

# COUNCIL MEETING

Municipal Building  
175-5<sup>th</sup> Street North  
Second Floor Council Chamber

**CITY OF ST. PETERSBURG**

**March 27, 2025  
1:30 PM**

Welcome to the City of St. Petersburg City Council meeting. The public may address City Council in person.

The public must attend the meeting in person to speak during public hearings or quasi-judicial hearings. If you are a person with a disability who needs an accommodation in order to participate in this meeting or have any questions, please contact the City Clerk's Office at 893-7448. If you are deaf/hard of hearing and require the services of an interpreter, please call our TDD number, 892-5259, or the Florida Relay Service at 711, as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, for accommodations.

To assist the City Council in conducting the City's business, we ask that you observe the following:

1. If you are speaking under the Public Hearings, Appeals or Open Forum sections of the agenda, please observe the time limits indicated on the agenda.
2. Placards and posters are not permitted in the Chamber. Applause is not permitted except in connection with Awards and Presentations.
3. Please do not address Council from your seat. If asked by Council to speak to an issue, please do so from the podium.
4. Please do not pass notes to Council during the meeting.
5. Please be courteous to other members of the audience by keeping side conversations to a minimum.
6. The Fire Code prohibits anyone from standing in the aisles or in the back of the room.
7. If other seating is available, please do not occupy the seats reserved for individuals who are deaf/hard of hearing.

The public can also attend the meeting in the following ways:

- Watch live on Channel 15 WOW!/Channel 641 Spectrum/Channel 20 Frontier FiOS
- Watch live online at [www.stpete.org/TV](http://www.stpete.org/TV)
- Listen and participate by dialing one of the following phone numbers
  - +1 312 626 6799 or
  - +1 646 876 9923 or
  - +1 253 215 8782 or
  - +1 301 715 8592 or
  - +1 346 248 7799 or

- +1 669 900 6833 and entering webinar ID: 975 7095 4614#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/97570954614>

The public can participate in the meeting by providing public comment for agenda items other than public hearings and quasi-judicial hearings in the following ways:

- If attending the Zoom meeting by computer or other device, use the “raise hand” button in the Zoom app.
- If attending the Zoom meeting by phone only, enter \*9 on the phone to use the “raise hand” feature.

The “raise hand” feature in the Zoom meeting indicates your desire to speak but does not allow you to speak immediately. You must use the “raise hand” feature at the time the agenda item is addressed. All “raised hands” will be lowered after each agenda item. When it is your turn to speak, your microphone will be unmuted. At the conclusion of your comments or when you reach the three-minute limit, you will be muted. Please be advised that at all times the chair has the authority and discretion to re-order agenda items, and in the event the meeting is disrupted by violations of the rules of decorum, to accept public comment by alternate means, including by email only.

Regardless of the method of participation used, normal rules for participation apply, including the three-minute limit on comments, the requirement that any presentation materials must be submitted to the City Clerk in advance of the meeting, and the rules of decorum. Public comments must be submitted before the public comment period has closed.

**A. Meeting Called to Order and Roll Call.**

Invocation and Pledge to the Flag of the United States of America.

**B. Approval of Agenda with Additions and Deletions.**

**C. Consent Agenda (see attached)**

**Open Forum**

The City Council receives public comment during Open Forum and on agenda items with limited exceptions consistent with Florida law. All issues discussed under Open Forum must be limited to issues related to the City of St. Petersburg government. If you wish to address City Council on subjects other than public hearing or quasi-judicial items listed on the agenda, please sign up with the Clerk. Only City residents, owners of property in the City, owners of businesses in the City or their employees may speak during Open Forum. If you wish to address City Council through the Zoom meeting, you must use the “raise hand” feature button in the Zoom app or enter \*9 on your phone at the time the agenda item is addressed. When it is your turn to speak, you will be unmuted and asked to state your name and address. At the conclusion of your comments or when you reach the three-minute time limit, you will be muted. All “raised hands” will be lowered after each agenda item. Regardless of the method of participation used, normal rules apply, including the three-minute time limit on comments, the requirement that any presentation materials must be submitted in advance of the meeting and the rules of decorum. If live public comment is disrupted by violations of the rules of decorum, the chair is authorized to accept public comment by alternate means, including by email only.

**D. Awards and Presentations**

1. [CFY Scholarship Recipients](#)
2. [Proclamation ~ Women’s History Month](#)
3. [Proclamation ~ Transgender Day of Visibility](#)

**E. New Ordinances - (First Reading of Title and Setting of Public Hearing)**

**F. Reports**

1. [A Resolution authorizing the Mayor or his designee to approve the City of St. Petersburg \(“City”\) North Shore Park Seagrass Mitigation Bank’s Long-Term Management State and Federal Funds \(“Funds”\) to demonstrate perpetual management financial assurance related to the long-term management costs associated with the Seagrass Mitigation Bank Project; approving a transfer in the amount of \\$178,250 from the unappropriated balance of the General Fund \(0001\) to the Seagrass Mitigation Fund \(6121\); approving a supplemental appropriation in the amount of \\$178,250 from the increase in the unappropriated balance of the Seagrass Mitigation Fund \(6121\), resulting from the above transfer, to the Engineering and Capital Improvements Department, Engineering Administration Division \(130.1341\), Seagrass Mitigation Bank NS Project \(20578\); providing that the total amount shall not exceed \\$667,000.00 when the Mitigation Bank reaches the long-term management phase \(ECID Project No. 16099-120; Oracle Nos. 15476 and 20578\); and providing an effective date.](#)

2. A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 23-11-SCS/RSFF(S) to the professional services agreement dated April 13, 2023 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. ("Consultant") for Consultant to provide utility billing analysis, dual register meter/customer analysis, and a supplement to the Combined System Financial Feasibility and Rate Study Report for the upcoming public utility bonds for the FY26 Water Resources Utility Rate Study Program in an amount not to exceed \$65,000; providing that the total Task Order, as amended, shall not exceed \$192,000; and providing an effective date. (ECID Project No. 25145-130; Oracle No. 20989)
3. Resolutions Related to Billing and Collections Policy and Procedures on Utility Bill Relief
  - (a) A resolution approving the Policies and Procedures attached hereto ("Policies and Procedures") establishing a process that authorizes the Billing and Collections Department ("Department") to take the actions set forth therein on requests for relief for a leak adjustment of a flooded structure pursuant to the Policies and Procedures; superseding Resolution 2025-109; authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution and the Policies and Procedures; and providing an effective date.
  - (b) A resolution approving the Policies and Procedures attached hereto ("Policies and Procedures") establishing a process that authorizes the Billing and Collections Department ("Department") to take the actions set forth therein on requests for relief of a mechanical water meter high read in the absence of a leak pursuant to the Policies and Procedures; superseding Resolution 2025-110; authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution and the Policies and Procedures; and providing an effective date.

#### **G. New Business**

1. Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, for a presentation and discussion regarding the public Scooter Share Program. (Council Member Gabbard)
2. Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, to discuss selling price flexibility for unbuildable surplus lots larger than 250 square feet. (Council Member Givens)
3. Respectfully requesting a referral to the Public Services and Infrastructure Committee for a discussion on sunseting the Intown Community Redevelopment Area (CRA). (Council Member Floyd)
4. Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, to discuss creating a new "single-family hybrid housing" classification, limiting corporate ownership, and permitting zoning for owner-occupied homes. (Council Member Givens)
5. Respectfully requesting a referral to the Budget, Finance and Taxation Committee for a discussion regarding the City of St. Petersburg's Disaster Short-Term Financing. (Chair Gerdes - Staff Request)

#### **H. Council Committee Reports**



1. March 13, 2025 Budget, Finance, and Taxation Committee - Action Item

- (a) A resolution authorizing the Mayor or his designee to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1 2025, at a total estimated cost of \$9,658,325, which cost includes the broker fee to be paid to Brown & Brown of Florida, Inc.; authorizing the Mayor or his designee to execute all documents necessary to effectuate these transactions; and providing an effective date.

**I. Legal - 4:00 P.M.**

1. An attorney-client session, pursuant to Florida Statute 286.011(8), in conjunction with the lawsuit styled Heriberto A. Sanchez-Mayen v. City of St. Petersburg, Officer Michael Thacker and Officer Sarah Gaddis, Case No: 8:24-cv-00690-WFJ-TGW. [DELETED]

~~On Thursday, March 27, 2025 in City Council Chambers, at 4:00 p.m. or as soon thereafter as the same may be heard, an attorney-client session, pursuant to Florida Statute 286.011(8), will be held in conjunction with the lawsuit styled Heriberto A. Sanchez-Mayen v. City of St. Petersburg, Officer Michael Thacker and Officer Sarah Gaddis, Case No: 8:24-cv-00690-WFJ-TGW. Any or all of the following persons will be attending: Copley Gerdes; Brandi Gabbard; Mike Harting; Lisset Hanewicz; Deborah Figgs-Sanders; Gina Driscoll; Corey Givens, Jr.; Richie Floyd; Mayor Kenneth Welch; Rob Gerdes; Jacqueline M. Kovilaritch, City Attorney; Jeannine Williams, Chief Assistant City Attorney; Joseph P. Patner, Executive Assistant City Attorney; Martin Musichi, Assistant City Attorney. The open City Council meeting will begin at 1:30 p.m. in City Council Chambers, 175 Fifth Street North, St. Petersburg, Florida. During the public meeting, the session will be closed at 4:00 p.m. or as soon thereafter as the closed session may be heard, and only those persons described above together with a certified court reporter will be allowed to be present. The subject matter of the meeting shall be confined to settlement negotiations and/or strategy related to litigation expenditures. At the conclusion of the closed session the meeting will be re-opened to the public and the closed session will be terminated. [DELETED]~~

**II. Public Hearings and Quasi-Judicial Proceedings - 5:01 P.M.**

**Public Hearings**

*NOTE: The following Public Hearing items have been submitted for **consideration** by the City Council. If you wish to speak on any of the Public Hearing items, please obtain one of the YELLOW cards from the containers on the wall outside of Council Chamber, fill it out as directed, and present it to the Clerk. You will be given 3 minutes **ONLY** to state your position on any item but may address more than one item.*

1. Confirming Preliminary Assessment for Lot Clearing Number LCA 1663
2. Confirming Preliminary Assessment for Lot Clearing Number LCA 1666
3. Confirming Preliminary Assessment for Lot Clearing Number LCA 1667
4. Ordinance 607-H, an ordinance relating to utility rates and charges; amending Chapter 27, Subsection 27-6 of the St. Petersburg City Code; amending the water charges for leak adjustment relief; adding adjustment relief for abnormal events; adding adjustment relief for abnormal events following a declared state of local emergency; providing an

explanation of words struck through and underlined; establishing a date to begin calculating new charges and applying new adjustment relief for billing purposes; and providing an effective date.

**K. Open Forum**

**L. Adjournment**

**Consent Agenda A  
March 27, 2025**

NOTE: The Consent Agenda contains normal, routine business items that are very likely to be approved by the City Council by a single motion. Council questions on these items were answered prior to the meeting. Each Councilmember may, however, defer any item for added discussion at a later time.

**(Procurement)**

**(City Development)**

**(Community Enrichment)**

**(Public Works)**

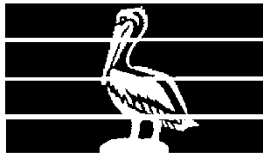
1. A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal in the amount of \$7,845,654 from Ric-Man Construction Florida, Inc. (“Ric-Man”) for construction phase services for Phase 5 of the Downtown Watermain Replacement Program; authorizing the Mayor or his designee to execute the Second Amendment to the Design Build Agreement between the City of St. Petersburg, Florida and Ric-Man dated July 18, 2023 to incorporate the GMP proposal into the Design Build Agreement and modify other necessary provisions (ECID Project No. 21058-111; Oracle No. 20695); and providing an effective date.
2. A Resolution approving a Change Order request to the Guaranteed Maximum Price (“GMP”) proposal from PCL Construction, Inc. (“PCL”) dated January 9, 2025 to increase the GMP amount by \$583,009 for additional construction phase services for the Citywide Seawall Inspection, Renovation and Replacement – FY 21 Project; providing that the total GMP amount shall not exceed \$2,187,654; authorizing the Mayor or his designee to execute the First Amendment to the Agreement between the City of St. Petersburg, Florida and PCL dated May 16, 2024 to incorporate the Change Order request to the GMP proposal into the Agreement and modify other necessary provisions; and providing an effective date (ECID Project No. 21092-110; Oracle Nos. 16723, 17257, 17938, 18583 and 19185).
3. A Resolution accepting the Guaranteed Maximum Price (“GMP”) proposal dated February 20, 2025, in the amount of \$641,177 from Biltmore Construction Co., Inc. (“CMAR”) for construction phase services for the Traffic Operations Bldg. - Roof Restoration Project (“Project”); authorizing the Mayor or his designee to execute the Construction Manager at Risk Agreement between the City and CMAR that includes the GMP Proposal for the Project and all other documents necessary to effectuate this transaction; (ECID Project No. 24135-130; Oracle Project No. 19777) and providing an effective date.

**(Appointments)**

**(Miscellaneous)**

4. A resolution approving a supplemental appropriation in the amount of \$1,105,760 from the unappropriated balance of the General Fund (0001) to the Finance Department, General Accounting Division (320-1913), FY24 Storm #3 Gen Admin Depts Project (20432), for rental charges billed to the City of St. Petersburg by Luxe Flush during Hurricane Helene; and providing an effective date.

# CONSENT



# AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

## Consent Agenda B March 27, 2025

NOTE: The Consent Agenda contains normal, routine business items that are very likely to be approved by the City Council by a single motion. Council questions on these items were answered prior to the meeting. Each Councilmember may, however, defer any item for added discussion at a later time.

### (Procurement)

### (City Development)

1. A resolution approving a supplemental appropriation in the amount of \$39,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the MT Lighting Dimmer System Project (21051); and providing an effective date.
2. Authorizing the Mayor, or his designee, to execute a license agreement for a period of three (3) years with Don Saunders for the use of certain land within Albert Whitted Airport for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions. Requires affirmative vote of at least six (6) members of City Council.
3. Authorizing the Mayor, or his designee, to execute a five (5) year license agreement with the University of South Florida Board of Trustees, on behalf of the University of South Florida St. Petersburg (USFSP), to utilize certain City-owned submerged lands in the westerly basin of Bayboro Harbor, for an aggregate fee of \$10.00 for the entire term, to operate the USFSP Haney Landing Sailing Center, subject to certain terms and conditions. Requires an affirmative vote of at least six (6) members of City Council.
4. Authorizing the Mayor, or his designee, to execute a license agreement for a period a five (5) years with Reichart Enterprise, LLC, d/b/a High Altitude Aviation, a Florida limited liability company, for use of the "Blue" Hangar, containing approximately 3,080 square feet of hangar and office space, located within Albert Whitted Airport for aircraft repair and maintenance operations, subject to certain conditions. Requires affirmative vote of at least six (6) members of City Council.
5. Authorizing the Mayor, or his designee, to execute a Lease Agreement with Hap O'Neill, Incorporated, a Florida corporation, for the operation of a marina on City-owned waterfront property located at 6701 34th Street South, St. Petersburg, Florida, for a term of ten (10) years, subject to certain conditions. Requires affirmative vote of at least six (6) members of City Council.
6. Authorizing the Mayor, or his designee, to execute a license agreement with Greater Mt. Zion African Methodist Episcopal Church of St. Petersburg, Florida, Inc., a Florida not-for-profit corporation, for use of the Vearl Scott Neighborhood Family Center located at 1201 7th Avenue South, St. Petersburg, Florida, within City-owned Campbell Park, for a period of thirty-six (36) months for an aggregate fee of \$36.00, subject to certain terms and conditions; and waiving the reserve for replacement requirement for City Council

Resolution No. 79-740A. Requires affirmative vote of at least six (6) members of City Council.

**(Community Enrichment)**

**(Public Works)**

7. A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 21-04-AEC/W(A) to the architect/engineering agreement dated August 5, 2021, as amended, between the City of St. Petersburg, Florida and AECOM Technical Services, Inc. (A/E) for A/E to provide continued project management services, continued proposed alignment drawings, additional services associated with 60% and 100% final design submittals, signage and pavement marking plans and continued construction manager coordination services related to the Yacht Club Estates Reclaim Replacement Project in an amount not to exceed \$119,476.97; providing that the total Task Order, as amended, shall not exceed \$299,438.96 (ECID Project No. 24108-130; Oracle No. 19698); and providing an effective date.
8. A Resolution authorizing the Mayor or his designee to execute Task Order No. 24-01-APD/M(A) to the Architect/Engineering Agreement dated February 25, 2025 between the City of St. Petersburg, Florida and Alta Planning + Design, Inc. ("A/E") for A/E to provide project management and coordination, database assembly, project identification and prioritization, a compliance roadmap, a city policy integration plan, a sidewalk master plan, and public outreach related to the Sidewalk Master Plan Project in an amount not to exceed \$272,764.29 (ECID Project No. 24201-130; Oracle No. 19174); and providing an effective date.

**(Appointments)**

9. A resolution confirming the appointments of Carolyn Warren, Sherri Harrod, Colette Florido, and H. Roy Adams as members on the City of St. Petersburg Advisory Commission On Aging, each to serve a term ending on December 31, 2025; confirming the appointments of Aria J. Garling, Herb Casey, Carmen Ruiz, Lisa Kinsella, Shari Hooker, Jane Haskell, and Susan Brehm as members on the City of St. Petersburg Advisory Commission On Aging, each to serve a term ending on December 31, 2026; confirming the appointments of Tom Moore and Lottie Cuthbertson as members on the City of St. Petersburg Advisory Commission On Aging, each to serve a term ending on December 31, 2027; and providing an effective date.

**(Miscellaneous)**

10. Budget, Finance, and Taxation Committee Meeting Minutes (February 27, 2025)
11. Committee of the Whole Meeting Minutes (January 23, 2025)
12. Committee of the Whole Meeting Minutes (February 20, 2025)
13. Housing, Land Use, and Transportation Committee Meeting Minutes (February 13, 2025)
14. Public Services and Infrastructure Committee Meeting Minutes (February 13, 2025)

# MEETING AGENDA

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CITY OF ST. PETERSBURG

**Note:** An abbreviated listing of upcoming MEETING AGENDA Council meetings.

**City Council Meeting**

*Thursday, April 3, 2025, 9:00 a.m., City Council Chamber*

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CITY OF ST. PETERSBURG  
**Board and Commission Vacancies**

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## **PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:**

1. **Anyone wishing to speak must fill out a yellow card and present the card to the Clerk. All speakers must be sworn prior to presenting testimony. No cards may be submitted after the close of Public Comment. Each party and speaker is limited to the time limits set forth herein and may not give their time to another speaker or party.** Each party and speaker wishing to present handouts, photographs, presentation slides or any other materials (collectively, “Materials”) during a quasi-judicial proceeding must submit such Materials to the City Clerk no later than 24 hours in advance of the applicable public hearing. **Materials submitted after the deadline will not be accepted and may not be used.**
2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council Member questions and answers to such questions shall not count against the time frames allowed herein. Burden of proof: in all appeals, the Appellant bears the burden of proof; in rezoning and land use cases, the Property Owner or Applicant bears the burden of proof except in cases initiated by the City, in which event the City Administration bears the burden of proof; for all other applications, the Applicant bears the burden of proof. Waiver of Objection: at any time during the proceeding Council Members may leave the Council Chamber for short periods of time provided they continue to hear testimony by audio. If any party has an objection to a Council Member leaving the Chamber during the hearing, such objection must be made at the start of the hearing. If an objection is not made as required herein it shall be deemed to have been waived.
3. Reading of the Title of the Ordinance(s), if applicable.
4. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation. The order of initial presentations shall be:
  - a. Presentation by City Administration.
  - b. Presentation by the Appellant followed by the Applicant, if different. If Appellant and Applicant are different entities, then each is allowed the allotted time for each part of these procedures.
  - c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said person shall register as an Opponent with the City Clerk at least one week prior to the scheduled public hearing or within 48 hours after the City staff report for the public hearing has been published (whichever is later). If more than one person registers to utilize the initial presentation time provided for an Opponent, the registered persons shall attempt to agree on a single representative to participate as the Opponent in the proceeding. If the persons cannot agree on a single representative, then each person (or person’s representative) shall share equally the time allotted to the Opponent for each part of these procedures. If there is an Appellant who is not the Applicant or Property Owner, then no Opponent is allowed. If a Property Owner who is not the Appellant or the Applicant opposes the Application and utilizes any part of the time available to the Property Owner to make an initial presentation, the Opponent shall not be permitted to make an initial presentation (but shall be provided an opportunity for cross-examination and rebuttal/closing).
  - d. If the Property Owner is neither the Appellant nor the Applicant, they shall be allowed the allotted time for each part of these procedures and shall have the opportunity to speak last in each part of these procedures so that they have the opportunity to address what all the interested parties have presented.
5. Public Comment. Upon conclusion of the initial presentations, members of the public may speak for not more than three (3) minutes each. Speakers shall limit their testimony to information relevant to the ordinance or application and criteria for review.



6. Cross Examination. Each party shall be allowed a total of five (5) minutes for cross examination, which includes the time consumed by both questions and answers. Each party who opposes the application may only cross examine any witness who previously testified in support of the application. Each party who supports the application may only cross examine any witness who previously testified in opposition to the application. The questioning party is not permitted to make any statements, only to ask questions that are directly related to the testimony or evidence presented. All questions shall be addressed to the Chair and then (at the discretion of the Chair) asked either by the Chair or by the party conducting the cross examination of the appropriate witness. One (1) representative of each party shall conduct the cross examination. If anyone wishes to utilize the time provided for cross examination and rebuttal as an Opponent, and no one has previously registered with the City Clerk as an Opponent, said individual shall notify the City Clerk prior to the beginning of initial presentations for the applicable public hearing. If no one gives such notice, there shall be no cross examination or rebuttal by Opponent(s). The order of cross examination shall be:

- a. Cross examination by City Administration.
- b. Cross examination by Opponents, if applicable.
- c. Cross examination by Appellant followed by Applicant, followed by Property Owner, if different.

7. Rebuttal/Closing. Each party shall have five (5) minutes to provide a closing argument and/or rebuttal. The order of rebuttal/closing shall be:

- a. Rebuttal/Closing by City Administration.
- b. Rebuttal/Closing by Opponent, if applicable.
- c. Rebuttal/Closing by Applicant followed by the Appellant, if different, followed by Property Owner, if different.

The following page(s) contain the backup material for Agenda Item: CFY Scholarship Recipients  
Please scroll down to view the backup material.



**D-1**

# **CITY COUNCIL AGENDA PRESENTATION ITEM**

**DATE:** March 11, 2025

**TO:** The Honorable Members of City Council

**SUBJECT:** CFY Scholarship Recipients

**PRESENTER:** Kevin Dunbar, CFY Executive Director

**SCHEDULE FOR COUNCIL ON:** March 27, 2025

Copley Gerdes  
Council Chair, District 1

The following page(s) contain the backup material for Agenda Item: Proclamation ~ Women's History Month  
Please scroll down to view the backup material.



**D-2**

# **CITY COUNCIL AGENDA**

## **Presentation Item**

**DATE:** March 19, 2025

**TO:** The Honorable Members of City Council

**SUBJECT:** Proclamation ~ Women's History Month

**PRESENTER:** Mayor Kenneth T. Welch

**SCHEDULE FOR COUNCIL ON:** March 27, 2025

Mayor Kenneth T. Welch

# Proclamation



**WHEREAS,** March is annually observed as Women’s History month and has been designated to identify the historical and significant contributions of women; and

**WHEREAS,** Women have made countless contributions to the City of St. Petersburg, the State of Florida, the United States of America, and the world; and

**WHEREAS,** The National Women’s History Alliance selects a theme each year to highlight to contributions of women everywhere. The 2025 theme is *"Moving Forward Together! Women Educating & Inspiring Generations."* The theme celebrates women who have dedicated their lives to education, mentorship, and leadership."; and

**WHEREAS,** We celebrate women everywhere and especially in the city of St. Petersburg and reaffirm our commitment to advancing the cause of equality and opportunity for women and girls.

