant in the amount of \$104,637 for replacement of a trail bridge on the Ream Wilson Trail, and authorize the appropriate officials to execute same. (consent)
- 7.4** Approve receiving funds awarded to the City from Senior Citizens Services, Inc. in the amount of \$15,000 to expand Evidence Based Wellness Programs (EBWP) for older adults and establish a special program (181-99905, Senior Citizens Services - EBWP) for these funds at first quarter. (consent)
- 7.5** Approve a one-year Agreement with Juvenile Welfare Board (JWB) and the City of Clearwater for funding of youth programs, including an increase of 0.8 FTE needed to expand the program, approve a first quarter budget amendment of \$361,791 in special program 181-99872, Coordinated Child Care Ross Norton, and authorize the appropriate officials to execute same. (consent)

- 7.6** Approve a five-year Agreement, effective October 1, 2016 through September 30, 2021, and one additional five-year renewal option with Youth Development Initiatives (YDI) for facility use of North Greenwood complex to provide school success initiative programs such as tutoring and education development for children, and authorize the appropriate officials to execute same. (consent)
- 7.7** Approve a proposal by Construction Manager at Risk, Certus Builders of Tampa, Florida, in the amount of \$534,458, which includes a \$15,000-contingency, for the renovation of approx. 3,000 sq. ft. of office and program space and construction of ADA improvements, including an elevator and stairs to provide access to the renovated spaces, located at Jack Russell Stadium, 800 Phillies Drive; establish a new CIP project 315-93664 (Jack Russell Renovations), to be funded by the transfer of \$100,000 from CIP 93649 (Jack Russell Scoreboard and ADA Improvements), \$230,000 from CIP 315-93655 (Joe DiMaggio Sports Complex), \$75,000 from CIP 315-94530 (Building Systems) and \$150,000 from CIP 315-93656 (Jack Russell Demolition and Refurbishment) for a total revised budget of \$555,000; and authorize the appropriate officials to execute same. (consent)
- 7.8** Approve an Interlocal Agreement between the Clearwater Community Redevelopment Agency (CRA) and the City of Clearwater to provide CRA funding in Fiscal Year 2016-2017 in the amount of \$171,402.34 to underwrite the cost of additional Community Policing services by the Clearwater Police Department in the East Gateway CRA District, pursuant to the East Gateway Five-Year Action Program for fiscal years 2012-2017, and authorize the appropriate officials to execute same. (consent)
- 7.9** Approve an amendment to the Florida Department of Transportation (FDOT) Traffic Signal Maintenance and Reimbursement Agreement, which allows the City to be financially reimbursed by FDOT for maintaining state traffic signals on the state highway system within the city limits, and authorize the appropriate officials to execute same. (consent)
- 7.10** Award a construction contract to Kamminga and Roodvoets, Inc. of Tampa, FL, in the amount of \$1,630,751.10 for Mango Street Outfall (13-0041-EN), which is the lowest responsible bid received in accordance with plans and specifications, and authorize the appropriate officials to execute same. (consent)
- 7.11** Approve Engineer of Record Supplemental Work Order 1 to AECOM Technical Services, Inc. in the amount of \$8,729 for Cooper's Point Hydrologic Improvement Project (15-0027-EN) and authorize the appropriate officials to execute same. (consent)
- 7.12** Award a five-year contract (blanket purchase order) to Pinellas County Solid Waste, beginning October 1, 2016 through September 30, 2021, in the amount of \$1,250,000 for the disposal of solid waste at the Pinellas County landfill as provided in the City's

Code of Ordinances, Section 2.564(1)(d), Services provided by Other Governmental Entities, and authorize the appropriate officials to execute same. (consent)

- 7.13** Receive and review the Local Mitigation Strategy (LMS) 2015 Annual Report. (consent)
- 7.14** Approve an Interlocal Agreement between the Clearwater Community Redevelopment Agency (CRA) and the City of Clearwater to provide CRA funding in Fiscal Year 2016-2017 in the amount of \$100,270 to underwrite activities in the Clearwater Main Library that support community learning in the areas of Science, Technology, Engineering, Math, Entrepreneurship and small business growth and development pursuant to the recommendations of the Urban Land Institute report on economic enhancement of the downtown Clearwater area and authorize the appropriate officials to execute same. (consent)
- 7.15** Approve a Blanket Purchase Order (BPO) with Huber Technology Inc of Huntersville, NC, in the annual amount of \$100,000.00 with the option for two, one-year term extensions for the purchase of parts for the Barscreens at the three Water Reclamation Facilities effective September 16, 2016, and authorize the appropriate officials to execute same. (consent)
- 7.16** Approve a Blanket Purchase Order (BPO) with Neptune Technology Group of Tallassee, AL, in the annual amount of \$350,000.00 with the option for two, one-year term extensions for the purchase of Neptune Water Meters and Original Equipment Manufacturer (OEM) replacement parts effective November 1, 2016, and authorize the appropriate officials to execute same. (consent)
- 7.17** Approve the purchase authorization of vehicles (heavy and light duty) and equipment on the 16/17 Vehicle Replacement List as approved in the 16/17 Fiscal Year Budget, per the pricing, terms and conditions of the following contracts, in accordance with City Code of Ordinances, Section 2.564 (1)(d) Other Government Entities Bid: Florida Sherriff's Contract/ Florida Association of Counties (FSA/FAC) Contracts: Police Rated, Administrative, Utility Vehicles, Trucks and Vans Contract, Heavy Equipment, Cab/Chassis and Other Fleet Equipment Contract; National Joint Powers Alliance (NJPA), Heavy and Utility Equipment; Houston-Galveston Area Council (HGAC); Various State of Florida: Department of Management Services, (DMS) Vehicles, Equipment and Fleet Contracts. (consent)
- 7.18** Approve an Interlocal Agreement with the Community Redevelopment Agency (CRA) to provide staffing, Information Technology services and telephone services for the CRA, provide for the reimbursement of certain expenses by the CRA to the City, and authorize the appropriate officials to execute same. (consent)
- 7.19** Move the November 16, 2016 council meeting to Thursday, November 17, 2016 at 6:00 p.m. (consent)