**NOW, THEREFORE, I, Kenneth T. Welch,** Mayor of the City of St. Petersburg, Florida, do hereby proclaim March 2025 as

## ***Women’s History Month***

in St. Petersburg and I urge residents to join with me in celebrating Women’s history, their legacy, and their profound contributions to our society.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 27<sup>th</sup> day of March 2025.

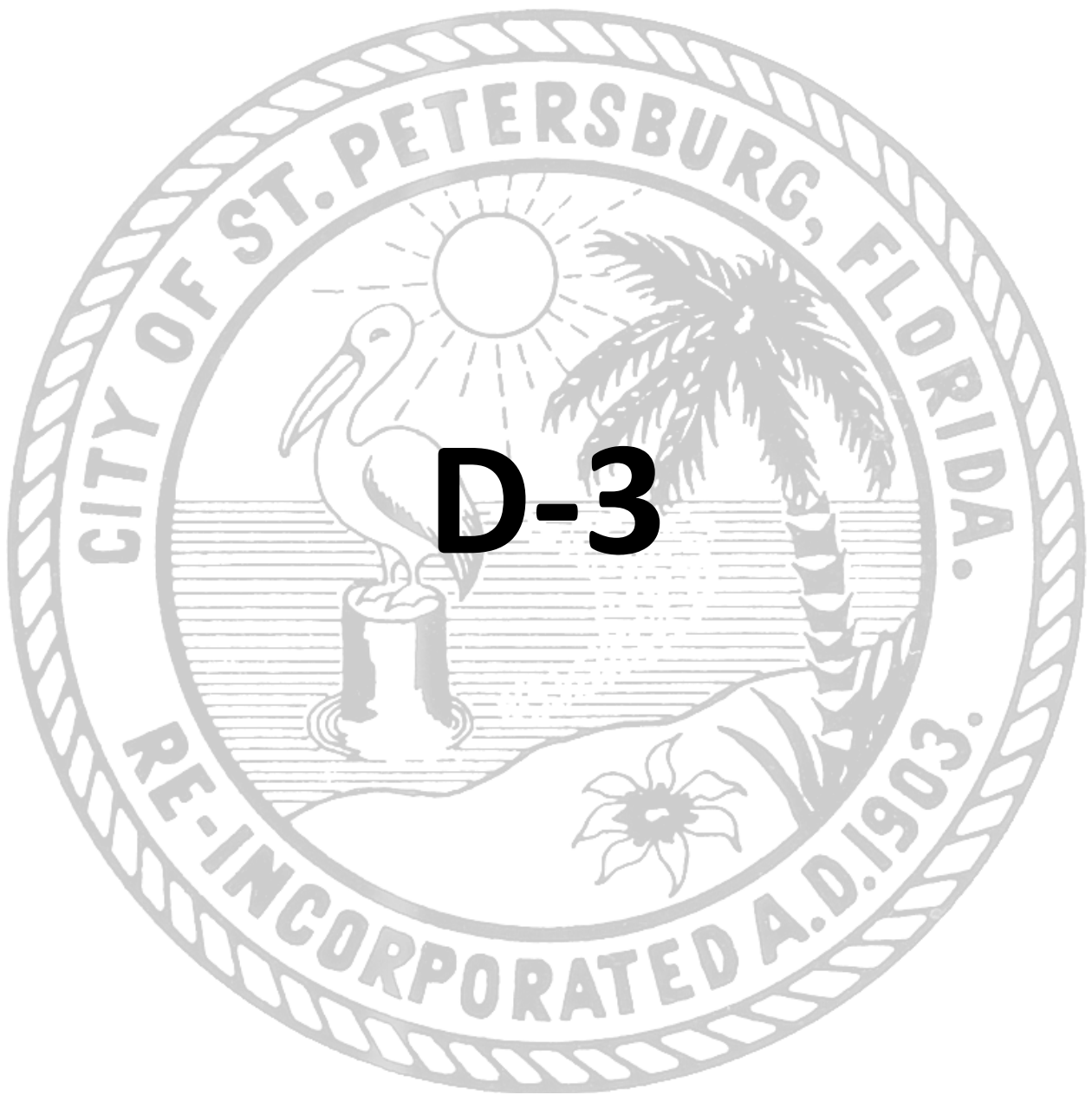
A handwritten signature in blue ink that reads "Kenneth T. Welch".

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**Kenneth T. Welch**  
Mayor



The following page(s) contain the backup material for Agenda Item: Proclamation ~ Transgender Day of Visibility  
Please scroll down to view the backup material.



**D-3**

# **CITY COUNCIL AGENDA**

## **Presentation Item**

**DATE:** March 19, 2025

**TO:** The Honorable Members of City Council

**SUBJECT:** Proclamation ~ Transgender Day of Visibility

**PRESENTER:** Mayor Kenneth T. Welch

**SCHEDULE FOR COUNCIL ON:** March 27, 2025

Mayor Kenneth T. Welch

# Proclamation



- WHEREAS,** Transgender Day of Visibility celebrates transgender representation, activism, and equality; and
- WHEREAS,** We come together as a community to promote visibility and fairness to all transgender individuals; and
- WHEREAS,** We acknowledge the resilience of transgender individuals throughout history and how they have contributed to the betterment of society and made our American tapestry even more vibrant; and
- WHEREAS,** We believe everyone should be treated with respect and dignity in society and lawmaking. However, repeated attacks on trans people have made trans communities feel threatened, disrespected, neglected, and restricted as citizens; and
- WHEREAS,** We honor the bravery of the many transgender individuals who live in this vibrant city that is guided by principled progress and intentional inclusivity.

**NOW, THEREFORE, I, Kenneth T. Welch,** Mayor of the City of St. Petersburg, Florida, do hereby proclaim March 31, 2025, as

## ***TRANSGENDER DAY OF VISIBILITY***

in St. Petersburg, and I encourage all citizens to treat each other with dignity and respect, without exception.

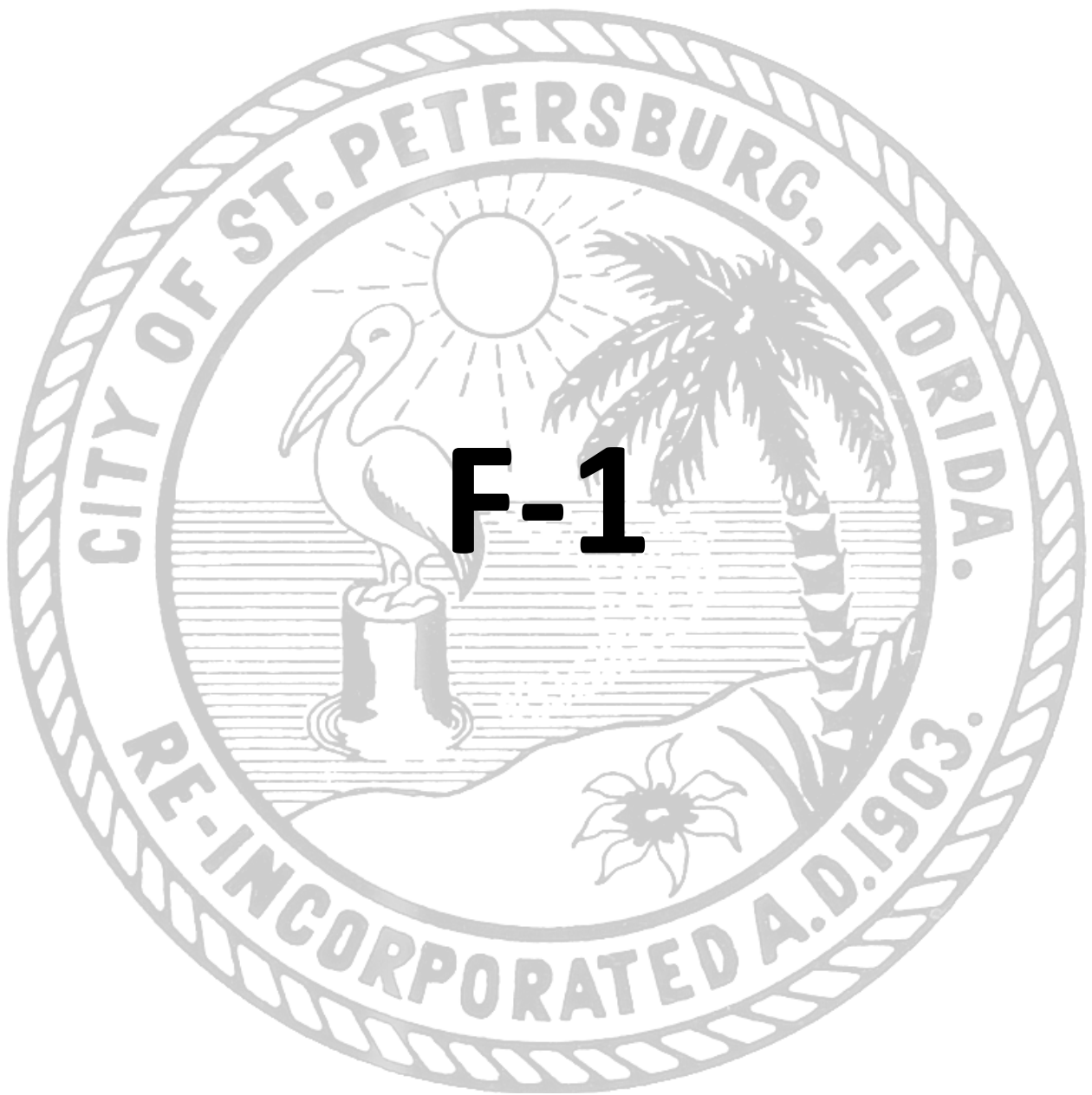
**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this 27<sup>th</sup> day of March, 2025.

A handwritten signature in blue ink that reads "Kenneth T. Welch".

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**Kenneth T. Welch**  
**Mayor**

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to approve the City of St. Petersburg (“City”) North Shore Park Seagrass Mitigation Bank’s Long-Term Management State and Federal Funds (“Funds”) to demonstrate perpetual management financial assurance related to the long-term management costs associated with the Seagrass Mitigation Bank Project; approving a transfer in the amount of \$178,250 from the unappropriated balance of the General Fund (0001) to the Seagrass Mitigation Fund (6121); approving a supplemental appropriation in the amount of \$178,250 from the increase in the unappropriated balance of the Seagrass Mitigation Fund (6121), resulting from the above transfer, to the Engineering and Capital Improvements Department, Engineering Administration Division (130.1341), Seagrass Mitigation Bank NS Project (20578); providing that the total amount shall not exceed \$667,000.00 when the Mitigation Bank reaches the long-term management phase (ECID Project No. 16099-120; Oracle Nos. 15476 and 20578); and providing an effective date. Please scroll down to view the backup material.



## ST. PETERSBURG CITY COUNCIL

### Report

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair and Members of City Council

**SUBJECT:** A Resolution authorizing the Mayor or his designee to approve the City of St. Petersburg (“City”) North Shore Park Seagrass Mitigation Bank’s Long-Term Management State and Federal Funds (“Funds”) to demonstrate perpetual management financial assurance related to the long-term management costs associated with the Seagrass Mitigation Bank Project; approving a transfer in the amount of \$178,250 from the unappropriated balance of the General Fund (0001) to the Seagrass Mitigation Fund (6121); approving a supplemental appropriation in the amount of \$178,250 from the increase in the unappropriated balance of the Seagrass Mitigation Fund (6121), resulting from the above transfer, to the Engineering and Capital Improvements Department, Engineering Administration Division (130.1341), Seagrass Mitigation Bank NS Project (20578); providing that the total amount shall not exceed \$667,000.00 when the Mitigation Bank reaches the long-term management phase (ECID Project No. 16099-120; Oracle Nos. 15476 and 20578); and providing an effective date.

**EXPLANATION:** The Seagrass Mitigation Bank is a 178-acre area off the coast of North Shore Park located in Tampa Bay. This site includes 147 acres of seagrass meadow to be conserved, along with a 32-acre dredge hole.

The City is required under the Southwest Florida Water Management District (“Agency”) permit number ERP 43043223.000 (“Mitigation Bank Permit”), and the U.S. Army Corps of Engineers (“Corps”) under Mitigation Banking Instrument number SAJ-2014-02681 (“Mitigation Banking Instrument”), to perpetually manage the North Shore Park Seagrass Mitigation Bank. The permit requirements are outlined below:

- Southwest Florida Water Management District (“Agency”) has established certain regulations applicable to the Grantor (“City”), requiring that a Mitigation Bank permittee provide assurance that funds will be available when needed for corrective action if Grantor fails to perpetually manage that Mitigation Bank. The Agency requires using The Department of Financial Services, Division of Treasury as the Escrow Agent with a onetime investment in an amount of \$92,000 to be considered fully funded.
- The Corps has established certain regulations that requires the Mitigation Banking Sponsor (“City”) to provide a funding mechanism for the long-term financing of the Mitigation Bank. A fully funded account is required at the time the Mitigation Bank enters the long-term management phase and is estimated to be \$575,000. An initial deposit of 15%, or \$86,250, of the fully funded Trust is required prior to Initial Credit Release. Additional deposits will be conducted based on release of credits by the Corps.

The amount of funding deposited in the fund is calculated such that the interest from the fund will generate sufficient funding for maintenance activities include replacing the seagrass informational marine signs, annual monitoring and reporting, as needed selective re-plantings and associated management fees.

The Credit Release Schedule is outlined in the Mitigation Banking Instrument Permit SAJ-2014-02681, where the initial credit release requires establishing the long-term fund mechanism among other requirements, and the final credit release includes documenting the “dredge hole” has achieved final performance standards with at least 5 years of monitoring, the long-term management plan has been updated, the credit ledger is validated, and the long-term management fund is financed at 100%.

The long-term management fund deposits with those required for initial credit release in bold.

|                                              |                     |
|----------------------------------------------|---------------------|
| <b>State of Florida</b>                      |                     |
| <b>The Department of Financial Services,</b> |                     |
| <b>Division of Treasury</b>                  | <b>\$ 92,000.00</b> |
| <b>The U.S. Army Corps of Engineers</b>      |                     |
| <b>Initial Deposit</b>                       | <b>\$ 86,250.00</b> |
| Post-Construction                            | \$ 86,250.00        |
| Level 1 Success                              | \$ 57,500.00        |
| Level 2 Success                              | \$ 57,500.00        |
| Level 3 Success                              | \$ 86,250.00        |
| Level 4 Success                              | \$ 86,250.00        |
| Final Deposit                                | \$115,000.00        |
| <b>Total</b>                                 | <b>\$667,000.00</b> |

The City has an existing Agreement with the U.S. Bank Trust Company National Association (“USBNA”) for custodial account services for which the federal North Shore Park Seagrass Mitigation Long-Term Trust Fund would reside.

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to approve the City of St. Petersburg (“City”) North Shore Park Seagrass Mitigation Bank’s Long-Term Management State and Federal Funds (“Funds”) to demonstrate perpetual management financial assurance related to the long-term management costs associated with the Seagrass Mitigation Bank Project; approving a transfer in the amount of \$178,250 from the unappropriated balance of the General Fund (0001) to the Seagrass Mitigation Fund (6121); approving a supplemental appropriation in the amount of \$178,250 from the increase in the unappropriated balance of the Seagrass Mitigation Fund (6121), resulting from the above transfer, to the Engineering and Capital Improvements Department, Engineering Administration Division (130.1341), Seagrass Mitigation Bank NS Project (20578); providing that the total amount shall not exceed \$667,000.00 when the Mitigation Bank reaches the long-term management phase (ECID Project No. 16099-120; Oracle Nos. 15476 and 20578); and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funding will be available after the approval of a transfer in the amount of \$178,250 from the unappropriated balance of the General Fund (0001) to the Seagrass Mitigation Fund (6121); approving a supplemental appropriation in the amount of \$178,250 from the increase in the unappropriated balance of the Seagrass Mitigation Fund (6121), resulting from the above transfer, to the Engineering and Capital Improvements Department, Engineering Administration Division (130.1341), Seagrass Mitigation Bank NS Project (20578).

**ATTACHMENTS:** Resolution  
Council Map  
Draft Trust Agreement(s)



Resolution No. - \_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO APPROVE THE CITY OF ST. PETERSBURG ("CITY") NORTH SHORE PARK SEAGRASS MITIGATION BANK'S LONG-TERM MANAGEMENT STATE AND FEDERAL FUNDS ("FUNDS") TO DEMONSTRATE PERPETUAL MANAGEMENT FINANCIAL ASSURANCE RELATED TO THE LONG-TERM MANAGEMENT COSTS ASSOCIATED WITH THE SEAGRASS MITIGATION BANK PROJECT; APPROVING A TRANSFER IN THE AMOUNT OF \$178,250 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001) TO THE SEAGRASS MITIGATION FUND (6121); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$178,250 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE SEAGRASS MITIGATION FUND (6121), RESULTING FROM THE ABOVE TRANSFER, TO THE ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT, ENGINEERING ADMINISTRATION DIVISION (130.1341), SEAGRASS MITIGATION BANK NS PROJECT (20578); PROVIDING THAT THE TOTAL AMOUNT SHALL NOT EXCEED \$667,000.00 WHEN THE MITIGATION BANK REACHES THE LONG-TERM MANAGEMENT PHASE (ECID PROJECT NO. 16099-120; ORACLE NOS. 15476 AND 20578); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Shore Park Seagrass Mitigation Bank ("Bank") is a 178-acre area off the coast of North Shore Park located in Tampa Bay, which includes 147 acres of seagrass meadow to be conserved, along with a 32-acre dredge hole; and

WHEREAS, the City of St. Petersburg (“City”) is required under the Southwest Florida Water Management District (“Agency”) permit number ERP 43043223.000 (“Mitigation Bank Permit”), and the U.S. Army Corps of Engineers (“Corps”) under Mitigation Banking Instrument number SAJ-2014-02681, to perpetually manage the Bank ; and

WHEREAS, the Agency has established certain regulations, also applicable to the City, requiring that a mitigation bank permittee provide assurance that funds will be available when needed for corrective action if City fails to perpetually manage that mitigation bank, wherein the Agency requires using the Department of Financial Services, Division of Treasury as the escrow agent with a onetime investment in an amount of \$92,000 to be considered fully funded; and

WHEREAS, the Corps has established certain regulations that requires the City as mitigation banking sponsor to provide a funding mechanism for the long-term financing of the Bank, wherein a fully funded account is required at the time the Bank enters the long-term management phase and is estimated to be \$575,000; and

WHEREAS, an initial deposit of 15%, or \$86,250, of the fully funded trust is required prior to initial credit release, with additional deposits to be made based on release of credits by the Corps; and

WHEREAS, the amount of funding deposited in the fund is calculated such that the interest from the fund will generate sufficient funding for maintenance activities include replacing the seagrass informational marine signs, annual monitoring and reporting, as needed selective replantings and associated management fees; and

WHEREAS, the Credit Release Schedule is outlined in the Mitigation Banking Instrument permit SAJ-2014-02681, where the initial credit release requires establishing the long-term fund mechanism among other requirements, and the final credit release includes documenting the “dredge hole” has achieved final performance standards with at least 5 years of monitoring, the long-term management plan has been updated, the credit ledger is validated, and the long-term management fund is financed at 100%; and

WHEREAS, the City has an existing agreement with the U.S. Bank Trust Company National Association (“USBNA”) for custodial account services for which the federal North Shore Park Seagrass Mitigation Long-Term Trust Fund would reside.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to approve the City of St. Petersburg North Shore Park Seagrass Mitigation Bank's long-term management state and federal funds to demonstrate perpetual management financial assurance related to the long-term management costs associated with the Seagrass Mitigation Bank project.

BE IT FURTHER RESOLVED that there is hereby approved a transfer in the amount of \$178,250 from the unappropriated balance of the General Fund (0001) to the Seagrass Mitigation Fund (6121).

BE IT FURTHER RESOLVED that there is hereby approved the following supplemental appropriation from the increase in the unappropriated balance of the Seagrass Mitigation Fund (6121) for fiscal year 2025:

Seagrass Mitigation Fund (6121)

Engineering and Capital Improvements Department (130.1341),  
Seagrass Mitigation Bank NS Project (20578)

\$178,250

BE IT FURTHER RESOLVED that the total amount shall not exceed \$667,000.00 when the Mitigation Bank reaches the long-term management phase (ECID Project No. 16099-120; Oracle Nos. 15476 and 20578).

This resolution shall become effective immediately upon its adoption.

LEGAL:

/s/: Michael J. Dema  
00798088.docx

DEPARTMENT:

Brijesh Prayman

BUDGET:

E. Hakeofsky

STATE OF FLORIDA  
North Shore Seagrass Mitigation Bank Trust Fund Agreement to Demonstrate  
Perpetual Management Financial Assurance

TRUST AGREEMENT, the “Agreement,” entered into as of \_\_\_\_\_ by and between the City of St. Petersburg, whose mailing address is Post Office Box 2842, St. Petersburg, Florida, 33731-2842 (“Grantor”) and U.S. Bank Trust Company, National Association, [ADDRESS], incorporated in the State of \_\_\_\_\_ (“Trustee”)

WHEREAS, Grantor has received from the Agency that certain permit number 43043223.000 (“Mitigation Bank Permit”), as modified from time to time, and from the Corps that certain Mitigation Banking Instrument number SAJ-2014-02681 (“Mitigation Banking Instrument”), as modified from time to time, which requires the Perpetual Management of the North Shore Seagrass Mitigation Bank (“Mitigation Bank”);

WHEREAS, the Agency, a Florida public entity created under Chapter 373 of the Florida Statutes, has established certain regulations applicable to the Grantor, requiring that a Mitigation Bank permittee shall provide assurance that funds will be available when needed for corrective action if Grantor fails to perpetually manage that Mitigation Bank;

WHEREAS, the Corps has established certain regulations at 33 C.F.R. Part 332, applicable to the Grantor that requires the Mitigation Banking Sponsor (i.e., the Grantor) to provide a funding mechanism for the long-term financing of the Mitigation Bank;

WHEREAS, the Grantor has elected to establish this trust fund to provide such financial assurance for the Mitigation Bank identified herein;

WHEREAS, the Grantor, acting through its duly authorized officers, has selected the Trustee to be the trustee under this Agreement, and the Trustee is willing to act as trustee;

NOW, THEREFORE, the Grantor and Trustee agree as follows:

Section 1. Definitions. Capitalized terms used in this Agreement have the meaning set forth below or within the individual sections or recitals of this Agreement:

- (a) The term “Grantor” means the City of St. Petersburg, who enters into this Agreement and any successors or assigns of the Grantor.
- (b) The term “Trustee” means \_\_\_\_\_, the Trustee who enters into this Agreement and any successor Trustee.
- (c) The term “Agency” means the Southwest Florida Water Management District, a public entity in the State of Florida or any successor thereof.
- (d) The term “Corps” means the U.S. Army Corps of Engineers, a United States federal agency under the Department of Defense.

(e) The term “investment obligations” means:

- (i) United States of America Treasury and Federal agency securities or other obligations issued or unconditionally guaranteed as to principal and interest by the United States of America, in each case with maturities of not more than one year from the date acquired;
- (ii) Demand deposits, certificates of deposit, banker’s acceptances and time deposits of any bank organized or licensed to conduct a banking business under the laws of the United States of America or any state thereof having capital, surplus and undivided profits of not less than \$100,000,000, and whose deposits are insured by the Federal Deposit Insurance Corporation or any successor thereof;
- (iii) Securities of entities incorporated under the laws of the United States of America or any state thereof commonly known as “commercial paper” that at the time of purchase have been rated and the ratings for which are not less than “P1” if rated by Moody’s Investors Services, Inc., and not less than “A1” if rated by Standard and Poor’s Corporation, in each case with maturities of not more than one year from the date acquired;
- (iv) State or local government securities, which debt obligations at the time of purchase are rated investment grade by one or more nationally recognized rating agencies, in each case with maturities of not more than one year from the date acquired;
- (v) Repurchase obligations with any banking or financial institution described in clause (ii) above which are fully collateralized at all times by any of the foregoing obligations;
- (vi) Corporate fixed income securities whose ratings at the time of purchase are rated not less than “A-” if rated by Standard and Poor’s Corporation and “A3” if rated by Moody’s Investors Services, Inc. in each case with maturities of not more than one year from the date acquired; and
- (vii) Investments in any one or more professionally managed money market funds generally regarded as investment grade with a portfolio size of not less than \$100,000,000.