Councilmember Caudell 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

8. Administrative Public Hearings

- 8.1** Set final millage rate of 5.1550 mills for fiscal year 2016/17 against non-exempt real and personal property within the City of Clearwater and pass Ordinance 8945-16 on first reading.

In accordance with Chapter 200 of the Florida Statutes, which defines requirements for the Determination of Millage and the rules governing Truth in Millage (TRIM) compliance, the City Council must hold two public hearings to adopt a final millage rate for the new fiscal year. The adoption of this ordinance to establish the millage rate and the two related budget ordinances are an integral part of fulfilling these requirements.

The City Council set a tentative millage rate of 5.1550 mills on July 21, 2016, which is the rate that appeared on the TRIM bill notices mailed to taxpayers in August. The millage rate of 5.1550 mills represents a 6.71% increase from the rolled back rate of 4.8310 mills.

Ordinance 8945-16 is presented in order to adopt the millage rate of 5.1550 mills to support the operating and capital improvement budgets for the 2016/17 fiscal year.

Budget Manager Kayleen Kastel provided a PowerPoint presentation.

One individual spoke in support and one individual opposed the utility rate increases.

Councilmember Cundiff moved to set the final millage rate of 5.1550 mills for fiscal year 2016/17 against non-exempt real and personal property within the City of Clearwater. The motion was duly seconded and carried unanimously.

Ordinance 8945-16 was presented and read in full. Councilmember Hamilton moved to pass Ordinance 8945-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretokos, Vice Mayor Jonson, Councilmember Caudell, Councilmember Cundiff and Councilmember Hamilton

8.2 Approve the City of Clearwater Annual Operating Budget for the 2016/17 fiscal year and pass Ordinance 8946-16 on first reading.

In accordance with Chapter 200 of the Florida Statutes and the rules governing Truth in Millage (TRIM) compliance, the City Council must hold two public hearings to adopt the budget. The adoption of this ordinance and the related ordinances adopting the 2016/17 millage rate and the Capital Improvement Budget are an integral part of fulfilling these requirements.

On June 30, 2016, the City Manager provided the City Council with a Preliminary Annual Operating and Capital Improvement Budget that outlined estimates of revenues and expenditures for the 2016/17 fiscal year. The City Manager presented the preliminary budget at the City Council meeting on July 21, 2016, and at the August 4, 2016 Special Budget Council meeting for Council discussion and citizen input.

At the Special Budget Council meeting on August 4, 2016, Council approved an increase in the General Fund to provide increased funding for the Nagano program in fiscal year 2016/17. On September 1, 2016, Council approved an amendment to the Pier 60 program to add funding for two additional FTE's. The fiscal year 2016/17 General Fund budget is being increased for the full year funding of these additional positions. These are the only changes to the Preliminary Operating Budget at this time.

One individual questioned if the entire stormwater fee is used to repair current infrastructure and if any portion of the fee is used for stormwater infrastructure for new development throughout the city. The individual also raised capacity concerns regarding the Marshall Street Stormwater Plant.

The City Manager said the stormwater fee is used to maintain the stormwater system wherever it exists in the city. Engineering Director Mike Quillen said the stormwater utility fee is not used for a new development that requires the City to enlarge the stormwater system to accommodate the development; the developer is required to pay for enlargements to the stormwater system.

It was stated that the Marshall Street Plant has a maximum capacity for 10 MGD and averages 6 MGD going in. During Hurricane Hermine, there was approximately 30 MGD going through the plant. If a plant was built to cover that one storm, the plant would have to be three times

larger than the existing facility.

Vice Mayor Jonson moved to approve the City of Clearwater Annual Operating Budget for the 2016/17 fiscal year. The motion was duly seconded and carried unanimously.

Ordinance 8946-16 was presented and read by title only. Councilmember Caudell moved to pass Ordinance 8946-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Caudell, Councilmember Cundiff and Councilmember Hamilton

- 8.3** Adopt the Fiscal Year 2016/17 Annual Capital Improvement Budget and establish a six-year plan for the Capital Improvement Program (CIP) and pass Ordinance 8947-16 on first reading.

In accordance with Chapter 200 of the Florida Statutes and the rules governing Truth in Millage (TRIM) compliance, the City Council must hold two public hearing to adopt the final budget. The adoption of this ordinance and the related ordinances adopting the 2016/17 millage rate and operating budget are an integral part of fulfilling these requirements.

On June 30, 2016, the City Manager provided the City Council with a Preliminary Annual Operating and Capital Improvement Budget that outlined estimates of revenues and expenditures for the 2016/17 fiscal year. The City Manager presented the preliminary budget at the City Council meeting on July 21, 2016, and at the August 4, 2016 Special Budget Council Meeting for Council discussion and citizen input.