Section 2. Identification of Cost Estimates. This Agreement pertains to the cost estimates for perpetual management of the Mitigation Bank identified in the Mitigation Bank Permit or provided to the Agency in accordance with Rule 62-342.700, F.A.C., and identified in the Mitigation Banking Instrument in accordance with 33 C.F.R. 332.7(d)(2).

Section 3. Establishment of Fund. The Grantor and the Trustee hereby establish a trust fund (“Fund”), for the benefit of the Agency and the Corps (hereafter sometimes referred to as the “Beneficiaries”). The Grantor and the Trustee intend that no third party have access to the Fund except as herein provided. The Fund is established by Grantor’s deposit of \$ \_\_\_\_\_ into the Fund. The Grantor shall notify the Agency and Corps of this date. Such monies and other monies subsequently placed in the Fund are part of the Fund, together with all earnings and profits thereon, less any payments or distributions made by the Trustee pursuant to this Agreement. The Fund shall be held by the Trustee, IN TRUST, for

the benefit of the Agency and the Corps as hereinafter provided. The Trustee shall not be responsible nor shall it undertake any responsibility for the amount or adequacy of, nor any duty to collect from the Grantor, any payments necessary to discharge any liabilities of the Grantor established by the Agency or the Corps. The Fund will expressly name the City of St. Petersburg's Chief Financial Officer ("CFO") as an authorized party for the Grantor.

Section 4. Additional Payments into the Fund. After the initial deposit of principal into the Fund, the Grantor shall increase the principal if so required by the Agency after notice to the Corps, or if so required by the Corps after notice to the Agency pursuant to the administrative regulations and the requirements of the Mitigation Bank Permit or Mitigation Banking Instrument. Such deposit may be in cash or securities acceptable under Section 1(e) hereof.

Section 5. Payment for Completing Perpetual Management Activities. Trustee shall comply with the joint instructions provided to the Trustee by the Agency and the Corps in writing for the disbursement of payments from the Fund for the costs associated with the performance of perpetual management activities at the Mitigation Bank covered by this Agreement in accordance with the Mitigation Bank Permit and the Mitigation Banking Instrument. In no circumstance shall funds be released to the Corps.

The Fund may not be drawn upon to cover any of the following, provided that the Trustee shall have no responsibility whatsoever to verify whether any monies disbursed from the Fund pursuant to the terms of this Agreement will be used and applied in the manner contemplated herein:

- (a) Any obligation of Grantor under a workers' compensation, disability benefits, or unemployment compensation law or other similar law;
- (b) Bodily injury to an employee of Grantor arising from, and in the course of employment by Grantor;
- (c) Bodily injury or non-realty property damage arising from the ownership, maintenance, use, or entrustment to others by Grantor of any aircraft, motor vehicle, or watercraft;
- (d) Property damage to any property owned, rented, loaned to, in the care, custody, or control of, or occupied by Grantor of the Mitigation Bank; or
- (e) Bodily injury or property damage for which Grantor is obligated to pay damages by reason of the assumption of liability in a contract or agreement.

Section 6. Distribution of Released Funds. The Trustee shall refund to the Grantor such amounts as the Agency, after notice to the Corps, or the Corps, after notice to the Agency, releases in writing as unnecessary or excessive corpus for purposes of the Fund. However, the Grantor may, within the notice period in Section 18(b), request the Trustee maintain all or part of the monies in the Fund until released by the Beneficiaries to satisfy its requirements under the Mitigation Bank Permit or Mitigation Banking Instrument, as applicable. Upon refund, such funds shall no longer constitute part of the Fund and will belong solely to the Grantor.

Section 7. Trustee Management. The Trustee shall invest and reinvest the principal and income of the Fund, at the written direction of the Grantor, in one or more investment obligations and keep the Fund invested as a single fund, without distinction between principal and income, which the Grantor will communicate in writing to the Trustee, subject, however, to the provisions of this Section. In investing,

reinvesting, exchanging, selling, and managing the Fund, the Trustee shall discharge its duties with respect to the Fund solely in the interest of the Agency and the Corps and with the care, skill, prudence, and diligence under the circumstances then prevailing which persons of prudence, acting in a like capacity and familiar with such matters, would use in the conduct of an enterprise of a like character and with like aims; except that:

- (a) Securities or other obligations of the Grantor, or any other owner or operator of the Mitigation Bank, or any of their affiliates as defined in the Investment Company Act of 1940, as amended, 15 U.S.C. 80a-2.(a) (February 19, 2015), which is a subsection of the Investment Company Act of 1940, 15 U.S.C. 80a-1 et seq. (February 19, 2015) that is incorporated by reference in Rule 62-342.700, F.A.C. (<http://www.flrules.org/Gateway/reference.asp?No=Ref-05064>), shall not be acquired or held, unless they are securities or other obligations of the Federal or a state government; and
- (b) The Trustee is authorized to invest the Fund in time or demand deposits of the Trustee, to the extent insured by an agency of the federal or a state government; and
- (c) The Trustee is authorized to hold cash awaiting investment or distribution uninvested for a reasonable time and without liability for the payment of interest thereon.

Section 8. Commingling and Investment. Upon written direction from the Grantor, the Trustee is authorized in its discretion:

- (a) To transfer from time to time any or all of the assets of the Fund to any common, commingled, or collective trust fund created by the Trustee in which the Fund is eligible to participate, subject to all of the provisions thereof, to be commingled with the assets of other trusts participating therein; and
- (b) To purchase shares in any investment company registered under the Investment Company Act of 1940, as amended, 15 U.S.C. 80a-1 et seq. (February 19, 2015), which is incorporated by reference in Rule 62-342.700, F.A.C. (<http://www.flrules.org/Gateway/reference.asp?No=Ref-05064>), including one which may be created, managed, underwritten, or to which investment advice is rendered or the shares of which are sold by the Trustee. The Trustee may vote such shares in its discretion.

Section 9. Express Power of Trustee. Without in any way limiting the powers conferred upon the Trustee by the other provisions of this Agreement or by law, the Trustee is expressly authorized and empowered:

- (a) To sell, exchange, convey, transfer, or otherwise dispose of any property held by it, by public or private sale. No person dealing with the Trustee shall be bound to see to the application of the purchase money or to inquire into the validity or expediency of any such sale or other disposition;
- (b) To make, execute, acknowledge, and deliver any and all documents of transfer and conveyance and any and all other instruments that may be necessary or appropriate to carry out the powers herein granted;
- (c) To register any securities held in the Fund in its own name or in the name of a nominee and to hold any security in bearer form or in book entry, or to combine certificates representing such securities

with certificates of the same issue held by the Trustee in other fiduciary capacities, or to deposit or arrange for the deposit of such securities in a qualified central depository even though, when so deposited, such securities may be merged and held in bulk in the name of the nominee of such depository with other securities deposited therein by another person, or to deposit or arrange for the deposit of any securities issued by the United States Government, or any agency or instrumentality thereof, with a Federal Reserve bank, but the books and records of the Trustee shall at all times show that all such securities are part of the Fund;

- (d) Upon written direction from the Grantor, to deposit any cash in the Fund in interest-bearing accounts maintained or savings certificates issued by the Trustee, in its separate corporate capacity, or in any other banking institution affiliated with the Trustee, to the extent insured by an agency of the Federal or a State government; and
- (e) To compromise or otherwise adjust all claims in favor of or against the Fund.

Section 10. Taxes and Expenses. All taxes of any kind that may be assessed or levied against or in respect of the Fund and all brokerage commissions incurred by the Fund shall be paid from the Fund. All other expenses incurred by the Trustee in connection with the administration of this Trust, including fees for legal services rendered to the Trustee, the compensation of the Trustee, and all other proper charges and disbursements of the Trustee shall be paid from the Fund, to the extent there are sufficient monies in the Fund. In the event that there are not sufficient monies in the Fund for the payment of such fees and expenses, Grantor shall be responsible for the payment of such amounts, subject to the requirements of section 166.241, Florida Statutes.

Section 11. Annual Valuation. The Trustee shall annually, at least 30 days prior to the anniversary date of establishment of the Fund, furnish a statement confirming the value of the Fund to (i) the Grantor, (ii) the Agency (to the attention of the Environmental Resource Permitting Program for the North Shore Seagrass Mitigation Bank, Permit #43043223.000), Tampa Service Office, 7601 Highway 301 North, Tampa, FL. 33637 and (iii) the Corps, 701 San Marco Blvd., Jacksonville, FL 32207, to the attention of Regulatory Division for the North Shore Seagrass Mitigation Bank, Mitigation Banking Instrument number SAJ-2014-02681. Any securities in the Fund shall be valued at market value as of no more than 60 days prior to the anniversary date of establishment of the Fund. The failure of the Grantor, the Agency, or the Corps to object in writing to the Trustee within 90 days after the statement has been furnished to the Grantor, the Agency, and the Corps shall constitute a conclusively binding assent by the Grantor, barring the Grantor from asserting any claim or liability against the Trustee with respect to matters disclosed in the statement.

Section 12. Advice of Counsel. The Trustee may from time to time consult with counsel, who may be counsel to the Grantor, with respect to any question arising as to the construction of this Agreement or any action to be taken hereunder. The Trustee shall be fully protected, to the extent permitted by law, in acting upon the advice of counsel.

Section 13. Trustee Compensation. Grantor shall pay the Trustee any necessary fees for services rendered from the Fund, to the extent there are insufficient monies in the Fund. However, all Trustee compensation charged against the Fund shall be paid only from trust income, unless the Agency and the Corps authorize payment from the trust principal in writing. In the event that there are not sufficient monies in the Fund for the payment of Trustee's fees, Grantor shall be responsible for the payment of such amounts, subject to the requirements of section 166.241, Florida Statutes.



Section 14. Successor Trustee. The Trustee may resign or the Grantor may replace the Trustee, but such resignation or replacement shall not be effective until the Grantor has appointed a successor Trustee, the successor is approved by the Agency and the Corps, and this successor accepts the appointment. The successor Trustee shall have the same powers and duties as those conferred upon the Trustee hereunder. Upon the successor trustee's acceptance of the appointment, the Trustee shall assign, transfer, and pay over to the successor Trustee the funds and properties then constituting the Fund. If for any reason the Grantor cannot or does not act in the event of the resignation of the Trustee, the Agency, with concurrence from the Corps, may nominate a successor. If the Agency does not act, the Trustee may apply to a court of competent jurisdiction for the appointment of a successor Trustee or for instructions. The successor Trustee shall specify the date on which it assumes administration of the Fund in a writing sent to the Grantor, the Agency, and the Corps, and the present Trustee by certified mail 10 days before such change becomes effective. Any expenses incurred by the Trustee as a result of any of the acts contemplated by this Section shall be paid as provided in Section 13.

Section 15. Instructions to the Trustee. All orders, requests, and instructions by the Grantor to the Trustee shall be in writing, signed by Grantor or such other designees as the Grantor may designate by amendment to this Agreement. The Trustee shall be fully protected in acting without inquiry in accordance with the Grantor's orders, requests, and instructions. All orders, requests, and instructions by the Agency and the Corps to the Trustee shall be in writing, signed by the Agency and/or the Corps, and the Trustee shall act and shall be fully protected in acting in accordance with such orders, requests, and instructions. The Trustee shall have the right to assume, in the absence of written notice to the contrary, that no event constituting a change or a termination of the authority of any person to act on behalf of the Grantor, the Agency, or the Corps hereunder has occurred. The Trustee shall have no duty to act in the absence of such orders, requests, and instructions from the Grantor and/or the Agency and/or the Corps, except as provided for herein.

Section 16. Amendment of Agreement. This Agreement may be amended by an instrument in writing executed by the Grantor and Trustee.

Section 17. Irrevocability and Termination. Subject to the right of the Grantor and Trustee to amend this Agreement as provided in Section 16 and the Notice requirements of Section 18, the Fund established hereunder shall be irrevocable and shall continue until terminated at the written agreement of the Grantor, the Trustee, the Agency, and the Corps. Upon termination of the Trust, all remaining trust property, less final trust administration expenses, shall be delivered pursuant to the written agreement terminating the trust or, if the Grantor has ceased to exist, then to the Agency.

Section 18. Notice Requirements. In addition to all other requirements imposed on the Grantor and Trustee herein, the Grantor and the Trustee shall provide the following notices to the Agency and/or Corps:

- (a) The Grantor and Trustee shall provide notice to the Agency and the Corps at least 120 days in advance of any termination or revocation of this Agreement;
- (b) The Trustee shall provide notice to the Agency and the Corps at least 120 days in advance of making any disbursements from the Fund made in accordance with Section 6, above;
- (c) The Grantor and Trustee shall provide notice to the Agency or the Corps at least 120 days in advance of any change in the amount of the Fund made in accordance with Section 4, above.

Section 19. Immunity and Indemnification. The Trustee shall not incur personal liability of any nature in connection with any act or omission, made in good faith, in the administration of this Trust, or in

carrying out any directions by the Grantor, the Agency, or the Corps issued in accordance with this Agreement. In the absence of its own bad faith, the Trustee shall be entitled to reimbursement solely from the Fund for all reasonable expenses, fees, costs and other charges, including but not limited to reasonable attorney's fees, incurred by the Trustee in connection with its performance under this Agreement.

Section 20. Choice of Law. This Agreement shall be administered, construed, and enforced according to the laws of the United States of America or the State of Florida.

Section 21. Interpretation. As used in this Agreement, words in the singular include the plural and words in the plural include the singular. The descriptive headings for each Section of this Agreement shall not affect the interpretation or the legal efficacy of this Agreement.

Section 22. Compliance with Laws. Trustee shall comply at all times with all applicable federal, state, and local statutes, rules, regulations and ordinances, the federal and state constitutions, and the orders and decrees of lawful authorities having jurisdiction over the matter at issue, including but not limited to Chapter 119, Florida Statutes, regarding public records. Trustee hereby certifies that it is not a Scrutinized Company within the meaning of Florida Statute section 287.135.

(Signatures Continue on Following Page)

IN WITNESS WHEREOF the Grantor and Trustee have caused this Agreement to be executed by their respective officers duly authorized and their corporate seals to be hereunto affixed and attested as of the date first above written.

**GRANTOR:**

**TRUSTEE:**

\_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Signature of Trustee

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

Attest: \_\_\_\_\_  
\_\_\_\_\_  
City Clerk

Attest: \_\_\_\_\_

\_\_\_\_\_  
Title

Seal

Seal

Approved as to Form and Content

\_\_\_\_\_  
City Attorney (Designee)  
00795931



City of St. Petersburg, Florida

RE: [Trust] Agreement (the "Agreement") by and between the City of St. Petersburg, Florida (the "Company") and U.S. Bank Trust Company, National Association ("Trustee") dated as of [ ] with respect to [certain demonstrations of financial responsibility] required by the Southwest Florida Water Management District ("Agency") and the U.S. Army Corps of Engineers ("Corps").

Dear:

In consideration of Trustee entering into the above referenced Agreement, Trustee requests that Company confirm its agreement to the following terms of this ancillary agreement (the "Ancillary Agreement"):

**1. Fees.** Except for the Acceptance Fee, which shall be paid by Company, Trustee's fees per this Section 1 will be paid from monies in the Fund, provided that to the extent monies in the Fund are insufficient, the Company shall pay such amounts, subject to the requirements of section 166.241, Florida Statutes.

**A. Acceptance Fee: \$**

The acceptance fee includes administrative review of documents, initial set-up of the account, and other reasonably required services up to and including closing. This is a flat one-time fee, payable on the date the Fund is established.

**B. Annual Administration Fee: \$**

Annual administration fee for performance of the routine duties of Trustee associated with the administration of the Fund. Administration fees are payable in advance without proration.

**C. Out-of-Pocket Expenses: At Cost**

Reimbursement of expenses associated with the performance of our duties, including but not limited to fees and expenses of legal counsel, accountants and other agents, tax reporting and filing, publications, and filing fees.

**D. Extraordinary Fees:** Extraordinary fees are payable to Trustee for duties or responsibilities not expected to be incurred at the outset of the transaction, not routine or customary, and not incurred in the ordinary course of business. Payment of extraordinary fees is appropriate where particular inquiries, events or developments are unexpected, even if the possibility of such things could have been identified at the inception of the transaction. Extraordinary services might include, without limitation, amendments or supplements, specialized reporting, non-routine calculations, use investments not automated with Trustee's accounting system, and actual or threatened litigation or arbitration proceedings. Extraordinary Fees are subject to the provision of prior written approval of the Company.

**2. Identifying Information.** To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, Trustee requires documentation to verify its formation and existence as a legal entity. Trustee may ask to see financial statements, licenses, and



identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation. Company acknowledges that a portion of the identifying information set forth herein is being requested by Trustee in connection with the USA Patriot Act, Pub.L.107-56 (the "Act"), and Company agrees to provide any additional information requested by Trustee in connection with the Act or any similar legislation or regulation to which Trustee is subject, in a timely manner.

DRAFT



### 3. Investments.

**A. Investment Direction.** In the absence of specific written direction to the contrary, Trustee is hereby directed to invest and reinvest all money held by it under the Agreement in the U.S. Bank Money Market Deposit Account as described on Exhibit A to this Ancillary Agreement. If Company decides to change that investment, at Trustee's request it will first accept Trustee's resignation and arrange for the appointment of a successor trustee prior to the effective date of any alternate investment direction. Company acknowledges that Trustee does not have a duty nor will it undertake any duty to provide investment advice and has no responsibility whatsoever to determine the market or other value of any investment and makes no representation or warranty as to the accuracy of any such valuations. All investments shall be made in the name of Trustee. Trustee may, without notice to Company, sell or liquidate any of the foregoing investments at any time for any disbursement from the Fund permitted or required hereunder. All investment earnings shall become part of the Fund and investment losses shall be charged against the Fund. Trustee shall not be liable or responsible for loss in the value of any investment made pursuant to this Agreement, or for any loss, cost or penalty resulting from any sale or liquidation of any part of the Fund.

**B. Security Advice Waiver.** Company acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant them the right to receive brokerage confirmations for certain security transactions as they occur, they specifically waive receipt of such confirmations to the extent permitted by law. Trustee will furnish monthly cash transaction statements that include detail for all investment transactions made by Trustee, if any.

**C. Advance of Funds.** Trustee may elect, but shall not be obligated, to credit the Fund with funds representing income or principal payments due on, or sales proceeds due in respect of, assets in the Fund, or to credit to the Fund assets intended to be purchased with such funds, in each case before actually receiving the requisite funds from the payment source, or to otherwise advance funds for Fund transactions. Company acknowledges that the Fund's legal obligation to pay the purchase price of any assets arises immediately at the time of the purchase. Notwithstanding anything else in the Agreement, (i) any such crediting of funds or assets shall be provisional in nature, and Trustee shall be authorized to reverse or offset any such transactions or advances of funds in the event that it does not receive good funds with respect thereto, and (ii) nothing in the Agreement shall be deemed to constitute a waiver of any of U.S. Bank National Association's rights as a securities intermediary under Uniform Commercial Code §9-206.

### 4. Trustee.

**A. Duties, Limitation of Liability.** Trustee shall have only those duties and obligations specifically set forth in the Agreement, none of which are fiduciary in nature, and shall have no implied duties or obligations. Trustee shall not be liable for any damages, losses or expenses incurred as a result of any act or omission of Trustee, except to the extent that a court of competent jurisdiction determines that such damages, losses or expenses were caused solely by Trustee's bad faith, gross negligence or willful misconduct. Trustee shall not be required to risk or advance its own funds. Under no circumstances shall Trustee be liable for (i) special, indirect or consequential damages or penalties even if Trustee has been advised of the likelihood of such damages or penalty and regardless of the form of action, (ii) any action taken pursuant to instruction or request of Company, the Corps, or the Agency or (iii) for any loss, liability, or delay caused by or related to accidents, strikes, fire, flood, war, riot, equipment breakdown, electrical, computer or mechanical failure, software viruses or unauthorized network intrusions, sabotage, acts of God, epidemic or any other cause or event beyond its control.



Trustee may consult legal counsel selected by it in the event of any dispute or question as to the construction of or its duties under any of the provisions hereof, the Agreement or of any other agreement, or relating to any dispute involving any party hereto, and shall incur no liability whatsoever in acting in accordance with the advice of such counsel. Trustee shall be under no obligation to institute any suit, or to undertake any proceeding under the Agreement, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts created under the Agreement or in the enforcement of any rights and powers thereunder, until Company agrees in writing to be responsible for Trustee's costs and expenses, outlays and counsel fees and other disbursements.

Trustee is authorized, in its sole discretion, to comply with orders issued or process entered by any court with respect to the Fund, without determination by Trustee of such court's jurisdiction in the matter. If any portion of the Fund is at any time attached, garnished or levied upon under any court order, or in case the payment, assignment, transfer, conveyance or delivery of any such property shall be stayed or enjoined by any court order, or in case any order, judgment or decree shall be made or entered by any court affecting such property or any part thereof, then and in any such event, Trustee is authorized, in its sole discretion, to rely upon and comply with any such order, judgment or decree without the need for appeal or other action; and if Trustee complies with any such order, writ, judgment or decree, it shall not be liable to any of the parties hereto or to any other person or entity by reason of such compliance even though such order, writ, judgment or decree may be subsequently reversed, modified, annulled, set aside or vacated.

**B. Suspension of Performance; Disbursement into Court.** If, at any time, (i) there shall exist any dispute between Company, the Agency, the Corps or any other person with respect to the holding or disposition of all or any portion of the Fund or any other obligations of Trustee hereunder, (ii) Trustee is unable to determine, to Trustee's sole satisfaction, the proper disposition of all or any portion of the Fund or Trustee's proper actions with respect to its obligations hereunder, or (iii) Company has not, within 30 calendar days of the furnishing by Trustee of a notice of resignation, appointed a successor Trustee to act hereunder, then Trustee may, in its sole discretion, take either or both of the following actions:

x. suspend the performance of any of its obligations (including without limitation any disbursement obligations) under the Agreement to the extent Trustee determines it is unable to perform such obligations as a result of the dispute or uncertainty until such dispute or uncertainty shall be resolved to the sole satisfaction of Trustee or until a successor Trustee shall have been appointed.

y. petition (by means of an interpleader action or any other appropriate method) any court of competent jurisdiction, in a Florida venue, for instructions with respect to such dispute or uncertainty, and to the extent required or permitted by law, pay into such court, for holding and disposition in accordance with the instructions of such court, all of the Fund, after deduction and payment to Trustee from monies in the Fund of all fees and expenses (including court costs and attorneys' fees) payable to, incurred by, or expected to be incurred by Trustee in connection with the performance of its duties and the exercise of its rights hereunder.

Trustee shall have no liability to Company, the Agency, the Corps or any other person with respect to any such suspension of performance or disbursement into court, specifically including any liability or claimed liability that may arise, or be alleged to have arisen, out of or as a result of any delay in the disbursement of the Fund or any delay in or with respect to any other action required or requested of Trustee.



**C. Indemnification.** Trustee will not be responsible for any loss, cost, claim, liability, or expense arising out of or in connection with the Trustee's administration of its duties hereunder, unless such loss, cost, claim, liability or expense was caused by the Trustee's bad faith, gross negligence or willful misconduct. In the absence of its own bad faith, gross negligence or willful misconduct the Trustee shall be entitled to reimbursement solely from the Fund for all reasonable expenses, fees, costs and other charges, including but not limited to reasonable attorney's fees, incurred by the Trustee in connection with its performance under the Agreement.