The total fiscal year 2016/17 Capital Improvement Fund budget presented here reflects an increase of \$680,000 from the preliminary budget. This increase is due to the inclusion of the lease purchase funding in the Police Vehicles project (315-94238) for additional vehicles related to the take home vehicle program which was mistakenly left out of the Capital Improvement Fund in the preliminary budget. This change reflects an increase of \$680,000 in fiscal year 2016/17 and \$430,000 in fiscal year 2017/18 for a total increase to the six year plan of \$1,110,000. Although this was missed in the Capital Improvement Fund, it was correctly included in the operating budget. The preliminary budget for the Police Department operating budget includes estimated debt payments for these additional vehicles. This is the only change to the Preliminary Capital Improvement budget at this time.

Councilmember Cundiff moved to adopt the Fiscal Year 2016/17

Annual Capital Improvement Budget and establish a six-year plan for the Capital Improvement Program (CIP) . The motion was duly seconded and carried unanimously.

Ordinance 8947-16 was presented and read by title only. Councilmember Hamilton moved to pass Ordinance 8947-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Caudell, Councilmember Cundiff and Councilmember Hamilton

8.4 Approve the recommended Penny for Pinellas project list, as revised for Fiscal Years 2016/17 through 2019/20.

On March 6, 1997, the City Council adopted Ordinance 6137-97. The ordinance established the requirement for a special hearing prior to adoption of the capital improvement budget to discuss the use of Penny for Pinellas tax, and at any time in which there is any proposed change to the Penny for Pinellas project funding of \$500,000 or more.

Changes to Penny for Pinellas projects that meet this criteria in the proposed 2016/17 capital improvement budget and six-year plan include the following:

- City Emergency Operations (EOC) and Disaster Recovery Facility Expansion - This project has been established in the amount of \$3,360,000. The funding will provide for the creation of an EOC for mission critical operations at the existing training facility. The build out will provide for a new CAT-5 data center, emergency call center and communications studio to support mission critical City operations during emergency or disaster conditions.
- Crest Lake Park Improvements - This project has been established in the amount of \$1,600,000, to provide for sidewalk/path improvements; park amenities for example water fountains, benches and bike rack; restrooms; additional parking and landscaping improvements. This funding has been reallocated from the Neighborhood Parks Renovations project.
- Fire Ladder Truck - This project has been established in the amount of \$1,155,820 to provide for the purchase and equipping of a replacement aerial unit for one of the three (3) existing Pierce Aerial vehicles.
- Fire Boat - Marine 44 - This project has been established in the amount of \$650,000 to provide funds needed for the

replacement of the Fire Department's Marine 44.

- Police Vehicles - The total project funding for the replacement of Police Vehicles has been increased from \$100,000 to \$700,000. This represents an additional \$200,000 in funding for fiscal year 2017 and 2018 to assist in the purchase of additional vehicles for the assigned vehicle program, and adds \$100,000 to fund vehicle replacements in 2019 and 2020.
- Long Center Parking Improvements - This project has been established in the amount of \$550,000 to provide funding for parking improvements. This funding has been reallocated from the Neighborhood Parks Renovation project.
- Ed Wright Park Renovations - This project has been established in the amount of \$490,000 to provide for the renovations to include a new design to allow for more efficient use of the space for parking, picnic areas, and restrooms. This funding has been reallocated from the Neighborhood Parks Renovation project.
- Woodgate Park Renovation - This project has been established in the amount of \$450,000 to provide for improved parking facilities, three new basketball courts, and renovation to existing restrooms. This funding has been reallocated from the Neighborhood Parks Renovation project.
- Del Oro Park Renovations - This project has been established in the amount of \$450,000 to provide for new tennis courts; a refurbished playground area; and improvements to existing parking, sidewalks and shelters. This funding has been reallocated from the Neighborhood Parks Renovation project.
- North East Coachman Park Renovations - This project has been established in the amount of \$300,000 to provide for the renovation including the construction of a parking lot and improvement to the disc golf course. This funding has been reallocated from the Neighborhood Parks Renovation project.
- Morningside Recreation Center Replacement - This project funding has been increased \$250,000 for a new total of \$2,830,000. The additional funding will provide for the replacement of the swimming pool filtration and pumping system.
- Neighborhood Parks Renovations - This project was reduced by \$3,840,000 with the funding being reallocated to Crest Lake Park Improvement project in the amount of \$1,600,000; Long Center Parking Improvements in the amount of \$550,000; Ed Wright Park Renovations in the amount of \$490,000; Woodgate Park Renovation in the amount of \$450,000; Del Oro Park

Renovations in the amount of \$450,000; North East Coachman Park Renovations in the amount of \$300,000.

In response to questions, Budget Manager Kayleen Kastel said since the Penny list has been established, funding for the Coachman Park improvements has always been identified in FY 20. The City Manager said the project was pushed out to FY 20 because the Council was not in a position to discuss what was going to happen in Coachman Park; in the meantime, the Bluff Master Plan was established and will provide a near term perspective once completed. As discussed during Monday's work session, the Penny List can be amended to accommodate Council's desired timeline to accomplish specific initiatives as identified in the completed Bluff Master Plan.

Vice Mayor Jonson moved to advance funding for Coachman Park, \$4.7 million to FY 17/18 and \$300,000 in FY 16/17. The motion was duly seconded.

Discussion ensued with comments made that it was not necessary to move any funding now since there are no set goals established. It was stated that the City now has greater detail as to what the plan is to get to the initial completion of the conceptual design and place the conceptual design on the 2018 election ballot, and that advancing the funding would signify Council's intent to move forward with those improvements. A concern was expressed that advancing the funding would raise false expectations.

Upon the vote being taken:

Ayes:1 - Vice Mayor Jonson

Nays:4 - Mayor Cretkos, Councilmember Caudell, Councilmember Cundiff and Councilmember Hamilton

Motion failed.

Councilmember Hamilton moved to pass Item 8.4. The motion was duly seconded and carried unanimously.

- 8.5** Approve amendments to the Clearwater Comprehensive Plan to support the implementation of the US 19 Corridor Redevelopment Plan and new US 19 future land use categories, establish criteria for plan amendments in the Coastal Storm Area, and update various terms and references; and pass Ordinance 8923-16 on first reading. (CPA2016-04001)

This proposed ordinance contains numerous amendments to the goals, objectives and policies of the Future Land Use Element of the Clearwater

Comprehensive Plan. Many of the proposed amendments are proposed to address the implementation of several city plans, including the Economic Development Strategic Plan (2011), Clearwater Greenprint (2011), and the US 19 Corridor Redevelopment Plan (2012). Additionally, several proposed amendments address changes within the new Countywide Plan for Pinellas County (Countywide Plan) which was adopted by the Countywide Planning Authority in August 2015. The updated Countywide Plan established 16 Countywide Plan Map categories, while the previous Plan contained 36, and also designated areas along US Highway 19 as Activity Center or Multimodal Corridor on the Countywide Plan Map, consistent with the Corridor Plan.

US 19 Corridor Redevelopment Plan (Corridor Plan) Related Amendments

The proposed amendments include the creation of new US 19 Regional Center, US 19 Neighborhood Center and US 19 Corridor future land use categories and zoning districts, and establishes the corresponding floor area ratio (FAR) standards for the future land use categories, all consistent with the Corridor Plan. These changes are depicted on a new Future Land Use Table A-1, which is proposed to replace the existing table in the Element. This table identifies the City of Clearwater land use categories and each category's primary uses and maximum density/intensity.

Ordinance 8923-16 also includes a new policy restricting residential density for those properties within the Coastal Storm Area along US Highway 19 to that which is already permitted, as well as a new Map A-16 (Future Land Uses Within CSA, US 19 Redevelopment Area) depicting what areas are affected and what those residential densities shall remain. Changes within the citywide design structure pertaining to US Highway 19 are proposed in order to recognize completed work and to further support the implementation of the Corridor Plan. This includes a proposed new policy encouraging the establishment of design standards as envisioned within the Corridor Plan, as well as updates to Maps A-13 (Activity Centers) and A-14 (Citywide Design Structure). Additionally, a new policy is proposed which would allow the appropriate US 19 future land use category to be assigned to parcels that annex within the US 19 Corridor Redevelopment Area, which is depicted on proposed Map A-17 (US 19 Corridor Redevelopment Area).

Countywide Plan for Pinellas County Consistency Amendments

In addition to minor amendments updating references to the Countywide Plan for Pinellas County, and changing other small references consistent with new language in the Countywide Plan, a new policy is proposed to adopt "balancing criteria" against which the City may evaluate amendments proposing increases in permanent population within the coastal storm areas. These criteria are included in the new Countywide Rules, and adopting them locally would

provide the City with more discretion at the local level in evaluating proposed changes within the coastal storm area. Proposed Future Land Use Table A-1 includes a new Target Employment Center Overlay (TEC) category, which will enable the City to designate industrial areas in the future to allow a 100% increase in development potential (FAR) for manufacturing, office, and research/development uses. A new Table A-2 is proposed which identifies the consistent Countywide Plan Map categories/subcategories as well as the consistent city zoning districts for each City future land use category.

In addition to the above, staff is also proposing the following:

- Replacing footnotes to the existing Future Land Use Table pertaining to transit oriented development (TOD) and FAR bonus provisions for hospital uses with new policies addressing the same;
- Creating a new policy addressing residential equivalent uses and beds per dwelling unit allowance;
- Adding a policy emphasizing preservation of the character of North Clearwater Beach, recognizing that it is a residential area on Clearwater Beach which is otherwise primarily tourist oriented; and
- Making minor changes to update references or correct small errors.

The Community Development Board (CDB) reviewed the proposed amendment at its meeting on August 16, 2016 and unanimously recommended the amendment for approval.

As this is a text amendment to the Clearwater Comprehensive Plan, review and approval by the Florida Department of Economic Opportunity is required. As part of the state review, the proposed amendments will be transmitted to the various State agencies and Pinellas County for review prior to second reading (adoption) by City Council, which is anticipated to occur in December.

Planning Manager Lauren Matzke said Item 8.5 does not address the construction of overpasses, changes within the right-of-way of Hwy. U.S. 19, or the regulation of zoning district standards.

One individual expressed concern with the impact the implementation of the proposed amendments will have on Westfield Mall.

One individual expressed concern with moving the comprehensive plan amendments forward without having the implementing documents for the development regulations in hand and stated that the Cypress Point property is prohibited from having connectivity.