**D. Conflicting Instructions.** Trustee is authorized and shall incur no liability for following instructions or requests received from any person believed in good faith by Trustee to represent the Agency or the Corps even if contrary to instructions or requests received from Company.

**E. Security and Offset.** Company hereby grants to Trustee a right of offset against and deduction from the Fund with respect to all compensation or reimbursement due under the Agreement unless the Company and Trustee otherwise agree in writing. Trustee shall notify Company of any disbursement from the Fund to itself in respect of any compensation or reimbursement hereunder and shall furnish Company copies of related invoices and other statements.

**F. IRS Reporting.** Company hereby represents and warrants that (i) the Fund is not a taxable entity for federal, state, or local income tax purposes, (ii) the Fund is established under Internal Revenue Code §671-677 (and is thus what is commonly known as a grantor trust), and (iii) for federal income tax purposes, the Fund is treated as owned by Company, pursuant to Code §677 and Treasury Regulations §1.677(a)-1(d). Trustee will file and furnish IRS Form 1041 as the Fund's method of reporting (and will not choose any "Optional Method" of reporting), using the Fund's unique Employer Identification Number ("EIN") (and not, for example, Company's EIN) in the space for the EIN therein.

**G. Optional Security Procedures.** In the event funds transfer instructions, address changes or change in contact information are given, whether in writing, by facsimile or otherwise, Trustee is authorized but shall be under no duty to seek confirmation of such instructions by telephone call-back to the person or persons designated on Exhibit B hereto, and Trustee may rely upon the confirmation of anyone purporting to be the person or persons so designated. The persons and telephone numbers for call-backs may be changed only in writing actually received and acknowledged by Trustee and shall be effective only after Trustee has a reasonable opportunity to act on such changes. If Trustee is unable to contact any of the designated representatives identified in Exhibit B, Trustee is hereby authorized but shall be under no duty to seek confirmation of such instructions by telephone call-back to any one or more of Company's executive officers ("Executive Officers"), as the case may be, which shall include the titles of Chief Executive Officer, , as Trustee may select. Such Executive Officer shall deliver to Trustee a fully executed incumbency certificate, and Trustee may rely upon the confirmation of anyone purporting to be any such officer. Company agrees that Trustee may at its option record any telephone calls made pursuant to this Section. Trustee in any funds transfer may rely solely upon any account numbers or similar identifying numbers provided by Company to identify (i) the beneficiary, (ii) the beneficiary's bank, or (iii) an intermediary bank. Trustee may apply any or part of the Fund for any payment order it executes using any such identifying number, even when its use may result in a person other than the beneficiary being paid, or the transfer of funds to a bank other than the beneficiary's bank or an intermediary bank designated. Company acknowledges that these optional security procedures are commercially reasonable.

**H. Dealings.** Trustee and any director, officer or employee of Trustee may buy, sell, and deal in any of the securities of Company or become financially interested in any transaction in which Company, the Agency or the Corps may be interested, and contract and lend money to Company, the Agency or the





Corps and otherwise act as fully and freely as though it were not Trustee under the Agreement. Nothing herein shall preclude Trustee from acting in any other capacity for Company, the Agency or the Corps or for any other person or entity.

**5. Jury Trial Waiver.** Each of Company and Trustee, to the extent permitted by law, waives any right to have a jury participate in resolving any dispute, whether sounding in contract, tort, or otherwise, between Company and Trustee arising out of, in connection with, related to, or incidental to the relationship established among the parties in connection with the Agreement, this Ancillary Agreement or any other agreement or document executed or delivered in connection herewith or the transactions related hereto.

**6. Notices.** All notices, approvals, consents, requests and other communications hereunder (each, a "Notice") shall be in writing, in English, and shall be delivered (a) by personal delivery, or (b) by national overnight courier service, or (c) by certified or registered mail, return receipt requested, or (d) via email. Notice shall be effective upon receipt except for Notice via email, which shall be effective only when the recipient, by return email or Notice delivered by other method provided for in this Section, acknowledges having received that email (with an automatic "read receipt" or similar notice not constituting an acknowledgement of an email receipt for purposes of this Section). Such Notices shall be sent to the applicable party or parties at the address specified below:

If to Company, at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

If to Trustee, at:

U.S. Bank Trust Company, National Association, as Trustee

ATTN: Global Corporate Trust

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

and to:

U.S. Bank National Association

ATTN: \_\_\_\_\_

Trust Finance Management

\_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

or to such other address as each party may designate for itself by like Notice and unless otherwise provided herein shall be deemed to have been given on the date received.

**7. Representations and Warranties.** Company makes the following representations and warranties to Trustee:

- A. it has full power and authority to execute and deliver the Agreement and this Ancillary Agreement and to perform its obligations hereunder; and the Agreement and this Ancillary



Agreement has been duly approved by all necessary action and constitutes its valid and binding agreement enforceable in accordance with its terms;

- B. it is not a “covered fund” for purposes of the Volcker Rule provisions of the Dodd-Frank Wall Street Reform and Consumer Protection Act;
- C. each of the applicable persons designated on Exhibit B has been duly appointed to act as its authorized representative hereunder and individually has full power and authority on its behalf to execute and deliver any instruction or direction to take any and all other actions with respect to the Agreement and this Ancillary Agreement as its authorized representative, all without further consent or direction from, or notice to, it or any other person; and
- D. no change in designation of such authorized representatives shall be effective until written notice of such change is delivered to Trustee pursuant to Section 6.

**8. Entire Agreement.** The Agreement as supplemented by this Ancillary Agreement constitutes the entire agreement between the parties relating to the holding, investment and disbursement of the Fund and sets forth in their entirety the obligations and duties of Trustee with respect to the Fund. Capitalized terms not otherwise defined in this Ancillary Agreement have the meanings given them in the Agreement. As between Company and Trustee, to the extent there is any conflict between the Agreement and this Ancillary Agreement, this Ancillary Agreement shall control.

**9. Electronic Transmission; Electronic Signatures.** Trustee shall not have any duty to confirm that the person sending any Notice by electronic transmission (including by e-mail, facsimile transmission, web portal or other electronic methods) is, in fact, a person authorized to do so. Electronic signatures believed by Trustee to comply with the ESIGN Act of 2000 or other applicable law (including electronic images of handwritten signatures and digital signatures provided by DocuSign, Orbit, Adobe Sign or any other digital signature provider acceptable to Trustee) shall be deemed original signatures for all purposes. Company assumes all risks arising out of the use of electronic signatures and electronic methods to send Notices to Trustee, including without limitation the risk of Trustee acting on an unauthorized Notice, and the risk of interception or misuse by third parties. Notwithstanding the foregoing, Trustee may in any instance and in its sole discretion require that an original document bearing a manual signature be delivered to Trustee in lieu of, or in addition to, any such electronic Notice.

**10. Compliance with Laws.** Trustee shall comply at all times with all applicable federal, state, and local statutes, rules, regulations and ordinances, the federal and state constitutions, and the orders and decrees of lawful authorities having jurisdiction over the matter at issue, including but not limited to Chapter 119, Florida Statutes, regarding public records. Trustee hereby certifies that it is not a Scrutinized Company within the meaning of Florida Statute section 287.135.

Kindly memorialize Company’s agreement with the terms of this Ancillary Agreement by signing below and returning a copy of the signed agreement to the attention of the undersigned.

Yours truly,

U.S. Bank Trust Company, National Association

Paul Henderson



Assistant Vice President

**Acknowledgement and Acceptance:**

City of St. Petersburg, Florida

By: \_\_\_\_\_

Printed name: \_\_\_\_\_

**Exhibit A**

**U.S. BANK NATIONAL ASSOCIATION  
MONEY MARKET DEPOSIT ACCOUNT AUTHORIZATION  
DESCRIPTION AND TERMS**

The U.S. Bank Money Market Deposit Account is a U.S. Bank National Association ("U.S. Bank") interest-bearing money market deposit account designed to meet the needs of its customers. Selection of this investment includes authorization to place funds on deposit and invest with U.S. Bank.

U.S. Bank uses the daily balance method to calculate interest on this account (actual/365 or 366). This method applies a daily periodic rate to the principal balance in the account each day. Interest is accrued daily and credited monthly to the account. Interest rates are determined at U.S. Bank's discretion, and may be tiered by customer deposit amount.

The owner of the account is U.S. Bank, U.S. Bank Trust National Association, or U.S. Bank Trust Company National Association (as applicable) (the "U.S. Bank Entities") as agent for Global Corporate Trust customers. The U.S. Bank Entities perform all account deposits and withdrawals. Deposit accounts are FDIC-insured per depositor, as determined under FDIC Regulations, up to applicable FDIC limits.

THE U.S. BANK ENTITIES, WHEN ACTING AS AN INDENTURE TRUSTEE OR IN A SIMILAR CAPACITY, ARE NOT REQUIRED TO REGISTER AS A MUNICIPAL ADVISOR WITH THE SECURITIES AND EXCHANGE COMMISSION FOR PURPOSES OF COMPLYING WITH THE DODD-FRANK WALL STREET REFORM & CONSUMER PROTECTION ACT. INVESTMENT ADVICE, IF NEEDED, SHOULD BE OBTAINED FROM YOUR INVESTMENT ADVISOR.

**AUTOMATIC AUTHORIZATION**

In the absence of specific written direction to the contrary as may be authorized under the governing agreement, the applicable U.S. Bank Entity is hereby directed to invest and reinvest proceeds and other available moneys in the U.S. Bank Money Market Deposit Account. Company confirms that the U.S.



Bank Money Market Deposit Account is a permitted investment under the governing agreement and this authorization is the permanent direction for investment of the moneys until the applicable U.S. Bank Entity is notified in writing of alternate instructions.

### Exhibit B

Each of the following person(s) is authorized to execute documents and direct Trustee as to all matters, including fund transfers, address changes and contact information changes, on Company's behalf:

|               |                             |                        |
|---------------|-----------------------------|------------------------|
| _____<br>Name | _____<br>Specimen signature | _____<br>Telephone No. |
| _____<br>Name | _____<br>Specimen signature | _____<br>Telephone No. |
| _____<br>Name | _____<br>Specimen signature | _____<br>Telephone No. |



## Approvals - gcc

Report • Printed on March 14, 2025

Approved

! Important

### v2 3/27 Council - Seagrass Mit Bank - Funding

#### ▼ Attachments



Seagrass Mit Bank - Funding -  
<https://stpete1-my.sharepoint.com/:l>

#### ▼ Final status: Approved

CT

Step 3: Approved by

Claude Tankersley

3/14/2025 8:34:20 AM

PP

Step 2: Approved by

Patricia Pena

3/14/2025 8:12:05 AM

BP

Step 1: Approved by

Brejesh Prayman

3/14/2025 8:11:52 AM

SJ

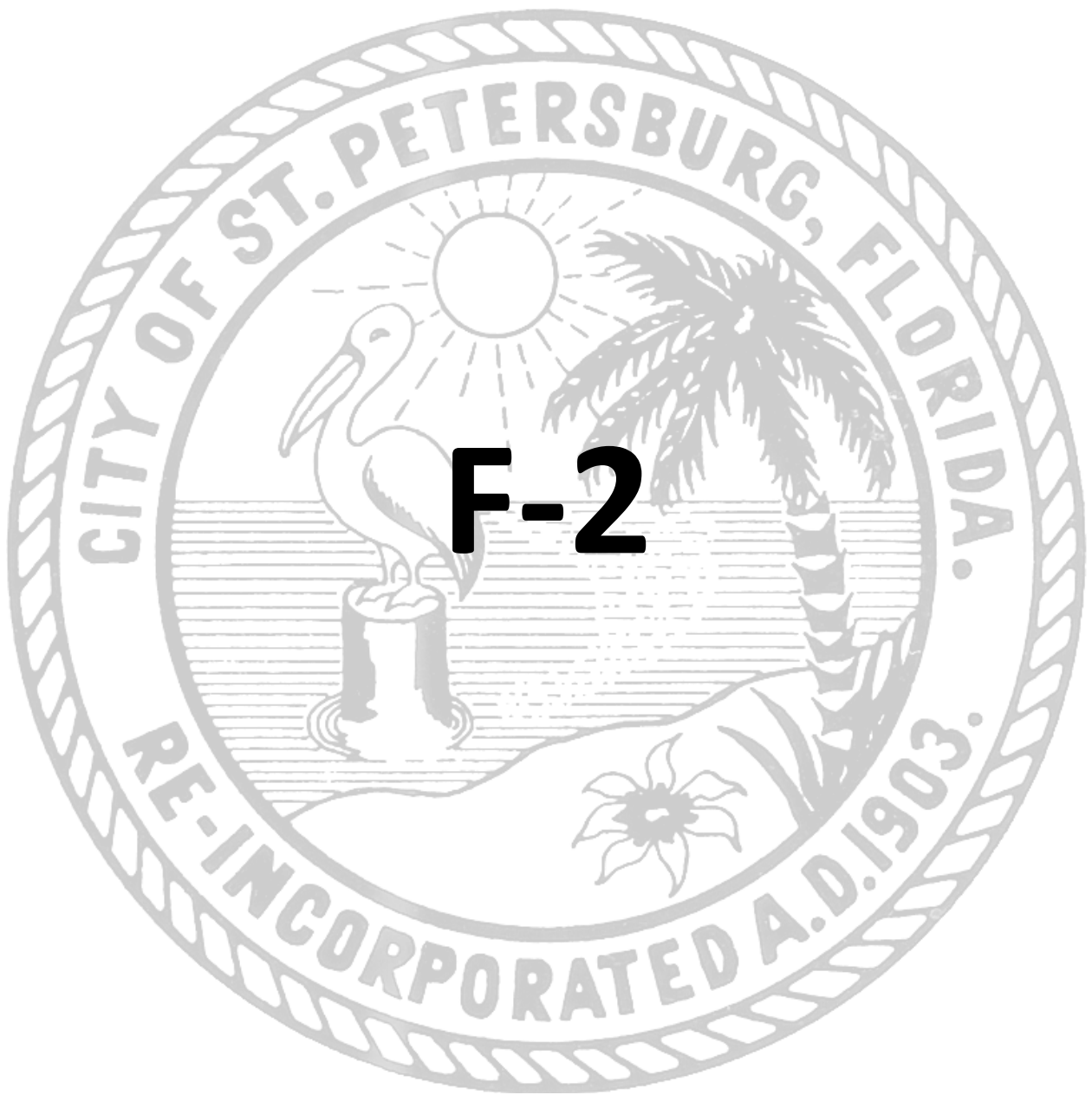
Requested by

Sarah B. Johnson

3/14/2025 8:10:21 AM

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 23-11-SCS/RSFF(S) to the professional services agreement dated April 13, 2023 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“Consultant”) for Consultant to provide utility billing analysis, dual register meter/customer analysis, and a supplement to the Combined System Financial Feasibility and Rate Study Report for the upcoming public utility bonds for the FY26 Water Resources Utility Rate Study Program in an amount not to exceed \$65,000; providing that the total Task Order, as amended, shall not exceed \$192,000; and providing an effective date. (ECID Project No. 25145-130; Oracle No. 20989)

Please scroll down to view the backup material.



## ST. PETERSBURG CITY COUNCIL

### Report

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair, and Members of City Council

**SUBJECT:** A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 23-11-SCS/RSFF(S) to the professional services agreement dated April 13, 2023 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. ("Consultant") for Consultant to provide utility billing analysis, dual register meter/customer analysis, and a supplement to the Combined System Financial Feasibility and Rate Study Report for the upcoming public utility bonds for the FY26 Water Resources Utility Rate Study Program in an amount not to exceed \$65,000; providing that the total Task Order, as amended, shall not exceed \$192,000; and providing an effective date. (ECID Project No. 25145-130; Oracle No. 20989)

**EXPLANATION:** On April 13, 2023, the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. ("A/E") entered into an architect/engineering agreement for A/E to provide Miscellaneous Professional Services for Rate Study and Financial Feasibility Services Projects.

On February 20, 2025, City Council approved Task Order No. 23-11-SCS/RSFF(S) for Stantec to provide consulting services related to the FY26 Water Resources Utility Rate Study Program. This included the comprehensive annual utility rate studies that have been performed between Stantec and the city since 2006.

The City desires to increase the scope of services for Stantec to perform new tasks that will be added to Stantec's Agreement and will be for As-Needed Professional Services. The First Amendment to the Task Order will include the following new tasks described herein:

- **Utility Billing Analysis**
  - Provide additional support to City staff to complete a utility billing analysis of billing abnormalities and high consumption data that has come through the Billing and Collections Department pre and post Hurricane Helene and Milton.
- **Dual Register Meter/Customer Analysis**
  - Complete analysis of customer, meter, flow, and ordinance data to examine the impact to customers that have historically been provided a dual register meter on their account but have since been changed to a single register meter.
- **Supplement to Combined System Financial Feasibility & Rate Study Report**
  - Providing additional support in conjunction with the City's efforts to move forward with the Public Utility Revenue and Refunding Bonds, Series 2025 A & B.

On February 20, 2025, City Council approved Task Order No. 23-11-SCS/RSFF(S) in the amount of \$127,000, which included the following:

- Revenue Sufficiency Analysis and Cost of Service Analysis: Assesses the adequacy of rate revenue versus revenue requirements, as well as the appropriate cost of service-based allocations charged to customers.
- Multi-year Financial Management Plan: Forecasts the financial stability of the utilities throughout the next twenty years.



- Utility Bond calculation support: Preparation of any necessary coverage calculations in the financing of utility bonds for the Stormwater and Water Resources Utilities.
- St. Pete Beach True-up Analysis: True Up analysis required by the Wastewater Interlocal Agreement between Water Resources and St. Pete Beach.

Funds for this Amendment will provide for a not to exceed collective amount of \$45,000 with an allowance of \$20,000, for a total Task Order not to exceed amount of \$192,000 for the FY26 Water Resources Utility Rate Study Program.

**RECOMMENDATION:** Administration recommends a resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 23-11-SCS/RSFF(S) to the professional services agreement dated April 13, 2023 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“Consultant”) for Consultant to provide utility billing analysis, dual register meter/customer analysis, and a supplement to the Combined System Financial Feasibility and Rate Study Report for the upcoming public utility bonds for the FY26 Water Resources Utility Rate Study Program in an amount not to exceed \$65,000; providing that the total Task Order, as amended, shall not exceed \$192,000; and providing an effective date. (ECID Project No. 25145-130; Oracle No. 20989)

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds for the FY26 Water Resources Utility Rate Study Program have been previously appropriated in the Billing and Collections Fund (5201), Billing and Collections Department (350), Utility Billing and Adjustments Department (1965); and the Water Resources Operating Fund (4001), Water Resources Department, Water Resources Administration Division (420.2045).

**ATTACHMENTS:** Resolution  
Amendment No. 1 to Task Order No. 23-11-SCS/RSFF(S)

RESOLUTION 2025-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 1 TO TASK ORDER NO. 23-11-SCS/RSFF(S) TO THE PROFESSIONAL SERVICES AGREEMENT DATED APRIL 13, 2023 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND STANTEC CONSULTING SERVICES, INC. (“CONSULTANT”) FOR CONSULTANT TO PROVIDE UTILITY BILLING ANALYSIS, DUAL REGISTER METER/CUSTOMER ANALYSIS, AND A SUPPLEMENT TO THE COMBINED SYSTEM FINANCIAL FEASIBILITY AND RATE STUDY REPORT FOR THE UPCOMING PUBLIC UTILITY BONDS FOR THE FY26 WATER RESOURCES UTILITY RATE STUDY PROGRAM IN AN AMOUNT NOT TO EXCEED \$65,000; PROVIDING THAT THE TOTAL TASK ORDER, AS AMENDED, SHALL NOT EXCEED \$192,000; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 25145-130; ORACLE NO. 20989)

WHEREAS, the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“Consultant”) executed a professional services agreement on April 13, 2023 for Consultant to provide professional planning and study activities on a continuing basis related to miscellaneous Rate Study and Financial Feasibility Services Projects; and

WHEREAS, on February 20, 2025, City Council approved Task Order No. 23-11-SCS/RFSS(S) (“Task Order”) for Consultant to provide professional services for the FY26 Water Resources Utility Rate Study Program (“Project”) in an amount not to exceed \$127,000; and

WHEREAS, Administration desires to issue Amendment No. 1 to the Task Order for A/E to provide utility billing analysis, dual register meter/customer analysis, and a supplement to the combined system financial feasibility and rate study report for the upcoming Public Utility Bonds for the Project in an amount not to exceed \$65,000, which amount includes a \$20,000 allowance.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to execute Amendment No. 1 to Task Order No. 23-11-SCS/RSFF(S) to the professional services agreement dated December 13, 2023 between the City of St. Petersburg, Florida and Stantec Consulting Services, Inc. (“Consultant”) for Consultant to provide utility billing analysis, dual register meter/customer analysis, and a supplement to the combined system financial feasibility and rate study report for the upcoming Public Utility Bonds for the FY26 Water Resources Utility Rate Study Program in an amount not to exceed \$65,000.

BE IT FURTHER RESOLVED that the total Task Order, as amended, shall not exceed \$192,000.


This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
\_\_\_\_\_

00798091.docx

DEPARTMENT:

  
\_\_\_\_\_

AMENDMENT NO. 1 TO TASK ORDER NO. 23-11-SCS/RSFF(S)  
WATER RESOURCES UTILITY RATE STUDY – FY 2026  
MISCELLANEOUS PROFESSIONAL SERVICES FOR  
RATE STUDY AND FINANCIAL FEASIBILITY SERVICES  
CITY PROJECT NO. 25145-130

This Amendment No. 1 to Task Order No. 23-11-SCS/RSFF(S) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR RATE STUDY AND FINANCIAL FEASIBILITY SERVICES dated April 13, 2023 (“Agreement”) between Stantec Consulting Services, Inc. (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

**I. DESCRIPTION OF PROJECT**

A/E is to complete the scope of work detailed in Section II on original Task Order 23-11-SCS/RSFF(S) for Rate Study and Financial Services. Additional tasks to be amended to this work are detailed in section II herein as authorized pursuant to the Agreement.

**II. SCOPE OF SERVICES**

**Task 8 – Utility Billing Analysis**

The City has requested that Stantec review the last 9-12 months of billing data to provide a rapid analysis of billing abnormalities and high consumption data. Stantec will consider data both pre and post Utility Rate changes implemented at the start of the City’s fiscal year as well as Hurricane’s Helene and Milton. Stantec will prepare summary materials for the Utility Billing manager to review and present to council along with select graphs and charts depicting material findings. This effort includes three interactive sessions and any follow-up adjustments to the analyses.

**Task 9 –Dual Register Meter/Customer Analysis**

Stantec will analyze customer, meter, flow and ordinance data to examine the impact to customers that have historically been provided a dual register meter on their account but have since been changed to a single register meter. The impacts to these changes, including potential ordinance change recommendations will be summarized and delivered to the City. This effort includes two interactive sessions and any follow-up adjustments to the analyses.

**Task 10 –Supplement to Combined System Financial Feasibility & Rate Study Report**

In conjunction with the City’s efforts to move forward with Public Utility Revenue and Refunding Bonds, Series 2025 A & B, Stantec will prepare a report that discusses the financial impacts of the bond issuances/refundings to the City using the most recently

delivered financial feasibility report. Update will include updated debt service implications, coverage ratios, and revised amounts of debt on the system. Stantec will meet with the City and their financial advisor to deliver the report and answer questions in order to support.

### **III. SCHEDULE**

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

|                                                                                      | <u>Number of Days from NTP</u> |
|--------------------------------------------------------------------------------------|--------------------------------|
| Task 8 – Utility Billing Analysis                                                    | 10                             |
| Task 9 – Combined Fire Service Water Meter Fee Analysis                              | 60                             |
| Task 10 – Supplement to Combined System Financial<br>Feasibility & Rate Study Report | 60                             |

### **IV. A/E'S RESPONSIBILITIES**

A/E will assign a Project Manager, and other personnel as necessary, to assure faithful execution and timely delivery of services pursuant to the requirements of this Task Order.

### **V. CITY'S RESPONSIBILITIES**

City will provide A/E with all available and relevant information in the City's possession required by A/E to execute the Scope of Services described herein. City will assign a Project Manager who will be the primary point of contact for the project. City will make the appropriate staff available for meetings and reviews as necessary to complete Scope of Services.

### **VI. DELIVERABLES**

Task 8 – Utility Billing Analysis -Provide analysis results electronically (PDF), meet with staff in 3 interactive sessions and deliver final analyses electronically.

Task 9 – -Provide analysis results electronically (PDF), meet with staff in 2 interactive sessions and deliver final analyses electronically.

Task 10 – Prepare Draft Report (PDF, electronically); Final Report (PDF, electronically).

### **VII. A/E'S COMPENSATION**

The A/E was authorized the lump sum amount of \$127,000 under the original Task Order for Tasks 1 through 7.

For this Amendment No. 1, the City shall compensate the A/E the lump sum amount of **\$45,000** for Tasks 8 through 10.

Amendment No. 1 to the Task Order establishes an additional Allowance of **\$20,000** for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order. (The total combined amount of the unauthorized Allowance is \$20,000.)

The total Task Order amount for Amendment No. 1 is **\$65,000**, per Attachment 1 to Appendix A.

The total Task Order amount including Amendment No. 1 shall not exceed \$192,000.

**VIII. PROJECT TEAM**

Services will be provided by A/E employees.

**IX. MISCELLANEOUS**

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

**IN WITNESS WHEREOF** the Parties have caused this Amendment No. \_\_\_\_ to Task Order to be executed by their duly authorized representatives on the day and date first above written.

\_\_\_\_\_  
(Company Name)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name and Title)

Date: \_\_\_\_\_

**CITY OF ST. PETERSBURG, FLORIDA**

**ATTEST**

By: \_\_\_\_\_  
Brejesh Prayman, P.E., Director  
Engineering & Capital Improvements

By: \_\_\_\_\_  
Chandrahasa Srinivasa, City Clerk

(SEAL)

DATE: \_\_\_\_\_

APPROVED AS TO FORM FOR CONSISTENCY  
WITH THE STANDARD TASK ORDER.  
NO OPINION OR APPROVAL OF THE SCOPE  
OF SERVICES IS BEING RENDERED BY  
THE CITY ATTORNEY'S OFFICE

By: \_\_\_\_\_  
City Attorney (Designee)

**ATTACHMENT 1 to APPENDIX A**  
**Work Task Breakdown**  
**City of St. Petersburg**  
**Water Resources Utility Rate Study - FY2026**  
**Project No. 25145-130**

**I. Manpower Estimate: All Tasks**

| Direct Labor Rates Classifications |                                                                         | Director  | Principal | Senior Manager | Financial Analyst | Data Analyst | Admin     | Total Hours | Labor Cost   |
|------------------------------------|-------------------------------------------------------------------------|-----------|-----------|----------------|-------------------|--------------|-----------|-------------|--------------|
| <b>TASK</b>                        | Direct Salary                                                           | \$ 132,42 | \$ 97.11  | \$ 88.28       | \$ 58.40          | \$ 45.84     | \$ 35.31  |             |              |
|                                    | Multiplier 2.9452                                                       | \$ 257.58 | \$ 188.89 | \$ 171.72      | \$ 113.60         | \$ 89.16     | \$ 68.69  |             |              |
|                                    | Billing Rates <sup>1</sup>                                              | \$ 390.00 | \$ 286.00 | \$ 260.00      | \$ 172.00         | \$ 135.00    | \$ 104.00 |             |              |
|                                    |                                                                         |           |           |                |                   |              |           |             |              |
| 8                                  | Utility Billing Analysis                                                | 0         | 17        |                | 48                | 11           | 1         | 77          | \$ 14,707.00 |
| 9                                  | Combined Fire Service Water Meter Fee Analysis <sup>2</sup>             | 1         | 19        |                | 45                | 11           | 1         | 77          | \$ 15,153.00 |
| 10                                 | Supplement to Combined System Financial Feasibility & Rate Study Report | 2         | 23        |                | 42                | 3            | 1         | 71          | \$ 15,091.00 |
| Totals                             |                                                                         | 3         | 59        | 0              | 135               | 25           | 3         | 225         | \$ 44,951.00 |

**II. Fee Calculation**

| Task  | Labor Cost  | Expenses <sup>2</sup> | Subconsultant Services | Mark-up on Subconsultant Services | Total Cost Without Allowance |
|-------|-------------|-----------------------|------------------------|-----------------------------------|------------------------------|
| 8     | \$14,707.00 |                       | \$0.00                 | \$0.00                            | \$14,707.00                  |
| 9     | \$15,153.00 |                       | \$0.00                 | \$0.00                            | \$15,153.00                  |
| 10    | \$15,091.00 | \$49.00               | \$0.00                 | \$0.00                            | \$15,140.00                  |
| Total | \$44,951.00 | \$49.00               | \$0.00                 | \$0.00                            | \$45,000.00                  |

**III. Fee Limit**

|                              |                    |
|------------------------------|--------------------|
| <b>Lump Sum Cost</b>         | <b>\$45,000.00</b> |
| <b>Allowance<sup>3</sup></b> | <b>\$20,000.00</b> |
| <b>Total:</b>                | <b>\$65,000.00</b> |

**IV. Notes:**

1. Rates and Multiplier per contract.
2. Includes expenses for: Printing / misc.
3. Includes 10% percent markup of SUBCONSULTANT (per contract).





## Approvals - gcc

Report • Printed on March 14, 2025

Approved

### 3/27 Council - Stantec - WR Utility Rates - TOA

#### ▼ Attachments



#### Stantec - WR Utility Rates - TO

<https://stpete1-my.sharepoint.com/:l>

#### ▼ Final status: Approved



Step 3: Approved by

Claude Tankersley

3/14/2025 8:34:32 AM



Step 2: Approved by

Jimmy F. Chism

3/13/2025 3:39:00 PM



Step 1: Approved by

Brejesh Prayman

3/13/2025 2:56:07 PM

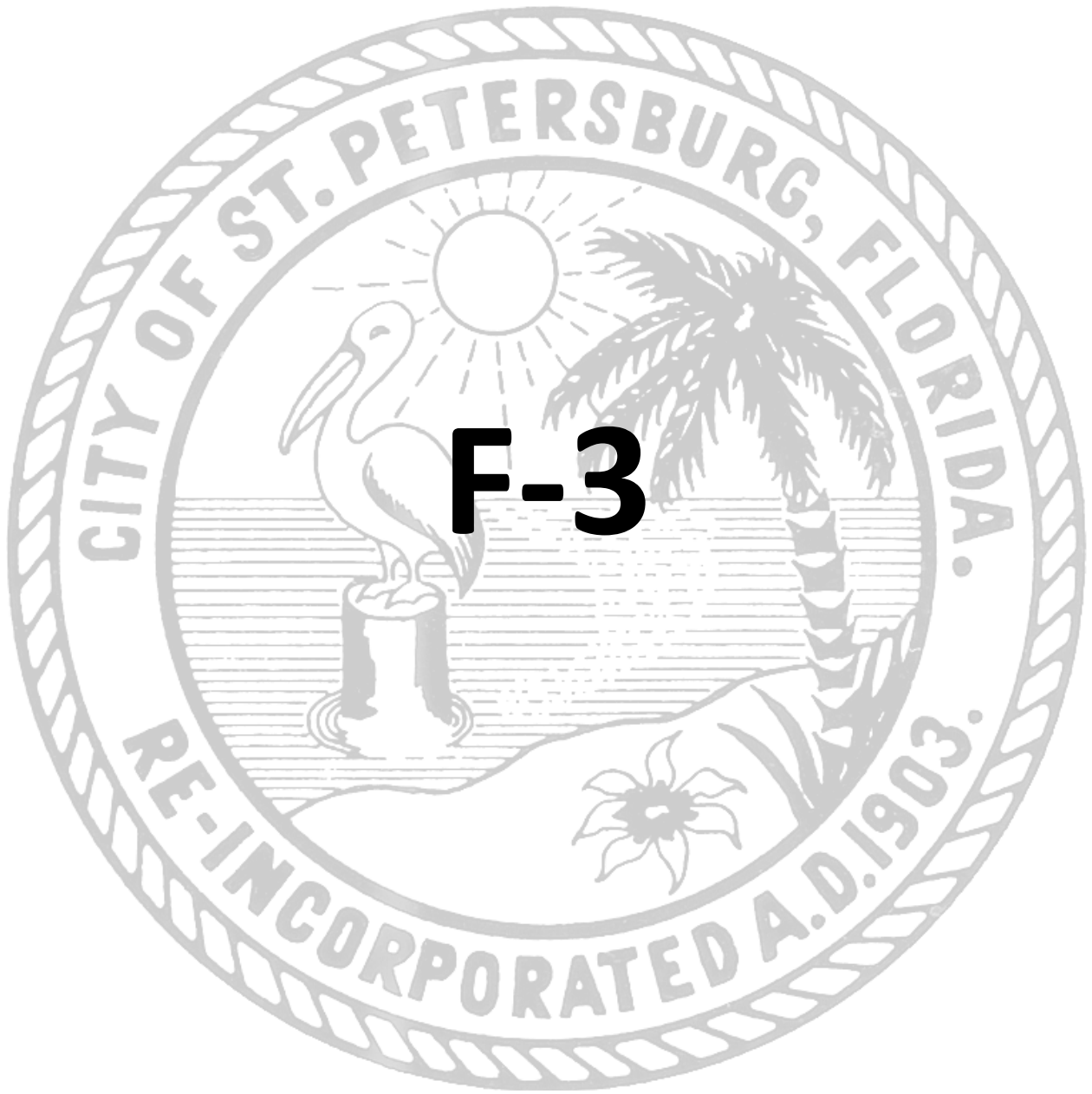


Requested by

Sarah B. Johnson

3/13/2025 2:37:41 PM


The following page(s) contain the backup material for Agenda Item: Resolutions Related to Billing and Collections Policy and Procedures on Utility Bill Relief  
Please scroll down to view the backup material.



**F-3**

## MEMORANDUM

**TO:** Chair Gerdes and Members of City Council

**FROM:** Thomas Greene, Assistant City Administrator   
Candice Winter, Director of Billing and Collections

**DATE:** March 14, 2025

**RE:** March 27<sup>th</sup>, 2025, City Council Meeting – Resolutions Related to Billing and Collections  
Policy and Procedures on Utility Bill Relief

At the Committee of the Whole on February 20, 2025, the Committee received a presentation on utility bills and adjustment relief. The Committee reviewed proposed resolutions with attached policies and procedures for leak relief in flooded structures and mechanical water meter high reads in the absence of a leak. That same afternoon, City Council considered and approved Resolutions # 2025-109 and 2025-110.

During the implementation of same, it was determined that the policies and procedures outlined in Resolution # 2025-109 needed to include further clarification that the involuntary leak in flooded structures shall be deemed to begin at the time the storm surge or flooding event began to flood the structure and that the available two-month period of adjustment is the billing period including the storm surge or flooding event and the billing period immediately following the storm surge or flooding event. In addition, documentation available to the Department to confirm flooding would also include city or county residential damage assessments.

Additionally, it was discovered that in the policies and procedures attached to Resolution # 2025-110 there was a typographical error where “(6)” was inadvertently included after the word “three” with the three-month average being the correct number of months to utilize in determining the prior average.

Superseding resolutions with the changes mentioned above are attached to this packet.

We look forward to the discussion on March 27<sup>th</sup>, 2025. Should you have any questions prior to the meeting please let us know.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE POLICIES AND PROCEDURES ATTACHED HERETO (“POLICIES AND PROCEDURES”) ESTABLISHING A PROCESS THAT AUTHORIZES THE BILLING AND COLLECTIONS DEPARTMENT (“DEPARTMENT”) TO TAKE THE ACTIONS SET FORTH THEREIN ON REQUESTS FOR RELIEF FOR A LEAK ADJUSTMENT OF A FLOODED STRUCTURE PURSUANT TO THE POLICIES AND PROCEDURES; SUPERSEDING RESOLUTION 2025-109; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION AND THE POLICIES AND PROCEDURES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, policies and procedures for leak adjustment relief of a flooded structure for water rates and wastewater volumes were approved by Resolution 2025-109; and

WHEREAS, City Code Section 27-6 (a) and (b) provide relief for a two-month period; and

WHEREAS, further clarification is needed to be included in the policies and procedures that the involuntary leak in flooded structures shall be deemed to begin at the time the storm surge or flooding event began to flood the structure and that adjustments shall be limited to the billing period including the storm surge or flooding event and the billing period immediately following the storm surge or flooding event; and

WHEREAS, the documentation available to the Department to confirm flooding may include the city or county residential damage assessments as well as other FEMA documentation.

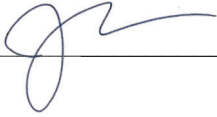
NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Policies and Procedures are approved, and the Department is authorized to provide relief when the conditions of the Policies and Procedures are met.

BE IT FURTHER RESOLVED that the Mayor, or his designee, is authorized to execute all documents necessary to effect this resolution and the Policies and Procedures.

BE IT FURTHER RESOLVED that Resolution No. 2025-109 is superseded in full by this Resolution.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



---

ADMINISTRATION:

*Thomas Greene*

---

**POLICIES AND PROCEDURES**  
**LEAK ADJUSTMENT RELIEF FOR INVOLUNTARY LEAK DURING FLOOD EVENT**

**Policy:**

This process is being created to provide relief under City Code Section 27-6(a) and (b) for involuntary leaks under certain circumstances for customers whose homes, businesses, or other structures were flooded with storm surge and flooding. A customer must have had water service at the premises during the storm surge or flooding event to be eligible for this relief at the Billing and Collections Department (“Department”) level.

For customers who have applied for leak adjustment relief to the Utility Billing Review Committee (“UBRC”), the Department will review the application to determine if relief under these Policies and Procedures may be available at the Department level to customers whose premises were flooded with storm surge or flooding during storm events.

**Procedure:**

These procedures will be utilized by the Department to provide relief at the Department level, if available. Customers who do not meet threshold conditions set forth in these Policies and Procedures are not precluded from seeking available relief, if any, through the UBRC process.

For customers who have previously sought leak adjustment relief from the Department which was denied for lack of repair, customers shall request review of the prior decision either by contacting the Customer Service Call Center or by making application for review in writing on forms provided by the Department.

For customers who have not yet sought relief from the Department, an application for leak adjustment relief shall be made by the customer in writing on forms provided by the Department.

For customers seeking relief under City Code Section 27-6(a) and (b), involuntary leaks in flooded structures shall be deemed to begin at the time the storm surge or flooding event began to flood the structure.

Adjustments shall be limited to the billing period including the storm surge or flooding event and the billing period immediately following the storm surge or flooding event.

Upon receipt of a completed application, the Department will confirm with available city or county residential damage assessments or other FEMA documentation that the house, business or other structure was flooded during the billing period in question.

Upon completion of this process, the Department is authorized to apply the relief available in City Code Section 27-6(a) and (b) to the Customer’s utility account.

Submitting a completed application to the Department will suspend termination on accounts for non-payment of the month of disputed charges. Customers should continue to pay their utility bills for utility charges that are not being disputed to the Department. Once the process under these Policies and Procedures has been completed, service will be subject to termination for non-payment of charges.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE POLICIES AND PROCEDURES ATTACHED HERETO (“POLICIES AND PROCEDURES”) ESTABLISHING A PROCESS THAT AUTHORIZES THE BILLING AND COLLECTIONS DEPARTMENT (“DEPARTMENT”) TO TAKE THE ACTIONS SET FORTH THEREIN ON REQUESTS FOR RELIEF OF A MECHANICAL WATER METER HIGH READ IN THE ABSENCE OF A LEAK PURSUANT TO THE POLICIES AND PROCEDURES; SUPERSEDING RESOLUTION 2025-110; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION AND THE POLICIES AND PROCEDURES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, policies and procedures for a process for requests for relief of a mechanical water meter high read in the absence of a leak were approved by Resolution 2025-110; and

WHEREAS, it was discovered that in the policies and procedures attached to Resolution 2025-110 there was a typographical error where “(6)” was inadvertently included after the word “three” with the three-month average being the correct number of months to utilize in determining the prior average, and this typographical error needed to be corrected.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Policies and Procedures are approved, and the Department is authorized to provide relief when the conditions of the Policies and Procedures are met.

BE IT FURTHER RESOLVED that the Mayor, or his designee, is authorized to execute all documents necessary to effect this resolution and the Policies and Procedures.

BE IT FURTHER RESOLVED that Resolution No. 2025-110 is superseded in full by this Resolution.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



ADMINISTRATION:





**POLICIES AND PROCEDURES**  
**MECHANICAL WATER METER HIGH READ IN THE ABSENCE OF A LEAK**

**Policy:**

This process is being created to provide relief under certain circumstances for customers whose premises are served by a mechanical water meter and have a single month mechanical water meter reading which is more than three (3) times the customer's average water use. A customer must have service at a premise for at least six (6) months prior to the high read to be eligible for this relief at the Billing and Collections Department ("Department") level.

For customers who have applied for relief to the Utility Billing Review Committee ("UBRC"), the Department will review the application to determine if relief under these Policies and Procedures may be available at the Department level to customers whose premises are served by a mechanical water meter.

**Procedure:**

These procedures will be utilized by the Department to provide relief at the Department level, if available. Customers who do not meet timing and threshold conditions set forth in these Policies and Procedures are not precluded from seeking available relief, if any, through the UBRC process.

Customers shall first contact the Customer Service Call Center of the Billing and Collections Department about the bill in question. Beginning April 1, 2025, this initial customer contact must be made within sixty (60) days of the date of the utility bill which includes the meter reading that the customer is challenging.

An application for relief under these Policies and Procedures shall be made by the customer in writing on forms provided by the Department which will require the customer to (1) attest that the water was not delivered to the premises or used by the customer and (2) attach evidence from a licensed plumber that there is no leak on the private property being served by the mechanical water meter.

Upon receipt of a completed application, the Department will confirm that the customer premises is served by a mechanical water meter, that the customer has had an active account at the location for at least six (6) months prior to bill in question and that the single month mechanical water meter reading being challenged is more than three (3) times the customer's average water use.

The Department will then make arrangement with the Water Resources Department to replace the mechanical water meter with a digital water meter. After receiving confirmation from the Water Resources Department that the meter has been changed, the Department will review the meter readings on the digital water meter for a sufficient period of time to confirm that the meter readings on the digital water meter are similar to the three-month average before the high read.

Upon completion of this process, the Department is authorized to apply the relief available in City Code Section 27-140 to the Customer's utility account.

Submitting a completed application to the Department will suspend termination on accounts for non-payment of the month of disputed charges. Customers should continue to pay their utility bills for utility charges that are not being disputed to the Department. Once the process under these Policies and Procedures has been completed, service will be subject to termination for non-payment of charges.

# Utility Billing

**Billing & Collections Department**

**City Council**

March 27<sup>th</sup>, 2025





# ORDINANCE: AMENDING SECTION 27-6

## Adjustments to Accounts

- **Water Charges for Leak Adjustment Relief**
  - Water charges for use in excess of the customer's three-month average prior to the occurrence of the leak, may be calculated at the cost of water from Tampa Bay Water (\$2.64).
- **Relief for Abnormal Events**
  - Usage is unaccounted for, unexpected, or due to unusual or extenuating circumstances, including but not limited to plumbing system damage due to accidents, vandalism, water theft, or other occurrences generally beyond a customer's control.
  - Water charges for use in excess of three (3) times the customer's three-month average prior to the occurrence of the event, may be calculated at the cost of water from Tampa Bay Water.
  - Sewer charge relief for up to 10,000 gallons above three (3) times the prior three-month average.
- **Effective Date for Billing Purposes**
  - All fees, charges, and adjustment relief established by this ordinance shall go into effect for utility bill water meter reads beginning on May 27, 2025.



# ORDINANCE: AMENDING SECTION 27-6

## Adjustments to Accounts Continued

- **Relief for Abnormal Events Following a Declared State of Local Emergency**
  - Usage is unaccounted for, unexpected, or due to unusual or extenuating circumstances, including but not limited to plumbing system damage due to accidents, vandalism, water theft, or other occurrences generally beyond a customer's control within the 60 days following the declaration of a state of emergency under the City's Emergency Code for a hurricane or flooding event may apply for a water and/or sewer adjustment.
  - Water charges for use in excess of two (2) times the customer's three-month average prior to the occurrence of the event, may be calculated at the cost of water from Tampa Bay Water.
  - Sewer charge relief for up to 10,000 gallons above two (2) times the prior three-month average.



# RESOLUTIONS

## Superseding Resolution Numbers 2025-109 & 2025-110

- **Resolution # 2025-109: Leak Adjustment Relief For Involuntary Leak During Flood Event**
  - Clarification that the involuntary leak in flooded structures shall be deemed to begin at the time the storm surge or flooding event began to flood the structure and that the available two-month period of adjustment is the billing period including the storm surge or flooding event and the billing period immediately following the storm surge or flooding event.
  - Documentation available to the Department to confirm flooding would also include city or county residential damage assessments.
- **Resolution # 2025-110: Mechanical Water Meter High Read In The Absence Of A Leak**
  - Typographical error where “(6)” was inadvertently included after the word “three” with the three-month average being the correct number of months to utilize in determining the prior average.



# PROGRESS

## Status Update

- **Delayed Utility Bills**
  - As of December 2024, we had approximately 2,400 delayed utility bills
  - As of February 2025, we had less than 900 delayed utility bills
  - As of March 2025, we had approximately 300 delayed utility bills
- **Revised Application Forms: Available for Use Since March 2025**
  - Request for Utility Bill Leak Adjustment is now a Request for Utility Bill Review or Adjustment
  - Request To Petition the Utility Billing Review Committee (UBRC) Application
- **Department Relief: As a Result of Recently Passed Resolutions**
  - As of current, approximately 51% of outstanding UBRC applicants were provided adjustment relief as outlined in Resolutions 2025-109 and 2025-110 at the department level
- **Customer Outreach, Marketing and Communication**
  - FAQs updated on our Website



# FAQs

## [www.stpete.org](http://www.stpete.org)

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### Storm-Related Utility Billing Update

**Here's what happened:** Hurricanes impacted customer bills in some circumstances and interrupted our normal billing process in others.

**Here's what City Council passed:** Council passed two resolutions that have given more flexibility to the Billing team to address some of the situations we are seeing with customer's bills after the storms. More details to come.

**Here's what we are doing right now:** Our team is working diligently to process the back log of bills that are on hold, and we estimate that we will complete this work in 60 days or less.

Below are a few questions and answers that may be helpful to those impacted:

🔗 **Why did I get multiple bills in row?**

Last year's hurricanes resulted in billing delays that caused some customers' monthly bills to be late by a few months. Each month's services must be bill separately causing multiple bills to be issued.

🔗 **My bills say that they are due in 20 days, and I have multiple payments due during the same week. What should I do?**

The due date for each bill will be shown on the bill and is generally twenty (20) days after the bill is issued. We have suspended late fees and lock offs during this time, so no late fees will be assessed, nor will customers be locked off for non-payment. Please call Utility Accounts Customer Service at [727-893-7341](tel:727-893-7341) (M-F, 8a-5p) and discuss payment options, including long-term payment arrangements.

🔗 **Am I subject to late fees and lock-offs?**

No, the City has suspended late fees and lock offs during this time.

🔗 **How do I turn off the direct debt?**

Send an email to [Direct.Debit.Services@stpete.org](mailto:Direct.Debit.Services@stpete.org) at least seven (7) days prior to the due date reflected on the utility bill.

🔗 **How do I get a payment plan?**

Please call Utility Accounts Customer Service at [727-893-7341](tel:727-893-7341) (M-F, 8a-5p) and request either a short-term payment extension of a few days, or a long-term payment arrangement that will allow you to pay a portion of your account balance each month when you pay your regular utility bill.