One individual questioned why the Environmental Advisory Board was not asked to review the proposed comprehensive plan amendments.

One individual spoke in support.

In response to questions, Ms. Matzke said there was a condition placed on the Cypress Point site plan when it was approved years ago that it was not able to connect to the residential neighborhood to the east. Planning and Development Assistant Director Gina Clayton said if the site was demolished and redeveloped, the property owner would have to meet the regulations as proposed. The Cypress Point issue is not relevant to the comprehensive plan amendment being proposed. Ms. Clayton said the regulations that will be proposed at a later date will implement the broad policies established by the comprehensive plan amendments. Staff has been working with Westfield Mall and Cypress Point representatives regarding their concerns.

The City Manager said staff has been sensitive to the concerns raised by Westfield Mall since they made the corporate decision to invest in the mall. Staff has also worked with Cypress Point representatives to accommodate certain needs they have raised in the past. Staff values those properties and what they bring to the community and will continue to be sensitive to their needs and concerns.

Councilmember Caudell moved to Approve amendments to the Clearwater Comprehensive Plan to support the implementation of the US 19 Corridor Redevelopment Plan and new US 19 future land use categories, establish criteria for plan amendments in the Coastal Storm Area, and update various terms and references. The motion was duly seconded and carried unanimously.

Councilmember Caudell departed Chambers at 7:45 p.m.

Ordinance 8923-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8923-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretkos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

- 8.6** Approve a Future Land Use Map Amendment from 17 different future land use categories corridor-wide to the US 19 Regional Center (US 19-RC), US 19 Neighborhood Center (US 19-NC), US 19 Corridor (US 19-C), Preservation (P) and

Water/Drainage Feature categories for property generally located along US Highway 19 between Belleair Road and Curlew Road, including properties east and west of US 19 along cross streets; and pass Ordinance 8932-16 on first reading. (LUP2016-06004, LUP2016-06005, LUP2016-06006)

US Highway 19 has always served as a major commercial corridor in Clearwater. Because of its economic importance to the City and opportunities presented by the improved regional access, the City has concentrated its efforts to study and plan for the corridor, preparing for the time when the Florida Department of Transportation completed construction. Several major city plans address the need to amend City policies and codes to allow more intense development while also developing new zoning standards to encourage infill development in a pedestrian- and transit-supportive manner, including the City's Economic Development Strategic Plan (2011), Clearwater Greenprint (2011) and the US 19 Corridor Redevelopment Plan (Corridor Plan) (2012). Additionally, the Countywide Plan for Pinellas County (Countywide Plan), a future oriented plan, identifies US Highway 19 as an appropriate location for Activity Centers at major intersections, with the remainder of the corridor being appropriate for more intense development as a Multimodal Corridor (new designations adopted into the Countywide Plan in August 2015).

The proposed amendment area includes 4,036 parcels of land ($\pm 1,641.35$ acres in area). These properties are generally located along US Highway 19 between Belleair Road and Curlew Road, including properties east and west of US 19 along cross streets.

The City is initiating this amendment in order to designate the properties as US 19 Regional Center (US 19-RC), US 19 Neighborhood Center (US 19-NC), and US 19 Corridor (US 19-C) on the Future Land Use Map in order to enable the forthcoming zoning district and design standards, thereby implementing the vision in the Corridor Plan. The proposed amendment area does include areas designated as Preservation (P) and Water/Drainage Feature on the City's Future Land Use Map. There are no proposed changes to the Preservation (P) areas, but the amount of land designated with Water/Drainage Feature would drop slightly. The proposed US 19 Regional Center (US 19-RC), US 19 Neighborhood Center (US 19-NC), and US 19 Corridor (US 19-C) designations are consistent with the Activity Center and Multimodal Corridor designations on the Countywide Plan Map.

The Planning and Development Department has determined that the proposed Future Land Use Map amendment is consistent with the Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan,

the Countywide Plan Rules, and the Community Development Code.

- The proposed amendment is compatible with the surrounding property and character of the neighborhood.
- Sufficient public facilities are available to serve the property.
- The proposed amendment will not have an adverse impact on the natural environment.
- The proposed amendment will not have an adverse impact on the use of property in the immediate area.

In accordance with the Countywide Plan Rules, this land use plan amendment is subject to the approval of Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting as the Countywide Planning Authority. The application is a large-scale amendment so review and approval by the Florida Department of Economic Opportunity and other state agencies is also required.

The Community Development Board reviewed the proposed amendments at its August 16, 2016 meeting and unanimously recommended approval.

One individual said Westfield has mall developments in locations where the proposed amendments are going, which are market driven, and that the corporate office supports the ability to rebuild the mall in the event of a disaster or the ability to expand the mall in its current location, not on the road.

One individual spoke in support.

One individual said Item 8.6 would have been a great topic for the Environmental Advisory Board to review.

The Council recessed from 8:02 p.m. to 8:10 p.m.

Councilmember Hamilton moved to approve a Future Land Use Map Amendment from 17 different future land use categories corridor-wide to the US 19 Regional Center (US 19-RC), US 19 Neighborhood Center (US 19-NC), US 19 Corridor (US 19-C), Preservation (P) and Water/Drainage Feature categories for property generally located along US Highway 19 between Belleair Road and Curlew Road, including properties east and west of US 19 along cross streets. The motion was duly seconded and carried unanimously.

Ordinance 8932-16 was presented and read by title only. Vice Mayor Jonson moved to pass Ordinance 8932-16 moved on first

reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

- 8.7** 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 2130 Burnice Drive and 2154 Bell Cheer Drive, and pass Ordinances 8933-16, 8934-16 and 8935-16 on first reading. (ANX2016-07020)

These voluntary annexation petitions involve two parcels of land totaling 0.472 acres, both occupied by single family homes. The parcels are located generally south of Druid Road, east of South Hercules Avenue, west of South Belcher Road and north of Lakeview Road. The applicants are requesting annexation in order to receive solid waste service from the City and have been connected to the city sanitary sewer as part of the Belcher Area Sanitary Sewer System Extension Project. The properties are contiguous to existing city limits along at least one property boundary. It is proposed that the properties 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 annexations are consistent with the provisions of Clearwater Community Development Code Section 4-604.E as follows:

- The properties currently receive water service from Pinellas County. Collection of solid waste will be provided to the properties by the City. The applicants have paid the sewer impact fee in full and have been connected to the City's sanitary sewer system. The properties are located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to this properties by Station 49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve these properties with sanitary sewer, solid waste, police, fire and EMS service. Water service will continue to be provided by the County. The proposed annexations will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexations are consistent with and promote the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through

the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of these properties. This designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to the properties is Low Medium Density Residential (LMDR). The uses of the subject properties are consistent with the uses allowed in the District and the properties exceed the District's minimum dimensional requirements. The proposed annexations are therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and
- The properties proposed for annexation are contiguous to existing city limits along at least one property boundary. Therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

Councilmember Cundiff 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 2130 Burnice Drive and 2154 Bell Cheer Drive. The motion was duly seconded and carried unanimously.

Ordinance 8933-16 was presented and read by title only. Councilmember Hamilton moved to pass Ordinance 8933-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

Ordinance 8934-16 was presented and read by title only. Vice Mayor Jonson moved to pass Ordinance 8934-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

Ordinance 8935-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8935-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

8.8 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 1450 Carolyn Lane, together with certain Carolyn Lane right-of-way; and pass Ordinances 8936-16, 8937-16 and 8938-16 on first reading. (ANX2016-07021)

This voluntary annexation petition involves one parcel of land totaling 0.184 acres which is occupied by a single family home. The parcel is located on the northeast corner of Carolyn Lane and Weston Drive. The applicant is requesting annexation in order to receive solid waste service from the City. The Development Review Committee is proposing that 0.173-acres of Carolyn Lane right-of-way not currently within the city limits also be annexed. The property is located within an enclave and is contiguous to existing city limits to the west and east. It is proposed that the property 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 Clearwater Community Development Code Section 4-604.E as follows:

- The property currently receives water and sanitary sewer service from the City. Collection of solid waste will be provided to the property by the City. The property is located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to this property by Station 51 located at 1720 Overbrook Avenue. The City has adequate capacity to serve this property with solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexation is consistent with and promotes the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of this property. This designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to the property is Low Medium Density Residential (LMDR). 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 limits to the west and east. Therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

Councilmember Hamilton 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 1450 Carolyn Lane, together with certain Carolyn Lane right-of-way. The motion was duly seconded and carried unanimously.

Ordinance 8936-16 was presented and read by title only. Vice Mayor Jonson moved to pass Ordinance 8936-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

Ordinance 8937-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8937-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

Ordinance 8938-16 was presented and read by title only. Councilmember Hamilton moved to pass Ordinance 8938-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

- 8.9** 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 3031 Hoyt Avenue and 3077 Grand View Avenue, together with certain McMullen Booth Road right-of-way; and pass Ordinances 8939-16, 8940-16 and 8941-16 on first reading. (ANX2016-07022)

These voluntary annexation petitions involve two parcels of land totaling 0.409 acres, both of which are occupied by single family homes. The parcels are

located generally north of Drew Street, south of SR 590, and within ¼ mile west of McMullen Booth Road. The Development Review Committee is also proposing that 3.238-acres of certain McMullen Booth Road right-of-way be annexed into the City. The applicants are requesting annexation in order to receive solid waste service from the City and will be connected to the City's sanitary sewer system when it is available in the future, as part of the Kapok Terrace Sanitary Sewer Expansion Project area.

The property at 3031 Hoyt Avenue is contiguous to existing city limits along to the west and south. The property at 3077 Grand View Avenue is not contiguous to existing city limits; however, it is in an enclave surrounded by city property on all sides (Type A) and is eligible for annexation pursuant to the Interlocal Service Boundary Agreement with Pinellas County. It is proposed that the properties 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 annexations are consistent with the provisions of Clearwater Community Development Code Section 4-604.E as follows:

- The properties currently receive water service from the City. Collection of solid waste will be provided to the properties by the City. The applicants will connect to the City's sanitary sewer service when it is available and are aware that the sewer impact fee must be paid in full in order to connect to city sewer and of the financial incentives available. The properties are located within Police District III and service will be administered through the district headquarters located at 2851 North McMullen Booth Road. Fire and emergency medical services will be provided to this properties by Station 49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve these properties with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexations will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexations are consistent with and promote the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

Policy A.7.2.4 Allow voluntary annexations for noncontiguous

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

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of these properties. This designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to the properties is Low Medium Density Residential (LMDR). The uses of the subject properties are consistent with the uses allowed in the District and the properties exceed the District's minimum dimensional requirements. The proposed annexations are therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and
- The property proposed for annexation at 3031 Hoyt Avenue is contiguous to existing city limits to the west and south. Therefore, the annexation is consistent with Florida Statutes Chapter 171.044. The property proposed for annexation at 3077 Grand View Avenue is not contiguous to city limits but is located in a Type A Enclave; therefore, the annexation is consistent with the Interlocal Service Boundary Agreement authorized by Florida Statutes Chapter 171.204.