# THANK YOU

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**Billing & Collections Department**  
Municipal Services Center  
One 4<sup>th</sup> Street North



The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, for a presentation and discussion regarding the public Scooter Share Program. (Council Member Gabbard)  
Please scroll down to view the backup material.



# CITY COUNCIL AGENDA

## NEW BUSINESS ITEM

TO: Honorable Copley Gerdes & Members of City Council

DATE: March 13, 2025

COUNCIL DATE: March 27, 2025

RE: Referral to the Housing, Land Use, and Transportation Committee for a Presentation and Discussion Regarding the Public Shared Scooter Program

---

### **ACTION DESIRED:**

Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, for a presentation and discussion regarding the public Scooter Share Program.

The scooter share program has been in operation in St. Petersburg since the Fall of 2020. An update from staff at this time would be appropriate as the City concludes a RFP process that will determine the future of shared scooters in St. Petersburg. The presentation from staff should include ridership trends and statistics, successes and challenges experienced since inception, and an update on the overall shared scooter industry. This industry update should include a list of other major Florida cities and a brief description/comparison of the scooter program or lack thereof in each of the other cities.

This request has been coordinated with the Transportation and Parking Management Department.

Council Member Brandi Gabbard  
District 2

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, to discuss selling price flexibility for unbuildable surplus lots larger than 250 square feet. (Council Member Givens)

Please scroll down to view the backup material.



**G-2**

# CITY COUNCIL AGENDA

## NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 12, 2025

COUNCIL DATE: March 27, 2025

RE: Referral to the Housing, Land Use, and Transportation Committee to  
Discuss Selling Price Flexibility for Unbuildable Surplus Lots Larger  
Than 250 Square Feet

---

**ACTION DESIRED:**

Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, to discuss selling price flexibility for unbuildable surplus lots larger than 250 square feet. This discussion should center on increasing flexibility while keeping with the City Council's established goal to generate revenue for affordable housing through the disposal of unbuildable surplus lots.

Corey Givens, Jr  
Council Member, District 7

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Public Services and Infrastructure Committee for a discussion on sunseting the Intown Community Redevelopment Area (CRA). (Council Member Floyd)  
Please scroll down to view the backup material.



**G-3**



# CITY COUNCIL AGENDA

## NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 13, 2025

COUNCIL DATE: March 27, 2025

RE: Referral to the Public Services and Infrastructure Committee for a  
Discussion on Sunsetting the Intown Community Redevelopment Area  
(CRA)

---

**ACTION DESIRED:**

Respectfully requesting a referral to the Public Services and Infrastructure Committee for a discussion on sunsetting the Intown Community Redevelopment Area (CRA).

Richie Floyd  
Council Member, District 8

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, to discuss creating a new "single-family hybrid housing" classification, limiting corporate ownership, and permitting zoning for owner-occupied homes. (Council Member Givens)  
Please scroll down to view the backup material.



**G-4**

# CITY COUNCIL AGENDA

## NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 13, 2025

COUNCIL DATE: March 27, 2025

RE: Referral to the Housing, Land Use, and Transportation Committee to Discuss Creating a New "Single-Family Hybrid Housing" Classification, Limiting Corporate Ownership, and Permitting Zoning for Owner-Occupied Homes.

---

**ACTION DESIRED:**

Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee, or other relevant committee, to discuss creating a new "single-family hybrid housing" classification, limiting corporate ownership, and permitting zoning for owner-occupied homes. This discussion should center on limiting corporate purchases and conversions to rental properties to address corporate ownership of single-family homes.

Corey Givens, Jr  
Council Member, District 7

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Budget, Finance and Taxation Committee for a discussion regarding the City of St. Petersburg's Disaster Short-Term Financing. (Chair Gerdes - Staff Request)  
Please scroll down to view the backup material.



**G-5**

# CITY COUNCIL AGENDA

## NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 19, 2025

COUNCIL DATE: March 27, 2025

RE: Referral to the Budget, Finance and Taxation Committee for a Discussion  
Regarding the City of St. Petersburg's Disaster Short-Term Financing

---

### **ACTION DESIRED:**

Respectfully requesting a referral to the Budget, Finance and Taxation Committee for a discussion regarding the City of St. Petersburg's Disaster Short-Term Financing.

*This referral is a staff request, and I am formally submitting this new business item as a method of informing City Council.*

Copley Gerdes  
Council Chair, District 1

The following page(s) contain the backup material for Agenda Item: March 13, 2025 Budget, Finance, and Taxation Committee - Action Item  
Please scroll down to view the backup material.





**H-1**

# **COUNCIL COMMITTEE REPORT ACTION ITEM**

TO: Members of City Council

DATE: March 13, 2025

COUNCIL DATE: March 27, 2025

RE: March 13, 2025 Budget, Finance, & Taxation Action Item – Property  
Insurance Coverage for the Period of April 1, 2025 – March 31, 2026.

---

## **ACTION DESIRED:**

Respectfully requesting approval of a resolution authorizing the Mayor or his designee to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2025.

## **ATTACHMENTS:**

Proposed Resolution

Council Chair Copley Gerdes  
Chair, Budget, Finance, & Taxation Committee

RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT THE PROPOSALS SUBMITTED BY BROWN & BROWN OF FLORIDA, INC. TO PROVIDE PROPERTY INSURANCE COVERAGE EFFECTIVE APRIL 1 2025, AT A TOTAL ESTIMATED COST OF \$9,658,325, WHICH COST INCLUDES THE BROKER FEE TO BE PAID TO BROWN & BROWN OF FLORIDA, INC.; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's current property insurance coverage expires on March 31, 2025; and

WHEREAS, due to the limited number of markets for coverage of this nature and the specialized nature of property insurance programs of this scope, it was determined that it would be most advantageous for the City to utilize the firm of Brown & Brown of Florida, Inc. ("Brown & Brown") as its designated broker for the purpose of securing proposals for coverage for the policy period April 1, 2025 to March 31, 2026 at a fixed fee of \$82,800 (in lieu of 10% commission); and

WHEREAS, Brown & Brown has secured a proposal to provide property insurance for properties assigned to the Water Resources Department for a Named Windstorm coverage limit of \$100,000,000 with a \$150,000,000 All Other Perils coverage limit and Flood annual aggregate (\$50,000,000 for all zones and \$20,000,000 for zones V & A) with a 5% Named Windstorm and Flood deductible for an annual cost, including National Flood Insurance Policies, Terrorism Coverage, and Loss Engineering fee, of \$2,900,398 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured a proposal to provide property insurance for the General Property Program including Tropicana Field for a total insured value of \$1,166,423,763 and a coverage limit of \$450,000,000 (fire and non-named wind) with a combined coverage limit of \$100,000,000 for Named Wind Storm per occurrence and Flood annual aggregate with a \$25,000,000 sub-limit for Named Wind Storm per occurrence and Flood Annual Aggregate on Tropicana Field with a 5% Named Windstorm and Flood deductible with the City self-insuring 10% of the first layer of \$50,000,000 coverage for an annual cost of \$6,051,072 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured proposals for Boiler & Machinery coverage, Fine Arts coverage, Crime coverage, Cyber Liability coverage, National Flood Insurance Policies, and Terrorism Coverage on Tropicana Field, Police Department Non- HQ Property, St. Pete Pier™, City Hall, Albert Whitted Airport, and Al Lang Field for an annual cost of \$191,709 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured a proposal for the Highly Protected Risk program which includes Police Headquarters for an insured value and limit of \$88,540,072, with a Named Windstorm Sublimit of \$50,000,000, a Flood Annual Aggregate of \$5,000,000, a 5% Named Windstorm deductible, a \$500,000 per Flood deductible, and a \$100,000 All Other Perils deductible including, Boiler and Machinery coverage, and Terrorism for an annual cost of \$432,346 (including taxes and assessments); and

WHEREAS, the coverages identified above will be for a one-year period commencing on April 1, 2025; and

WHEREAS, Section 2-186 (l) of the St. Petersburg City Code requires that the purchase of property insurance must be approved by City Council; and


WHEREAS, Administration recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2025, at a total estimated cost of \$9,658,325, which cost includes the broker fee to be paid to Brown & Brown of Florida, Inc.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate these transactions.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
\_\_\_\_\_  
00797015

DEPARTMENT:

  
\_\_\_\_\_

The following page(s) contain the backup material for Agenda Item: An attorney-client session, pursuant to Florida Statute 286.011(8), in conjunction with the lawsuit styled Heriberto A. Sanchez-Mayen v. City of St. Petersburg, Officer Michael Thacker and Officer Sarah Gaddis, Case No: 8:24-cv-00690-WFJ-TGW. [DELETED]

Please scroll down to view the backup material.



~~On Thursday, March 27, 2025 in City Council Chambers, at 4:00 p.m. or as soon thereafter as the same may be heard, an attorney-client session, pursuant to Florida Statute § 286.011(8), will be held in conjunction with the lawsuit styled Heriberto A. Sanchez-Mayen v. City of St. Petersburg, Officer Michael Thacker and Officer Sarah Gaddis, Case No: 8:24-ev-00690-WFJ-TGW. Any or all of the following persons will be attending: Copley Gerdes; Brandi Gabbard; Mike Harting; Lisset Hanewiez; Deborah Figgs-Sanders; Gina Driseoll; Corey Givens, Jr.; Richie Floyd; Mayor Kenneth Welch; Rob Gerdes; Jacqueline M. Kovilaritch, City Attorney; Jeannine Williams, Chief Assistant City Attorney; Joseph P. Patner, Executive Assistant City Attorney; Martin Musiehi, Assistant City Attorney. The open City Council meeting will begin at 1:30 p.m. in City Council Chambers, 175 Fifth Street North, St. Petersburg, Florida. During the public meeting, the session will be closed at 4:00 p.m. or as soon thereafter as the closed session may be heard, and only those persons described above together with a certified court reporter will be allowed to be present. The subject matter of the meeting shall be confined to settlement negotiations and/or strategy related to litigation expenditures. At the conclusion of the closed session the meeting will be re-opened to the public and the closed session will be terminated. [DELETED]~~

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number LCA 1663  
Please scroll down to view the backup material.





**J-1**

**ST. PETERSBURG CITY COUNCIL**

**MEETING OF: MARCH 27, 2025**

**TO:** COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

**SUBJECT:** Confirming Preliminary Assessment for  
Lot Clearing Number (s) LCA 1663

**EXPLANATION:** The Sanitation Department has cleared the following number of  
properties under Chapter 16 of the St. Petersburg City Code. The  
interest rate is 8% per annum on the unpaid balance.

|                             |                           |
|-----------------------------|---------------------------|
| <b>LCA:</b>                 | <b><u>1663</u></b>        |
| <b>NUMBER OF STRUCTURES</b> | <b><u>49</u></b>          |
| <b>ASSESSABLE AMOUNT:</b>   | <b><u>\$10,749.11</u></b> |

According to the City Code, these assessments constitute a  
lien on each property. It is recommended that the assessments  
be confirmed.

**COST/FUNDING/ASSESSMENT INFORMATION:**

The total assessable amount of \$10,749.11 will be fully assessable  
to the property owners.

**ATTACHMENTS:**

**MAYOR:** \_\_\_\_\_

**COUNCIL ACTION:** \_\_\_\_\_

**FOLLOW-UP:** \_\_\_\_\_

**AGENDA NO.** \_\_\_\_\_

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Special Assessments Division  
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| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS                                               | PARCEL ID<br>/LEGAL DESCRIPTION                                                   | PROPERTY ADDRESS | ORIGINAL<br>ASSESSMENT |
|----------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------|------------------------|
| LCA 1663 81130       | BORA BUSINESS LLC                                                            | 25 31 16 00648 000 0070<br>ALMA HEIGHTS REV<br>LOT 7 & W 8.37 FT OF LOT 6         | 920 10TH AVE S   | 184.38                 |
|                      | 663 S RANCHO SANTA FE RD UNIT 211                                            |                                                                                   |                  |                        |
|                      | SAN MARCOS CA 92078                                                          |                                                                                   |                  |                        |
| LCA 1663 81133       | DUKE ENERGY FLORIDA, INC<br>PO BOX 37996                                     | 21 31 16 07182 002 0070<br>BELLECREST HEIGHTS<br>BLK 2, LOT 7                     | *NONE            | 184.38                 |
|                      | CHARLOTTE NC 282377996                                                       |                                                                                   |                  |                        |
| LCA 1663 81134       | FLIP SIDE LLC<br>PO BOX 7310                                                 | 22 31 16 08352 003 0100<br>BETHWOOD TERRACE<br>BLK 3, LOT 10                      | 3910 1ST AVE S   | 224.47                 |
|                      | SAINT PETERSBURG FL 33734                                                    |                                                                                   |                  |                        |
| LCA 1663 81135       | OHANA LENDING GROUP LLC<br>439 GRAND DR UNIT 301                             | 27 31 16 09576 001 0070<br>BOCA CEIGA HEIGHTS<br>BLK A, LOT 7                     | 1901 43RD ST S   | 224.47                 |
|                      | BIG FORK MT 599113614                                                        |                                                                                   |                  |                        |
| LCA 1663 81136       | BEACHUM, BEATRICE W<br>935 POST AVE                                          | 25 31 16 10656 000 0050<br>BOZEMAN'S SUB<br>S 50FT OF LOT 5                       | 1363 14TH ST S   | 184.38                 |
|                      | ROCHESTER NY 146192313                                                       |                                                                                   |                  |                        |
| LCA 1663 81138       | AZZAM PROPERTIES CORP TRE<br>AZP NORTH LAND TRUST<br>1000 N WEST ST STE 1200 | 21 31 16 14562 003 0150<br>CENTRAL PARK REV<br>BLK 3, N 50FT OF LOTS 15<br>AND 16 | 212 48TH ST N    | 184.38                 |
|                      | WILMINGTON DE 198011058                                                      |                                                                                   |                  |                        |
| LCA 1663 81139       | ORANGE, EMMANUEL B<br>119 48TH ST N                                          | 21 31 16 14562 005 0080<br>CENTRAL PARK REV<br>BLK 5, LOT 8                       | 119 48TH ST N    | 184.38                 |
|                      | SAINT PETERSBURG FL 337138156                                                |                                                                                   |                  |                        |

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| ASSESSMENT<br>NUMBER          | OWNER NAME<br>/MAILING ADDRESS                                                           | PARCEL ID<br>/LEGAL DESCRIPTION                                                      | PROPERTY ADDRESS | ORIGINAL<br>ASSESSMENT |
|-------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------|------------------------|
| LCA 1663 81140                | MITCHELL, CORA L<br>5923 11TH ST E                                                       | 25 31 16 15012 000 0170<br>CHEROKEE SUB<br>LOT 17                                    | 1022 13TH AVE S  | 264.56                 |
| BRADENTON FL 342036905        |                                                                                          |                                                                                      |                  |                        |
| LCA 1663 81142                | 1123 13TH AVE S LAND TRUST<br>CORPORATE MIDWEST INVESTMENT TRE<br>7901 4TH ST N STE 8648 | 25 31 16 15012 000 0300<br>CHEROKEE SUB<br>LOT 30                                    | 1123 13TH AVE S  | 184.38                 |
| SAINT PETERSBURG FL 337024305 |                                                                                          |                                                                                      |                  |                        |
| LCA 1663 81143                | DELL, ROBERT M<br>DELL, JACLYN B<br>2611 39TH AVE N                                      | 02 31 16 16344 005 0150<br>CLEAR VISTA<br>BLK 5, LOT 15                              | 2611 39TH AVE N  | 184.38                 |
| SAINT PETERSBURG FL 337143931 |                                                                                          |                                                                                      |                  |                        |
| LCA 1663 81144                | WAZENEGGER, D H<br>PO BOX 10325                                                          | 02 31 16 16344 006 0170<br>CLEAR VISTA<br>BLK 6, LOTS 17 AND 18                      | 3918 25TH ST N   | 264.56                 |
| SAINT PETERSBURG FL 337330325 |                                                                                          |                                                                                      |                  |                        |
| LCA 1663 81145                | FORTUNATO, PETER TRE<br>PO BOX 8804                                                      | 07 31 17 17028 025 0170<br>COFFEE POT BAYOU ADD<br>REPLAT OF BLK 25<br>BLK 25, LOT Q | 117 35TH AVE N   | 224.47                 |
| MADEIRA BEACH FL 337388804    |                                                                                          |                                                                                      |                  |                        |
| LCA 1663 81146                | 2751 3RD AVE LAND TRUST<br>18311 N US HIGHWAY 41 STE 10                                  | 23 31 16 17442 004 0100<br>COLONIAL PLACE REV<br>BLK 4, LOT 10 & W 5FT OF<br>LOT 11  | 2751 3RD AVE S   | 224.47                 |
| LUTZ FL 335494468             |                                                                                          |                                                                                      |                  |                        |
| LCA 1663 81147                | DOMAIN HOMES INC<br>3104 ARMENIA AVE STE 2<br>TAMPA FL 336071658                         | 11 31 16 17892 002 0230<br>COOLIDGE PARK<br>BLK 2, LOT 23                            | 2729 36TH AVE N  | 264.56                 |

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| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS                                                                                 | PARCEL ID<br>/LEGAL DESCRIPTION                                                                                 | PROPERTY ADDRESS     | ORIGINAL<br>ASSESSMENT |
|----------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------|------------------------|
| LCA 1663 81149       | VM MASTER ISSUER LLC<br>5001 PLAZA ON THE LK STE 200<br>AUSTIN TX 787461053                                    | 25 31 16 19350 001 0140<br>CROWMELL HEIGHTS<br>BLK A, LOT 14                                                    | 919 19TH AVE S       | 264.56                 |
| LCA 1663 81150       | HOLIAN, SUSANNE<br>HOLIAN, SUSANNE F LIVING TRUST REM<br>10843 SW CANDLEWOOD RD<br>PORT ST. LUCIE FL 349872140 | 02 32 16 20143 001 0020<br>CURLEY'S SECOND REPLAT<br>BLK 1, LOT 2 LESS S 165.58<br>FT                           | 4000 34TH ST S       | 264.56                 |
| LCA 1663 81151       | BOHMAN, JOHN K<br>6925 8TH AVE N                                                                               | 17 31 16 23634 028 0060<br>EAGLE CREST<br>BLK 28, E 50FT OF LOT 6 &<br>W 30FT OF LOT 7 (SEE S 18-<br>31-16 MAP) | 6924 9TH AVE N       | 184.38                 |
| LCA 1663 81152       | SAINT PETERSBURG FL 337106816<br>FLOURISH LAND INVESTMENTS LLC<br>2912 12TH ST N                               | 23 31 16 24138 011 0120<br>EAST ROSELAWN<br>BLK 11, LOT 12                                                      | FAIRFIELD AV         | 264.56                 |
| LCA 1663 81153       | SAINT PETERSBURG FL 337042500<br>FLOURISH LAND INVESTMENTS LLC<br>2912 12TH ST N                               | 23 31 16 24138 011 0130<br>EAST ROSELAWN<br>BLK 11, LOT 13                                                      | 2943 FAIRFIELD AVE S | 224.47                 |
| LCA 1663 81154       | SAINT PETERSBURG FL 337042500<br>1748 31ST AVENUE N LLC<br>65 MADISON AVE STE 440<br>MORRISTOWN NJ 079607307   | 12 31 16 27846 004 0020<br>FIRST GOWDY SUB<br>BLK 4, LOT 2 & W 27.5FT OF<br>LOT 3                               | 1748 31ST AVE N      | 264.56                 |
| LCA 1663 81155       | HARD ROCK EXTERIORS LLC<br>9100 OVERLAND TRL<br>FLUSHING MI 484331225                                          | 14 31 16 27954 001 0250<br>FLAG SUB<br>BLK 1, LOT 25                                                            | 2211 15TH AVE N      | 264.56                 |

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| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS                             | PARCEL ID<br>/LEGAL DESCRIPTION                                                                                      | PROPERTY ADDRESS      | ORIGINAL<br>ASSESSMENT |
|----------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------|
| LCA 1663 81156       | DEVMAR SKY ST PETE LLC<br>360 CENTRAL AVE STE 800          | 24 31 16 29718 007 0070<br>FULLER'S SUB<br>BLK 7, LOT 7                                                              | 1648 BURLINGTON AVE N | 164.38                 |
|                      | ST PETERSBURG FL 337013984                                 |                                                                                                                      |                       |                        |
| LCA 1663 81157       | DEVMAR SKY ST PETE LLC<br>360 CENTRAL AVE STE 800          | 24 31 16 29718 007 0080<br>FULLER'S SUB<br>BLK 7, LOT 8                                                              | 1662 BURLINGTON AVE N | 184.38                 |
|                      | ST PETERSBURG FL 337013984                                 |                                                                                                                      |                       |                        |
| LCA 1663 81158       | USA HOUSING & URBAN DEV<br>451 7TH ST SW                   | 25 31 16 31248 000 0150<br>GLENWOOD HEIGHTS<br>LOT 15                                                                | 960 JAMES AVE S       | 224.47                 |
|                      | WASHINGTON DC 204140001                                    |                                                                                                                      |                       |                        |
| LCA 1663 81159       | A R K A HOMES 2 LLC<br>16310 MUIRFIELD DR                  | 31 31 17 32796 000 0790<br>GRAND VUEW PARK<br>LOTS 79 & 81 LESS 6FT X 10<br>FT T/A OF SE COR OF LOT 81<br>FOR RD R/W | 625 38TH AVE S        | 344.74                 |
|                      | ODESSA FL 335565423                                        |                                                                                                                      |                       |                        |
| LCA 1663 81160       | GREAT NATION INVESTMENTS LLC<br>1 OAKLYN CT                | 35 31 16 48060 002 0010<br>LAKE MAGGIORE HEIGHTS<br>BLK B, LOT 1                                                     | 2333 22ND ST S        | 184.38                 |
|                      | POTOMAC MD 208543933                                       |                                                                                                                      |                       |                        |
| LCA 1663 81161       | 8016 PROPERTIES LLC<br>9300 CONROY WINDERMERE RD UNIT 3243 | 01 32 16 49248 002 0080<br>LAKEWOOD COUNTRY<br>CLUB ESTATES<br>BLK 2, LOT 8                                          | 5340 CAROLINA WAY S   | 224.47                 |
|                      | WINDERMERE FL 347865150                                    |                                                                                                                      |                       |                        |
| LCA 1663 81162       | RUBEC, PETER J<br>2335 MURILLA WAY S                       | 35 31 16 49842 002 0220<br>LAMPARILLA SUB<br>BLK B, LOT 22                                                           | 2335 MURILLA WAY S    | 184.38                 |
|                      | SAINT PETERSBURG FL 337123813                              |                                                                                                                      |                       |                        |

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|----------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------|------------------------|
| LCA 1663 81163       | ROBINSON-FRAZIER, TERESA<br>ROBINSON, LISA<br>1734 38TH AVE N | 27 31 16 49878 006 0130<br>LANE'S, PAT RESUB<br>BLK 6, LOT 13 & E 1/2 OF<br>LOT 14               | 3845 14TH AVE S      | 184.38                 |
|                      | SAINT PETERSBURG FL 337131949                                 |                                                                                                  |                      |                        |
| LCA 1663 81164       | YOUNG, LOUISE EST<br>105 ROMA AVE                             | 25 31 16 59688 000 0420<br>NEBRASKA TERRACE<br>LOTS 42 AND 43                                    | 1664 12TH AVE S      | 264.56                 |
|                      | BUFFALO NY 142153569                                          |                                                                                                  |                      |                        |
| LCA 1663 81165       | SKYWAY MACHINERY LLC<br>11940 ROYCE WATERFORD CIR             | 21 31 16 63504 007 0040<br>OAK RIDGE NO. 2<br>BLK 7, LOT 4                                       | 5032 DARTMOUTH AVE N | 184.38                 |
|                      | TAMPA FL 336263312                                            |                                                                                                  |                      |                        |
| LCA 1663 81166       | ROBERTS, UTE<br>5551 5TH AVE N                                | 16 31 16 63522 001 0180<br>OAK RIDGE NO. 3<br>BLK A, LOT 18                                      | 5551 5TH AVE N       | 184.38                 |
|                      | SAINT PETERSBURG FL 337108001                                 |                                                                                                  |                      |                        |
| LCA 1663 81167       | ST PETE HOLDING LLC<br>1309 COFFEEN AVE STE 1200              | 14 31 16 68184 006 0080<br>PELHAM MANOR NO. 1<br>BLK 6, LOT 8                                    | 2837 18TH AVE N      | 264.56                 |
|                      | SHERIDAN WY 82801                                             |                                                                                                  |                      |                        |
| LCA 1663 81168       | HERSEY-JAMES, CLARISSA EST<br>1795 17TH ST S                  | 25 31 16 68760 000 0010<br>PHOENIX PARK<br>N 83FT OF LOT 1 & E 75FT<br>OF LOT 2 & E 75FT OF N 55 | 1795 17TH ST S       | 224.47                 |
|                      | SAINT PETERSBURG FL 337122813                                 |                                                                                                  |                      |                        |
| LCA 1663 81169       | STEVENSON, KIMBERLY<br>2616 COVE CAY DR UNIT 904              | 11 31 16 72558 003 0230<br>PONCE DE LEON PARK<br>BLK 3, LOT 23                                   | 3600 28TH ST N       | 264.56                 |
|                      | CLEARWATER FL 337601318                                       |                                                                                                  |                      |                        |

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| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS                            | PARCEL ID<br>/LEGAL DESCRIPTION                                                 | PROPERTY ADDRESS        | ORIGINAL<br>ASSESSMENT |
|----------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------|------------------------|
| LCA 1663 81170       | STODDARD, GERALD EST<br>3474 16TH AVE S                   | 27 31 16 75402 000 1250<br>RIDGEWOOD TERRACE<br>LOT 125                         | 3474 16TH AVE S         | 224.47                 |
|                      | SAINT PETERSBURG FL 337112811                             |                                                                                 |                         |                        |
| LCA 1663 81171       | LAWRENCE, HENRY<br>2110 2ND AVE E                         | 27 31 16 75402 000 1310<br>RIDGEWOOD TERRACE<br>LOT 131                         | 3526 16TH AVE S         | 224.47                 |
|                      | PALMETTO FL 342213310                                     |                                                                                 |                         |                        |
| LCA 1663 81172       | TRB DEVELOPMENT ST PETERSBURG LLC<br>400 6TH ST S         | 23 31 16 78390 003 0060<br>ST PETERSBURG<br>INVESTMENT CO SUB<br>BLK 3, LOT 6   | 2440 5TH AVE N          | 184.38                 |
|                      | SAINT PETERSBURG FL 337014437                             |                                                                                 |                         |                        |
| LCA 1663 81173       | TRB DEVELOPMENT ST PETERSBURG LLC<br>400 6TH ST S         | 23 31 16 78390 003 0070<br>ST PETERSBURG<br>INVESTMENT CO SUB<br>BLK 3, LOT 7   | 2448 5TH AVE N          | 184.38                 |
|                      | SAINT PETERSBURG FL 337014437                             |                                                                                 |                         |                        |
| LCA 1663 81174       | TRB DEVELOPMENT ST PETERSBURG LLC<br>400 6TH ST S         | 23 31 16 78390 003 0080<br>ST PETERSBURG<br>INVESTMENT CO SUB<br>BLK 3, LOT 8   | 2460 5TH AVE N          | 184.38                 |
|                      | SAINT PETERSBURG FL 337014437                             |                                                                                 |                         |                        |
| LCA 1663 81175       | MERZ, ANDREAS<br>PO BOX 442                               | 23 31 16 78390 022 0140<br>ST PETERSBURG<br>INVESTMENT CO SUB<br>BLK 22, LOT 14 | 2417 1ST AVE S          | 224.47                 |
|                      | CORTEZ FL 342150442                                       |                                                                                 |                         |                        |
| LCA 1663 81176       | SPINDLER, IELAND TRE<br>LSS TRUST OF 2011<br>433 OGLE CIR | 04 31 17 81450 005 0130<br>SHORELACES CENTER<br>BLK 5, LOT 13                   | 1894 MISSISSIPPI AVE NE | 184.38                 |
|                      | COSTA MESA CA 926273226                                   |                                                                                 |                         |                        |

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| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS                                                       | PARCEL ID<br>/LEGAL DESCRIPTION                                                                     | PROPERTY ADDRESS        | ORIGINAL<br>ASSESSMENT |
|----------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------|------------------------|
| LCA 1663 81177       | WEINS, DAMN L EST<br>PO BOX 342065<br>TAMPA FL 336942065                             | 10 31 16 82152 005 0140<br>SIRMONS ESTATES<br>BLK 5, LOTS 13 & 14                                   | 3725 28TH AVE N         | 264.56                 |
| LCA 1663 81178       | FILIKI LLC<br>44 LEWARD IS<br>CLEARWATER FL 337672301                                | 08 31 17 83574 000 4070<br>SNELL ISLE<br>BRIGHTBAY UNIT 3<br>LOTS 407 AND 408                       | 1020 SNELL ISLE BLVD NE | 184.38                 |
| LCA 1663 81180       | PINK ELEPHANT PROPERTIES LLC<br>1011 E CUMBERLAND AVE UNIT 901<br>TAMPA FL 336024264 | 36 31 16 91989 000 0110<br>TRELAINE ADD<br>LOT 11                                                   | 2355 TRELAINE DR S      | 264.56                 |
| LCA 1663 81181       | PASSLEY, LEO SR<br>PASSLEY, JOAN<br>4347 52ND AVE S<br>SAINT PETERSBURG FL 337114693 | 25 31 16 94968 000 0220<br>WASHINGTON'S SUB, J.G.<br>LOT 22 LESS THAT PART DESC<br>IN O.R. 2095/353 | 1000 UNION ST S         | 184.38                 |
| LCA 1663 81182       | CRESTVIEW 100 LLC<br>669 W LUMSDEN RD<br>BRANDON FL 335115911                        | 22 31 16 96192 003 0120<br>WEST CENTRAL AVE SUB<br>BLK C, LOTS 12 AND 13 LESS<br>STS                | 3627 1ST AVE S          | 224.47                 |
| LCA 1663 81183       | EDEOGU, HENRY<br>463 CMR 480<br>APO AE 09128                                         | 21 31 16 96588 001 0020<br>WESTMINSTER PLACE<br>BLK 1, LOT 2                                        | 5210 1ST AVE S          | 224.47                 |
| LCA 1663 81184       | WADE, JAMES M<br>1838 24TH AVE N<br>SAINT PETERSBURG FL 337134440                    | 12 31 16 98748 000 0900<br>WOODHURST EXT<br>LOT 90                                                  | 1828 24TH AVE N         | 175.00                 |

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| ASSESSMENT<br>NUMBER         | OWNER NAME<br>/MAILING ADDRESS | PARCEL ID<br>/LEGAL DESCRIPTION | PROPERTY ADDRESS | ORIGINAL<br>ASSESSMENT |
|------------------------------|--------------------------------|---------------------------------|------------------|------------------------|
| TOTAL NUMBER OF ASSESSMENTS: |                                |                                 |                  | 49                     |
| TOTAL ASSESSMENT AMOUNT:     |                                |                                 |                  | 10,749.11              |

**LOT CLEARING NUMBER 1663**  
**COST / FUNDING / ASSESSMENT INFORMATION**

**CATEGORY ASSESSED**

**AMOUNT TO BE ASSESSED**

LOT CLEARING COST

**\$7,564.11**

ADMINISTRATIVE FEE

**\$ 3185.00**

TOTAL:

**\$10,749.11**

A RESOLUTION CONFIRMING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1663 ("LCA 1663") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY UPON WHICH SUCH COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 16.40.060.4.4; PROVIDING FOR INTEREST RATE(S) ON UNPAID BALANCES; ACKNOWLEDGING THAT NOTICE(S) OF LIEN(S) WILL BE FILED BY THE POD IN THE OFFICE OF THE CITY CLERK AND MAY BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, preliminary assessment rolls for Lot Clearing No.1663 ("LCA 1663") have been submitted by the POD (i.e., person officially designated) to the City Council pursuant to St. Petersburg City Code Section 16.40.060.4.4; and

WHEREAS, notice of the public hearing was duly published in accordance with St. Petersburg City Code Section 16.40.060.4.4; and

WHEREAS, City Council met at the time and place specified in the notice and heard any and all objections that any affected party wished to offer as to why said assessments should not be made final.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council confirms the preliminary assessment rolls for Lot Clearing No.1663 ("LCA 1663") as liens against the respective real property upon which such costs were incurred and that pursuant to Section 16.40.060.4.4 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the unpaid balance of the principal amount of any liens against the respective real property listed on LCA 1663 shall bear interest at the rate of (i) 8% per annum beginning 30 days after the effective date of this Resolution and (ii) 12% per annum beginning one year after the effective date of this Resolution.

BE IT FURTHER RESOLVED that this Council acknowledges that notice(s) of the lien(s) will be filed by the POD in the office of the City Clerk and may be recorded in the public records of the County.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
00770575

DEPARTMENT:

\_\_\_\_\_

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number LCA 1666  
Please scroll down to view the backup material.



**J-2**

**ST. PETERSBURG CITY COUNCIL**

**MEETING OF: MARCH 27, 2025**

**TO:** COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

**SUBJECT:** Confirming Preliminary Assessment for  
Lot Clearing Number (s) LCA 1666

**EXPLANATION:** The Sanitation Department has cleared the following number of  
properties under Chapter 16 of the St. Petersburg City Code. The  
interest rate is **8%** per annum on the unpaid balance.

|                             |                          |
|-----------------------------|--------------------------|
| <b>LCA:</b>                 | <b><u>1666</u></b>       |
| <b>NUMBER OF STRUCTURES</b> | <b><u>21</u></b>         |
| <b>ASSESSABLE AMOUNT:</b>   | <b><u>\$4,678.31</u></b> |

According to the City Code, these assessments constitute a  
lien on each property. It is recommended that the assessments  
be confirmed.

**COST/FUNDING/ASSESSMENT INFORMATION:**

The total assessable amount of \$4,678.31 will be fully assessable  
to the property owners.

**ATTACHMENTS:**

**MAYOR:** \_\_\_\_\_

**COUNCIL ACTION:** \_\_\_\_\_

**FOLLOW-UP:** \_\_\_\_\_

**AGENDA NO.** \_\_\_\_\_

2/24/25 12:58:04:

\*\*\*\* City of St. Petersburg \*\*\*\*  
Special Assessments Division  
FINAL ASSESSMENT ROLL  
3-27-2025

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| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS                                                                              | PARCEL ID<br>/LEGAL DESCRIPTION                                                                               | PROPERTY ADDRESS      | ORIGINAL<br>ASSESSMENT |
|----------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------|------------------------|
| LCA 1666 81207       | SUNSHINE CITY LLC<br>PO BOX 66690                                                                           | 24 31 16 00000 230 0200<br>BEG AT NE COR OF LOT 1 OF<br>GAUTIER'S SUB RUN E 23FT<br>TH S 125FT TH W 23FT TH N | 2000 BURLINGTON AVE N | 224.47                 |
| LCA 1666 81208       | TREASURE ISLAND FL 33706<br>GOMEZ, LEONIDAS JESUS OYAGA<br>REBOLLO, PATRICIA MARIA ORTEGA<br>743 14TH AVE S | 125FT TO POB<br>30 31 17 12708 000 0360<br>BUENA VISTA<br>LOT 36                                              | 743 14TH AVE S        | 224.47                 |
| LCA 1666 81209       | SAINT PETERSBURG FL 337015313<br>MTBH HOLDINGS LLC<br>2250 CENTRAL AVE                                      | 30 31 17 12708 000 0460<br>BUENA VISTA<br>LOT 46                                                              | 750 14TH AVE S        | 224.47                 |
| LCA 1666 81210       | SAINT PETERSBURG FL 337121257<br>LUGEAL USA LLC<br>1922 FOREST VIEW DR                                      | 25 31 16 14742 000 0090<br>CHAMBER'S 1ST ADD<br>TO HOLLYWOOD<br>E 1/2 OF LOTS 9 AND 10                        | 1217 15TH AVE S       | 224.47                 |
| LCA 1666 81211       | PALM HARBOR FL 346836608<br>MCDEW DEVELOPMENT LLC<br>311 W JEAN ST                                          | 25 31 16 15012 000 0321<br>CHEROKEE SUB<br>S 60FT OF LOT 32                                                   | 1049 13TH AVE S       | 224.47                 |
| LCA 1666 81212       | TAMPA FL 336046645<br>R E M PROPERTIES IV INC<br>307 62ND AVE N                                             | 30 31 17 15336 004 0011<br>CHICAGO SUB NO. 1<br>BLK 4, E 40FT OF LOTS 1, 2<br>& 3 LESS S 10FT OF LOT 3        | 880 10TH AVE S        | 224.47                 |
| LCA 1666 81213       | SAINT PETERSBURG FL 337027537<br>LEE, TESSIE A<br>5415 5TH AVE N                                            | 16 31 16 18990 003 0030<br>CRESTMONT<br>BLK 3, E 35FT OF LOT 3 & W<br>20FT OF LOT 2                           | 5415 5TH AVE N        | 184.38                 |
| LCA 1666 81219       | SAINT PETERSBURG FL 337107219                                                                               |                                                                                                               |                       |                        |

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2/24/25 12:58:04:

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| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS                                        | PARCEL ID<br>/LEGAL DESCRIPTION                                      | PROPERTY ADDRESS    | ORIGINAL<br>ASSESSMENT |
|----------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------|---------------------|------------------------|
| LCA 1666 81214       | 4801 21ST AVE S LLC<br>1408 PINE ST                                   | 25 31 16 29682 009 0150<br>FRUITLAND HEIGHTS PLAT B<br>BLK 1, LOT 15 | 1834 19TH ST S      | 264.56                 |
|                      | CLEARWATER FL 337566141                                               |                                                                      |                     |                        |
| LCA 1666 81215       | MOBLEY HOMES CUSTOM LLC<br>711 W SWANN AVE                            | 23 31 16 35082 008 0050<br>HALL'S CENTRAL AVE NO. 1<br>BLK 8, LOT 5  | 2636 4TH AVE N      | 224.47                 |
|                      | TAMPA FL 336062729                                                    |                                                                      |                     |                        |
| LCA 1666 81216       | TRU COAT ENTERPRISES INC<br>DAVIS, JACQUELINE L EST<br>2239 29TH ST S | 35 31 16 37854 001 0100<br>HAVEN PARK REPLAT<br>BLK 1, LOTS 9 & 10   | 2239 29TH ST S      | 224.47                 |
|                      | SAINT PETERSBURG FL 337123329                                         |                                                                      |                     |                        |
| LCA 1666 81217       | SILLS, ANNIE L EST<br>864 17TH AVE S                                  | 30 31 17 43038 000 0250<br>INGRAM PLACE<br>LOT 25                    | 864 17TH AVE S      | 224.47                 |
|                      | SAINT PETERSBURG FL 337015716                                         |                                                                      |                     |                        |
| LCA 1666 81218       | THE REAL 26 LLC<br>360 CENTRAL AVE STE 800                            | 36 31 16 49068 000 0230<br>LAKEVIEW TERRACE<br>LOT 23                | 2516 QUEEN ST S     | 224.47                 |
|                      | ST PETERSBURG FL 337013984                                            |                                                                      |                     |                        |
| LCA 1666 81219       | LUJO INVESTMENT PROPERTIES LLC<br>18508 AVOCET DR                     | 01 32 16 49392 062 0300<br>LAKEWOOD ESTATES SEC A<br>BLK 62, LOT 30  | 1145 ALHAMBRA WAY S | 184.38                 |
|                      | LUTZ FL 335582702                                                     |                                                                      |                     |                        |
| LCA 1666 81220       | REVIBE DEVELOPERS LLC<br>390 74TH AVE NE                              | 06 32 17 49752 001 0170<br>LAKEWOOD TERRACE<br>BLK 1, LOT 17         | 724 40TH AVE S      | 264.56                 |
|                      | SAINT PETERSBURG FL 337025430                                         |                                                                      |                     |                        |

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| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS                                         | PARCEL ID<br>/LEGAL DESCRIPTION                                                                   | PROPERTY ADDRESS   | ORIGINAL<br>ASSESSMENT |
|----------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------|------------------------|
| LCA 1666 81221       | RERFF1 LLC<br>9912 BOSQUE CREEK CIR UNIT 302                           | 27 31 16 53532 000 0060<br>MCCLAY'S, J.O. SUB<br>LOT 6                                            | 4029 13TH AVE S    | 224.47                 |
|                      | TAMPA FL 336195160                                                     |                                                                                                   |                    |                        |
| LCA 1666 81222       | DANIELS, WILLIAM H SR<br>1919 35TH ST S                                | 25 31 16 68040 002 0090<br>PAYNE-HANSEN SUB NO. 1<br>BLK B, LOT 9                                 | 1628 PRESTON ST S  | 229.00                 |
|                      | SAINT PETERSBURG FL 337113229                                          |                                                                                                   |                    |                        |
| LCA 1666 81223       | LIEBERMAN, ORVILLE TRE<br>1 BEACH DR SE STE 211                        | 06 31 17 68328 000 0100<br>PENNS SUB<br>LOT 10                                                    | 351 48TH AVE N     | 224.47                 |
|                      | SAINT PETERSBURG FL 337013952                                          |                                                                                                   |                    |                        |
| LCA 1666 81224       | DEFABRIZIO, LUIGI TRE<br>DEFABRIZIO, LUIGI TRUST<br>8543 BLIND PASS DR | 30 31 17 77400 000 1520<br>ROYAL POINCIANA<br>LOT 152 & VAC 10FT ALLEY<br>ON S PER O.R. 15262/532 | 534 14TH AVE S     | 224.47                 |
|                      | ST PETE BEACH FL 337063417                                             |                                                                                                   |                    |                        |
| LCA 1666 81225       | WILLIAMS, ANTORRIO<br>1727 7TH ST S                                    | 30 31 17 85119 004 0050<br>STAHL'S SUB<br>BLK D, LOT 5                                            | 1727 7TH ST S      | 264.56                 |
|                      | SAINT PETERSBURG FL 337015709                                          |                                                                                                   |                    |                        |
| LCA 1666 81226       | CONTAINERS R HOMES LLC<br>1078 42ND AVE N                              | 25 31 16 89658 000 0430<br>TANGERINE PARK REPLAT<br>LOT 43                                        | 1913 20TH ST S     | 184.38                 |
|                      | SAINT PETERSBURG FL 337034534                                          |                                                                                                   |                    |                        |
| LCA 1666 81227       | PINK ELEPHANT PROPERTIES LLC<br>1011 E CUMBERLAND AVE UNIT 901         | 36 31 16 91989 000 0110<br>TRELAINE ADD<br>LOT 11                                                 | 2355 TRELAINE DR S | 184.38                 |
|                      | TAMPA FL 336024264                                                     |                                                                                                   |                    |                        |

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2/24/25 12:58:04:

\*\*\*\* City of St. Petersburg \*\*\*\*  
Special Assessments Division  
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3-27-2025

| ASSESSMENT<br>NUMBER         | OWNER NAME<br>/MAILING ADDRESS | PARCEL ID<br>/LEGAL DESCRIPTION | PROPERTY ADDRESS         | ORIGINAL<br>ASSESSMENT |
|------------------------------|--------------------------------|---------------------------------|--------------------------|------------------------|
| TOTAL NUMBER OF ASSESSMENTS: |                                |                                 |                          | 21                     |
|                              |                                |                                 | TOTAL ASSESSMENT AMOUNT: | 4,678.31               |

**LOT CLEARING NUMBER 1666**  
**COST / FUNDING / ASSESSMENT INFORMATION**

**CATEGORY ASSESSED**

**AMOUNT TO BE ASSESSED**

LOT CLEARING COST

**\$3,313.31**

ADMINISTRATIVE FEE

**\$ 1,365.00**

TOTAL:

**\$4,678.31**

A RESOLUTION CONFIRMING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1666 ("LCA 1666") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY UPON WHICH SUCH COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 16.40.060.4.4; PROVIDING FOR INTEREST RATE(S) ON UNPAID BALANCES; ACKNOWLEDGING THAT NOTICE(S) OF LIEN(S) WILL BE FILED BY THE POD IN THE OFFICE OF THE CITY CLERK AND MAY BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, preliminary assessment rolls for Lot Clearing No.1666 ("LCA 1666") have been submitted by the POD (i.e., person officially designated) to the City Council pursuant to St. Petersburg City Code Section 16.40.060.4.4; and

WHEREAS, notice of the public hearing was duly published in accordance with St. Petersburg City Code Section 16.40.060.4.4; and

WHEREAS, City Council met at the time and place specified in the notice and heard any and all objections that any affected party wished to offer as to why said assessments should not be made final.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council confirms the preliminary assessment rolls for Lot Clearing No.1666 ("LCA 1666") as liens against the respective real property upon which such costs were incurred and that pursuant to Section 16.40.060.4.4 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the unpaid balance of the principal amount of any liens against the respective real property listed on LCA 1666 shall bear interest at the rate of (i) 8% per annum beginning 30 days after the effective date of this Resolution and (ii) 12% per annum beginning one year after the effective date of this Resolution.

BE IT FURTHER RESOLVED that this Council acknowledges that notice(s) of the lien(s) will be filed by the POD in the office of the City Clerk and may be recorded in the public records of the County.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
00794492

DEPARTMENT:

\_\_\_\_\_

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number LCA 1667  
Please scroll down to view the backup material.



**J-3**

**ST. PETERSBURG CITY COUNCIL**

**MEETING OF: MARCH 27, 2025**

**TO:** COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

**SUBJECT:** Confirming Preliminary Assessment for  
Lot Clearing Number (s) LCA 1667

**EXPLANATION:** The Sanitation Department has cleared the following number of  
properties under Chapter 16 of the St. Petersburg City Code. The  
interest rate is **8%** per annum on the unpaid balance.

|                             |                          |
|-----------------------------|--------------------------|
| <b>LCA:</b>                 | <b><u>1667</u></b>       |
| <b>NUMBER OF STRUCTURES</b> | <b><u>15</u></b>         |
| <b>ASSESSABLE AMOUNT:</b>   | <b><u>\$5,251.28</u></b> |

According to the City Code, these assessments constitute a  
lien on each property. It is recommended that the assessments  
be confirmed.

**COST/FUNDING/ASSESSMENT INFORMATION:**

The total assessable amount of \$5,251.28 will be fully assessable  
to the property owners.