Vice Mayor Jonson 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 3031 Hoyt Avenue and 3077 Grand View Avenue, together with certain McMullen Booth Road right-of-way. The motion was duly seconded and carried unanimously.

Ordinance 8939-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8939-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

Ordinance 8940-16 was presented and read by title only. Councilmember Hamilton moved to pass Ordinance 8940-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

Ordinance 8941-16 was presented and read by title only. Vice Mayor Jonson moved to pass Ordinance 8941-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

9. City Manager Reports

9.1 Amend the City's fiscal year 2015/16 Operating and Capital Improvement Budgets at third quarter and pass Ordinances 8943-16 and 8944-16 on first reading.

The fiscal year 2015/16 Operating and Capital Improvement Budgets were adopted in September 2015 by Ordinances 8767-15 and 8768-15. Section 2.521 of the City's Code of Ordinances requires the City Manager to prepare a quarterly report detailing income, expenditure estimates, collections, the explanation of significant variances, as well as the financial status of all capital improvement projects. The memorandum and the accompanying report provide this information and outline the issues at third quarter that require amendment.

Councilmember Cundiff moved to amend the City's fiscal year 2015/16 Operating and Capital Improvement Budgets at third quarter. The motion was duly seconded and carried unanimously.

Ordinance 8943-16 was presented and read by title only. Councilmember Hamilton moved to pass Ordinance 8943-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

Ordinance 8944-16 was presented and read by title only. Vice Mayor Jonson moved to pass Ordinance 8944-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretekos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

9.2 Endorse the Housing First and Coordinated Entry System being implemented by the Pinellas County Homeless Leadership Board, Inc. and adopt Resolution 16-18.

The Pinellas County Homeless Leadership Board, Inc. (HLB) is the designated Continuum of Care (CoC) for Pinellas County through the Department of

Housing and Urban Development (HUD). The HLB is committed to developing a homeless services system that ensures that homelessness among Pinellas County citizens is rare, brief, and nonrecurring.

HUD has established a commitment to the Housing First philosophy, which under federal law is an approach to homeless assistance that prioritizes rapid placement and stabilization in permanent housing and does not have service participation requirements or preconditions, such as sobriety or a minimum income threshold. This philosophy includes the following components: 1) removing barriers to entry; 2) establishing a coordinated entry system; 3) practicing client-centered service delivery; 4) prioritizing households most in need; and 5) ensuring inclusive decision making.

The HLB has requested the City of Clearwater adopt a Resolution endorsing the HLB Housing First and Coordinated Entry System.

"Implementing Housing First," a White Paper written by Community Development Manager Gabe Parra, provides additional information regarding the local implementation of this philosophy.

In response to questions, Homeless Leadership Board CEO Susan Myers said if Council does not approve the resolution, HLB will ask again for Council to adopt the resolution. If the community does not operate from a Housing First perspective, HUD funding will begin to decline. The agencies in the County was awarded close to \$4 million last year. Ms. Myers said the philosophy behind Housing First is that the best way to get individuals out of homelessness is to provide housing. Street feeding enables homeless individuals to remain on the streets. The Family Services Initiative is funded by the Juvenile Welfare Board and provides preventive homelessness services to families with children. Ms. Myers said HUD does not fund shelters, which are typically funded through private donations. HUD encourages lowering the barriers to entry for housing and case management services, hopefully breaking the shelter-to-street cycle. Salt Lake City implemented a rapid rehousing initiative in 2005 and are now seeing cost savings in emergency medical services and law enforcement.

One person said many of the homeless individuals have opined that Clearwater is a great place for the homeless and that they did not feel safe at Safe Harbor.

Councilmember Cundiff moved to endorse the Housing First and Coordinated Entry System being implemented by the Pinellas County Homeless Leadership Board, Inc. The motion was duly

seconded and carried unanimously.

Resolution 16-18 was presented and read by title only.

Councilmember Hamilton moved to adopt Resolution 16-18. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Cretelos, Vice Mayor Jonson, Councilmember Cundiff and Councilmember Hamilton

- 9.3** Approve a grant of \$75,000 in General Fund Reserves to be set aside for a commitment as the local government contribution that is required for applicants to participate in the State of Florida's Low Income Housing Tax Credit Program (LIHTC) for Woodlawn Trail, a proposed 80-unit affordable housing development to be developed by Southport Development, Inc.; and authorize the appropriate officials to execute same.

Woodlawn Trail is a proposed 80-unit, new construction, affordable housing community located at 826 Woodlawn Street, Clearwater. The proposed development team includes Southport Development, Inc., Vaughn Bay Construction, Inc. and Architectonics Studios, Inc. The applicant, SP Trail, LLC, shares the same key principal as Southport Development, Inc., J. David Page. The proposed commencement date is second quarter of calendar year 2017 and completion is estimated for second quarter of 2018.

Staff is recommending a funding commitment to Woodlawn Trail using \$75,000 from General Fund Reserves. At the time of project award the Housing Division will commit funds from one of the following funding sources to refund the General Fund: CDBG, HOME, SHIP and PCHTF. Ultimately, the project will have no impact on the General Fund.

The proposed development will include 80 two and three bedroom units in six total buildings that will serve the family demographic. Five buildings will house the residential units and the sixth building will house the office and clubhouse. 90% of the units will be set-aside for residents with family incomes at or below 60% of Area Median Income (AMI) and 10% of the units will be set aside for residents with family incomes at 40% of AMI.

The Florida Housing Finance Corporation requires that projects of this type provide resident programs for the life of the compliance period, which is 50 years in this case. Proposed resident programs include English as a second language training, computer training, health and nutrition classes, resident activities, and case management/residential stabilization services. These program offerings are intended to supplement programming currently offered at the nearby Ross Norton Recreation Center.

The City of Clearwater's 2016-2020 Consolidated Plan (Plan) discusses the City's housing priorities. The Plan describes numerous housing needs, plans and strategies which include, but are not limited to, reducing the cost burden of housing for extremely low to moderate income residents and the creation of new owner and rental units. The proposed project, intended to serve low and very low income residents within the family demographic, is consistent with these priorities.

As background, the Low Income Housing Tax Credit Program is governed by the U.S. Department of Treasury under Section 252 of the Tax Reform Act of 1986 and Section 42 of the Internal Revenue Code, as amended. The program was established to provide for-profit and non-profit organizations with a dollar-for-dollar reduction in federal tax liability in exchange for the acquisition and substantial rehabilitation or new construction of low and very low-income rental housing units (60% of the Area Median Income and below with a set aside for 40% of AMI and below). The proposed contribution of \$75,000 represents local government support of the project. Local government support may affect whether the project gains necessary approvals.

USE OF RESERVE FUNDS:

Funding for this contract will be provided by General Fund reserves in the amount of \$75,000.

Inclusive of this item if approved, a net total of \$2,429,880 of General Fund reserves has been appropriated by Council to fund expenditures during fiscal 2015/2016. The remaining unappropriated balance of General Fund reserves is approximately \$29.3 million, or 23.5% of the current General Fund operating budget.

Economic Development and Housing Director Denise Sanderson said the resident programs are required for the full compliance period of 50 years.

Two individuals spoke in support and two individuals spoke in opposition.

One individual said Habitat for Humanity had a conversation with the Community Service Foundation regarding the property but the conversation never moved forward from that point.

In response to questions, Diane Williams, Community Service Foundation Representative, said interest in the property began one year ago because the organization was looking for more affordable housing. There was a time when the organization was only interested in the 8-unit building; after speaking with Habitat for Humanity there was interest to incorporate single-family homes in the project. Ms. Sanderson said staff has not

conducted a full analysis of what a single-family home project would look like on this site because this is the only project that has come forward. There would be approximately 6 acres to develop that would support 13-15 single-family homes, with target sales at \$168,000. Ms. Sanderson said to have that target sale price, the property must be acquired at a much lower price.

Discussion ensued regarding possible housing uses for the property with comments made that the item is for approval for a grant and Council has no authority regarding the pending real estate transaction.

Councilmember Cundiff moved to approve a grant of \$75,000 in General Fund Reserves to be set aside for a commitment as the local government contribution that is required for applicants to participate in the State of Florida's Low Income Housing Tax Credit Program (LIHTC) for Woodlawn Trail, a proposed 80-unit affordable housing development to be developed by Southport Development, Inc.; and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

Public Utilities Director Dave Porter provided an update on the status of the Marshall Street Wastewater Treatment Plant malfunction during the recent hurricane. Mr. Porter said temporary diesel pumps are being installed to bypass the plant so that staff could decontaminate, inspect, and determine what area experienced the breach. It is unknown where in the plant the failure occurred. He explained there are two parts to the plant, the wet side and the dry side; the area where the motors and electrical equipment is housed is meant to remain dry but was compromised. Pipeline maintenance is an ongoing process, each year the pipeline is made more secure so less water gets into the system.

In response to a question, Mr. Porter said that even without the failure, the plant still would have experienced issues due to the quantity of water coming in from the beach. He said the City has two other plants that are built the same way and that it was unlikely an issue would occur at one of the other plants. The Marshall Street Plant was originally built in the 1930's and has been upgraded many times. He said it will help to determine how to proceed once the cause of the breach is identified. The City Manager said staff will update Council when information is available.

10. City Attorney Reports – None.

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

Councilmember Cundiff said it was the anniversary of the date the United States Constitution is signed.

Councilmember Hamilton recognized the passing of George Fulmer, a photographer in Clearwater for many years.

Vice Mayor Jonson said he had fond memories of Mr. Fulmer. The Suncoast League of Cities will be discussing a draft resolution regarding transportation at its next meeting; the resolution will be redrafted and sent back to Council for future consideration. He attended the library centennial celebrations. Regarding illegal dumping, he recently drove through North Greenwood and noticed much progress. He said the recent hurricane served as a reminder that the area has not experienced a storm like that in ten years.

12. Closing Comments by Mayor

Mayor Cretekos reviewed recent and upcoming events and expressed sympathies to the Fulmer family. He urged individuals to take protective measures regarding the Zika virus.

13. Adjourn

The meeting adjourned at 9:41 p.m.

Attest

Mayor
City of Clearwater

City Clerk