**ATTACHMENTS:**

**MAYOR:** \_\_\_\_\_

**COUNCIL ACTION:** \_\_\_\_\_

**FOLLOW-UP:** \_\_\_\_\_

**AGENDA NO.** \_\_\_\_\_



2/24/25 12:58:15:

\*\*\*\* City of St. Petersburg \*\*\*\*  
Special Assessments Division  
FINAL ASSESSMENT ROLL  
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| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS                          | PARCEL ID<br>/LEGAL DESCRIPTION                                             | PROPERTY ADDRESS | ORIGINAL<br>ASSESSMENT |
|----------------------|---------------------------------------------------------|-----------------------------------------------------------------------------|------------------|------------------------|
| LCA 1667 81227       | EMBARQ PROPERTY HOLDINGS LLC<br>2711 DESOTO WAY S       | 26 31 16 00432 003 0120<br>ALLEN-GAY SUB<br>BLK C, LOT 12                   | 3094 20TH AVE S  | 184.38                 |
|                      | SAINT PETERSBURG FL 337124002                           |                                                                             |                  |                        |
| LCA 1667 81228       | WILLETTTE, WAYNE<br>WHITE, MEGHAN<br>1501 10TH AVE S    | 25 31 16 17676 000 0121<br>COLUMBIA HEIGHTS NO. 2<br>S 1/2 OF LOT 12        | 1501 10TH AVE S  | 264.56                 |
|                      | SAINT PETERSBURG FL 337052123                           |                                                                             |                  |                        |
| LCA 1667 81229       | REDITUS CAPITAL LLC<br>3165 23RD AVE N UNIT A           | 30 31 17 21564 000 0240<br>DISTRICT FLA CORP SUB NO 1<br>LOT 24             | 743 PARIS AVE S  | 264.56                 |
|                      | SAINT PETERSBURG FL 337133706                           |                                                                             |                  |                        |
| LCA 1667 81230       | 217 18TH ST LLC<br>1080 PITTSFORD VICTOR RD STE 300     | 24 31 16 29718 008 0080<br>FULLER'S SUB<br>BLK 8, S 42FT OF LOTS 7<br>AND 8 | 217 18TH ST N    | 264.56                 |
|                      | PITTSFORD NY 145343805                                  |                                                                             |                  |                        |
| LCA 1667 81231       | WSLD ST PETERSBURG LLC<br>1170 PITTSFORD VICTOR RD      | 24 31 16 29718 008 0090<br>FULLER'S SUB<br>BLK 8, LOTS 9 & 10               | 1751 2ND AVE N   | 184.38                 |
|                      | PITTSFORD NY 145343804                                  |                                                                             |                  |                        |
| LCA 1667 81232       | PICCOLO, MICHAEL<br>HEATH, TYNA<br>10518 INGLEBROOK TER | 30 31 17 31302 002 0010<br>GLENWOOD PARK ADD REV<br>BLK 2, LOT 1            | 793 21ST AVE S   | 264.56                 |
|                      | PALMETTO FL 342211101                                   |                                                                             |                  |                        |
| LCA 1667 81233       | NISSAN HOLDINGS GROUP I LLC<br>16204 DANA               | 30 31 17 46404 002 0010<br>KERR ADD<br>BLK 2, LOT 1                         | 1501 5TH ST S    | 224.47                 |
|                      | IRVINE CA 926181134                                     |                                                                             |                  |                        |

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2/24/25 12:58:15:

\*\*\*\* City of St. Petersburg \*\*\*\*  
Special Assessments Division  
FINAL ASSESSMENT ROLL  
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| ASSESSMENT<br>NUMBER          | OWNER NAME<br>/MAILING ADDRESS                    | PARCEL ID<br>/LEGAL DESCRIPTION                                                | PROPERTY ADDRESS   | ORIGINAL<br>ASSESSMENT |
|-------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------|--------------------|------------------------|
| LCA 1667 81234                | RUBEC, PETER J<br>2335 MURILLA WAY S              | 35 31 16 49842 002 0220<br>LAMPARILLA SUB<br>BLK B, LOT 22                     | 2335 MURILLA WAY S | 224.47                 |
| SAINT PETERSBURG FL 337123813 |                                                   |                                                                                |                    |                        |
| LCA 1667 81235                | REDITTUS CAPITAL LLC<br>3165 23RD AVE N UNIT A    | 25 31 16 51138 000 0010<br>LENEVES SUB<br>W 50FT OF LOT 1                      | 1406 14TH AVE S    | 264.56                 |
| SAINT PETERSBURG FL 337133706 |                                                   |                                                                                |                    |                        |
| LCA 1667 81236                | AYRES, RICHARD A<br>3200 60TH ST N                | 21 31 16 54972 008 0030<br>MAPES REPIAT<br>BLK 8, LOT 3                        | 5620 3RD AVE N     | 264.56                 |
| SAINT PETERSBURG FL 337101726 |                                                   |                                                                                |                    |                        |
| LCA 1667 81237                | AIKEN HOLDINGS LLC<br>PO BOX 7634                 | 31 30 17 61146 082 0180<br>NORTH ST PETERSBURG<br>BLK 82, LOT 18               | 501 54TH AVE N     | 184.38                 |
| SAINT PETERSBURG FL 337347634 |                                                   |                                                                                |                    |                        |
| LCA 1667 81238                | S L P FLORIDA LLC<br>700 BEACH DR APT 302         | 36 31 16 73818 000 0020<br>REDFORD PARK<br>LOT 2                               | 2126 22ND AVE S    | 224.47                 |
| SAINT PETERSBURG FL 337012658 |                                                   |                                                                                |                    |                        |
| LCA 1667 81239                | 5TH AND 3RD OWNER LLC<br>100 S WACKER DR STE 2100 | 19 31 17 74466 052 0110<br>REV MAP OF ST PETERSBURG<br>BLK 52, LOTS 11 THRU 13 | 226 6TH ST S       | 224.47                 |
| CHICAGO IL 606064030          |                                                   |                                                                                |                    |                        |
| LCA 1667 81240                | FELLOWS, JONATHAN DAVID<br>5010 22ND ST N         | 02 31 16 88326 000 0020<br>SUNSHINE SUB<br>LOT 2                               | 5010 22ND ST N     | 1,106.45               |
| SAINT PETERSBURG FL 337142620 |                                                   |                                                                                |                    |                        |

SAS805R

2/24/25 12:58:15:

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\*\*\*\* City of St. Petersburg \*\*\*\*  
Special Assessments Division  
FINAL ASSESSMENT ROLL  
3-27-2025

| ASSESSMENT<br>NUMBER | OWNER NAME<br>/MAILING ADDRESS | PARCEL ID<br>/LEGAL DESCRIPTION | PROPERTY ADDRESS | ORIGINAL<br>ASSESSMENT |
|----------------------|--------------------------------|---------------------------------|------------------|------------------------|
| LCA 1667 81241       | FLORES, SUZANNE M EST          | 02 31 16 88326 000 0030         | 5020 22ND ST N   | 1,106.45               |
| 5020 22ND ST N       |                                | SUNSHINE SUB<br>LOT 3           |                  |                        |

SAINT PETERSBURG FL 337142620

TOTAL NUMBER OF ASSESSMENTS: 15

TOTAL ASSESSMENT AMOUNT: 5,251.28

**LOT CLEARING NUMBER 1667**  
**COST / FUNDING / ASSESSMENT INFORMATION**

**CATEGORY ASSESSED**

**AMOUNT TO BE ASSESSED**

LOT CLEARING COST

**\$4,276.28**

ADMINISTRATIVE FEE

**\$ 975.00**

TOTAL:

**\$5,251.28**

A RESOLUTION CONFIRMING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1667 ("LCA 1667") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY UPON WHICH SUCH COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 16.40.060.4.4; PROVIDING FOR INTEREST RATE(S) ON UNPAID BALANCES; ACKNOWLEDGING THAT NOTICE(S) OF LIEN(S) WILL BE FILED BY THE POD IN THE OFFICE OF THE CITY CLERK AND MAY BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, preliminary assessment rolls for Lot Clearing No.1667 ("LCA 1667") have been submitted by the POD (i.e., person officially designated) to the City Council pursuant to St. Petersburg City Code Section 16.40.060.4.4; and

WHEREAS, notice of the public hearing was duly published in accordance with St. Petersburg City Code Section 16.40.060.4.4; and

WHEREAS, City Council met at the time and place specified in the notice and heard any and all objections that any affected party wished to offer as to why said assessments should not be made final.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council confirms the preliminary assessment rolls for Lot Clearing No.1667 ("LCA 1667") as liens against the respective real property upon which such costs were incurred and that pursuant to Section 16.40.060.4.4 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the unpaid balance of the principal amount of any liens against the respective real property listed on LCA 1667 shall bear interest at the rate of (i) 8% per annum beginning 30 days after the effective date of this Resolution and (ii) 12% per annum beginning one year after the effective date of this Resolution.

BE IT FURTHER RESOLVED that this Council acknowledges that notice(s) of the lien(s) will be filed by the POD in the office of the City Clerk and may be recorded in the public records of the County.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

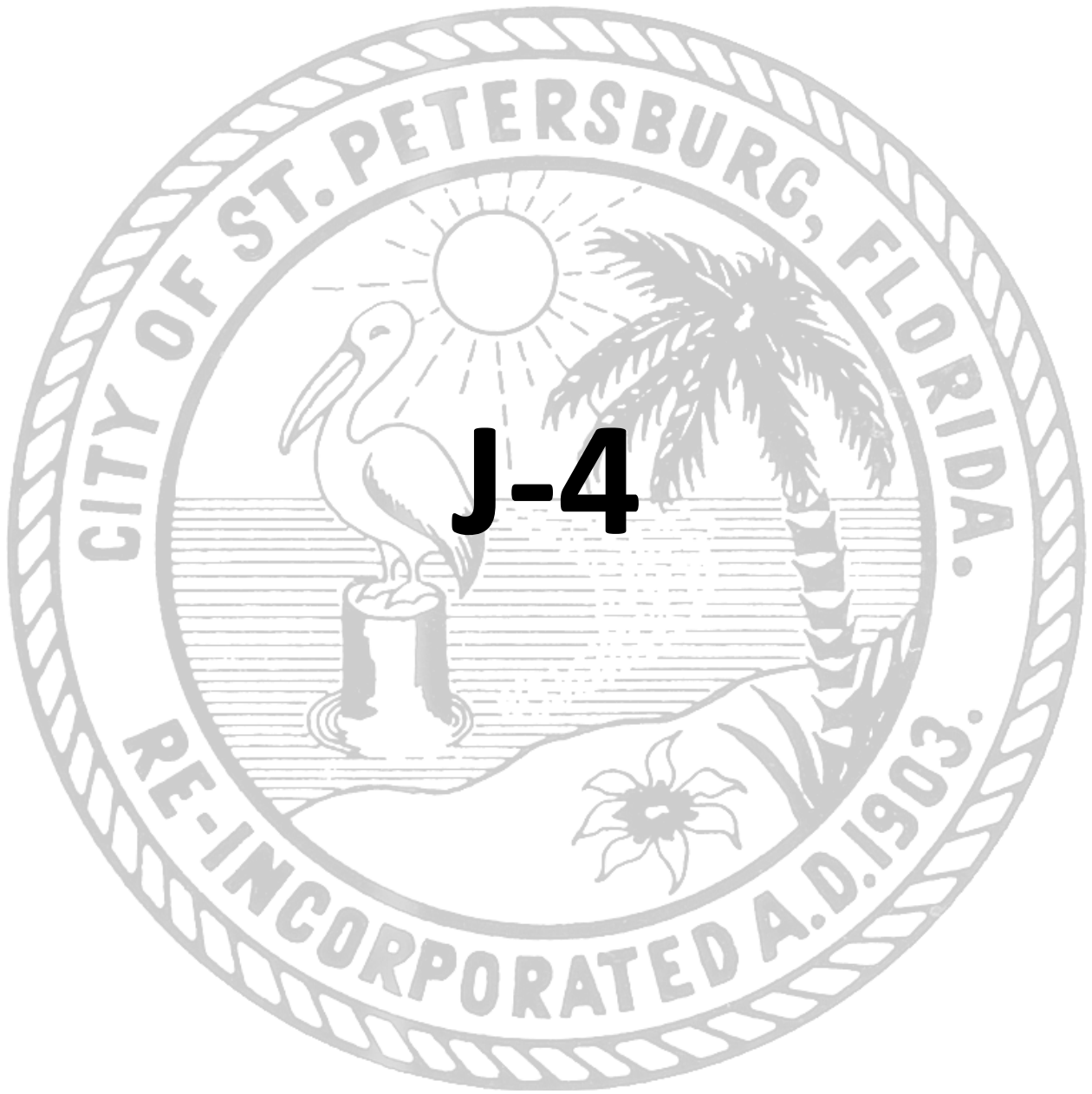
  
00794493

DEPARTMENT:

\_\_\_\_\_

The following page(s) contain the backup material for Agenda Item: Ordinance 607-H, an ordinance relating to utility rates and charges; amending Chapter 27, Subsection 27-6 of the St. Petersburg City Code; amending the water charges for leak adjustment relief; adding adjustment relief for abnormal events; adding adjustment relief for abnormal events following a declared state of local emergency; providing an explanation of words struck through and underlined; establishing a date to begin calculating new charges and applying new adjustment relief for billing purposes; and providing an effective date.

Please scroll down to view the backup material.



**J-4**

## **MEMORANDUM**

### **Council Meeting of March 27, 2025**

**TO:** The Honorable Copley Gerdes, Chair, and Members of City Council

**FROM:** Jane Wallace, City Attorney's Office

**DATE:** March 14, 2025

**SUBJECT:** **Amending City Code Section 27-6 related to utility bill adjustment relief**

---

At the Committee of the Whole on February 20, 2025, the Committee received a presentation on utility bills and adjustment relief. The Committee reviewed potential changes to City Code Section 27-6 and requested a draft ordinance be presented to full Council on March 6, 2025. The draft ordinance was to include language changing the water rate utilized for leak adjustment relief, adding additional possible relief for abnormal events, and adding additional possible relief for abnormal events following a declared state of emergency for a hurricane or flooding event.

At First Reading on March 6, 2025, City Council approved the title of the proposed changes to the ordinance and set the Public Hearing for March 27, 2025.

Following First Reading, changes were made to proposed City Code Section 27-6(h) to provide language conformity with the City's Emergency Code. The title was not changed.

All fees, charges, and adjustment relief established by this ordinance will go into effect for utility bill water meter reads beginning on May 27, 2025.

Attachments: Draft Ordinance



**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE RELATING TO UTILITY RATES AND CHARGES; AMENDING CHAPTER 27, SUBSECTION 27-6 OF THE ST. PETERSBURG CITY CODE; AMENDING THE WATER CHARGES FOR LEAK ADJUSTMENT RELIEF; ADDING ADJUSTMENT RELIEF FOR ABNORMAL EVENTS; ADDING ADJUSTMENT RELIEF FOR ABNORMAL EVENTS FOLLOWING A DECLARED STATE OF LOCAL EMERGENCY; PROVIDING AN EXPLANATION OF WORDS STRUCK THROUGH AND UNDERLINED; ESTABLISHING A DATE TO BEGIN CALCULATING NEW CHARGES AND APPLYING NEW ADJUSTMENT RELIEF FOR BILLING PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Subsection 27-6 of the St. Petersburg City Code is hereby amended to read as follows:

**Sec. 27-6. Adjustments to accounts.**

- (a) *Water rate adjustment for repaired involuntary leak.* Customers who experience an involuntary use of water due to a leak may apply for an adjustment. Voluntary uses of water such as lawn watering and pool filling, including through use of automatic sprinkler systems or swimming pool auto-fill devices, will not provide the basis for a water charge adjustment. Water charges for use in excess of the customer's three-month average prior to the occurrence of the leak, as determined from a review of account records, may be calculated at the cost of water from Tampa Bay Water. ~~lowest applicable rate block.~~ In order to obtain a water charge adjustment, the customer must provide a written request seeking the adjustment and submit documentation that a leak has occurred and has been repaired. Water charge adjustments shall be limited to a two-month period prior to repair of the leak.
- (b) *Sewer volume adjustment for repaired involuntary leak.* Customers served by the City's sewer system who experience an involuntary use of water due to a leak may apply for an adjustment to the sewer charge. In order to obtain a sewer charge adjustment, the customer must provide a written request seeking the adjustment and submit documentation that a leak has occurred and has been repaired and that the water consumed as a result of the leak was

not discharged into the sewer system. Sewer charge adjustments shall be limited to a two-month period prior to repair of the leak and shall be calculated based on the average of the three months of water usage prior to the leak, as determined from a review of account records.

- (c) Water rate adjustment for abnormal event. Customers who experience a substantial increase in the volume of water that has flowed through the water meter to the customer in which the usage is unaccounted for, unexpected, or due to unusual or extenuating circumstances, including but not limited to plumbing system damage due to accidents, vandalism, water theft, or other occurrences generally beyond a customer's control may apply for an adjustment. Water charges for use in excess of three (3) times the customer's three-month average prior to the occurrence of the event, as determined from a review of account records, may be calculated at the cost of water from Tampa Bay Water. In order to obtain a water charge adjustment, the customer must provide a written request seeking the adjustment and submit documentation of the abnormal event. Water charge adjustments shall be limited to a two-month period following the abnormal event.
- (d) Sewer volume adjustment for abnormal event. Customers served by the City's sewer system who experience a substantial increase in the volume of water that has flowed through the water meter to the customer in which the usage is unaccounted for, unexpected, or due to unusual or extenuating circumstances, including but not limited to plumbing system damage due to accidents, vandalism, water theft, or other occurrences generally beyond a customer's control may apply for an adjustment to the sewer charge. Sewer charge adjustments shall be calculated per month based on three (3) times the average of the three-months of water usage prior to the event, as determined from a review of account records, as follows:

| <u>Tiers:</u>                                                                                  | <u>Available sewer adjustment relief per month:</u> | <u>Example based on average water usage of 4,000 gallons:</u> |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------|
| <u>Up to three (3) times the average of water usage prior to the event.</u>                    | <u>No adjustment</u>                                | <u>0 – 12,000 gallons</u>                                     |
| <u>The next 10,000 gallons of water usage.</u>                                                 | <u>Adjustment</u>                                   | <u>12,000 – 22,000 gallons</u>                                |
| <u>Water usage in excess of three (3) times the average of water usage prior to the event.</u> | <u>No adjustment</u>                                | <u>Over 22,000 gallons</u>                                    |

In order to obtain a sewer charge adjustment, the customer must provide a written request seeking the adjustment and submit documentation of the abnormal event. Sewer charge adjustments shall be limited to a two-month period following the abnormal event.

- (e) ~~(e)~~ *Sewer volume adjustment for new swimming pools.* Customers who install new pools shall be entitled to a single adjustment of their sewer volume charges for the initial filling of a new swimming pool. In order to obtain a sewer charge adjustment, the customer must provide a written request seeking the adjustment and submit documentation establishing the date the pool was filled. In calculating the sewer charge adjustment, the sewer volume shall be reduced either to an amount equivalent to the customer's average sewer volume for the three-month period prior to filling of the pool or to an amount reflecting a reduction by the gallonage of the pool, whichever results in lesser adjustment. No adjustments shall be made to the water charges or volume for pool fillings.
- (f) ~~(d)~~ *Sewer volume adjustment for repaired swimming pools.* Customers who have pools and must drain the pool for structural or pipe repairs shall be entitled to a single adjustment of their sewer volume charges for the filling of the repaired swimming pool. In order to obtain a sewer charge adjustment, the customer must provide a written request seeking the adjustment and submit documentation that the pool has been repaired, establishing the date the pool was filled, and certifying that the pool was drained in compliance with City Code requirements for dechlorination and discharge of pool water. In calculating the sewer charge adjustment, the sewer volume shall be reduced either to an amount equivalent to the customer's average sewer volume for the three-month period prior to filling of the pool or to an amount reflecting a reduction by the gallonage of the pool, whichever results in lesser adjustment. No adjustments shall be made to the water charges or volume for pool fillings.
- (g) ~~(e)~~ *Water and sewer rate adjustments.* No more than three water and sewer rate adjustments shall be granted per calendar year per account which may consist of up to two adjustments for plumbing repairs or abnormal event, subsections (a) through (d) ~~and (b)~~ of this section, and one adjustment for pool installation/repair, subsections (e) and (f) ~~(e) and (d)~~ of this section.
- (h) *Water rate and sewer volume adjustment for abnormal event following a state of emergency.* In addition to any other relief available in this section, customers who experience excessive water usage that is unaccounted for, unexpected, or due to unusual or extenuating circumstances beyond a customer's control within the 60 days following the declaration of a state of emergency under the City's Emergency Code for a hurricane or flooding event may apply for a water and/or sewer adjustment. Water charge adjustments and sewer charge adjustments shall be limited to a two-month period following the hurricane or flooding event. Water charges for use over two (2) times the customer's three-month prior average, as determined from a review of account records, may be calculated at the cost of water from Tampa Bay Water. Sewer charge adjustments shall be calculated per month based on two (2) times the average of the three-months of water usage prior to the event, as determined from a review of account records, as follows:

| <u>Tiers:</u>                                                                                | <u>Available sewer adjustment relief per month:</u> | <u>Example based on average water usage of 4,000 gallons:</u> |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------|
| <u>Up to two (2) times the average of water usage prior to the event.</u>                    | <u>No adjustment</u>                                | <u>0 – 8,000 gallons</u>                                      |
| <u>The next 10,000 gallons of water usage.</u>                                               | <u>Adjustment</u>                                   | <u>8,000 – 18,000 gallons</u>                                 |
| <u>Water usage in excess of two (2) times the average of water usage prior to the event.</u> | <u>No adjustment</u>                                | <u>Over 18,000 gallons</u>                                    |

In order to obtain a water and/or sewer adjustment, the customer must provide a written request seeking the adjustment and submit documentation of the abnormal event. Adjustments shall be limited to a two-month period following the hurricane or flooding event.

SECTION 2. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

SECTION 3. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

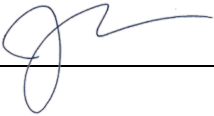
SECTION 4. All fees, charges, and adjustment relief established by this ordinance shall go into effect for utility bill water meter reads beginning on May 27, 2025.

SECTION 5. COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. Pursuant to City Council resolution 2023-507, a business impact estimate was prepared for this

ordinance and posted on the City's website no later than the date the notice of the proposed ordinance was published.

SECTION 6. In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:



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00797147

ADMINISTRATION:

*Thomas Greene*

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# Utility Billing

**Billing & Collections Department**

**City Council**

March 27<sup>th</sup>, 2025





# ORDINANCE: AMENDING SECTION 27-6

## Adjustments to Accounts

- **Water Charges for Leak Adjustment Relief**
  - Water charges for use in excess of the customer's three-month average prior to the occurrence of the leak, may be calculated at the cost of water from Tampa Bay Water (\$2.64).
- **Relief for Abnormal Events**
  - Usage is unaccounted for, unexpected, or due to unusual or extenuating circumstances, including but not limited to plumbing system damage due to accidents, vandalism, water theft, or other occurrences generally beyond a customer's control.
  - Water charges for use in excess of three (3) times the customer's three-month average prior to the occurrence of the event, may be calculated at the cost of water from Tampa Bay Water.
  - Sewer charge relief for up to 10,000 gallons above three (3) times the prior three-month average.
- **Effective Date for Billing Purposes**
  - All fees, charges, and adjustment relief established by this ordinance shall go into effect for utility bill water meter reads beginning on May 27, 2025.



# ORDINANCE: AMENDING SECTION 27-6

## Adjustments to Accounts Continued

- **Relief for Abnormal Events Following a Declared State of Local Emergency**
  - Usage is unaccounted for, unexpected, or due to unusual or extenuating circumstances, including but not limited to plumbing system damage due to accidents, vandalism, water theft, or other occurrences generally beyond a customer's control within the 60 days following the declaration of a state of emergency under the City's Emergency Code for a hurricane or flooding event may apply for a water and/or sewer adjustment.
  - Water charges for use in excess of two (2) times the customer's three-month average prior to the occurrence of the event, may be calculated at the cost of water from Tampa Bay Water.
  - Sewer charge relief for up to 10,000 gallons above two (2) times the prior three-month average.





# RESOLUTIONS

## Superseding Resolution Numbers 2025-109 & 2025-110

- **Resolution # 2025-109: Leak Adjustment Relief For Involuntary Leak During Flood Event**
  - Clarification that the involuntary leak in flooded structures shall be deemed to begin at the time the storm surge or flooding event began to flood the structure and that the available two-month period of adjustment is the billing period including the storm surge or flooding event and the billing period immediately following the storm surge or flooding event.
  - Documentation available to the Department to confirm flooding would also include city or county residential damage assessments.
- **Resolution # 2025-110: Mechanical Water Meter High Read In The Absence Of A Leak**
  - Typographical error where “(6)” was inadvertently included after the word “three” with the three-month average being the correct number of months to utilize in determining the prior average.



# PROGRESS

## Status Update

- **Delayed Utility Bills**
  - As of December 2024, we had approximately 2,400 delayed utility bills
  - As of February 2025, we had less than 900 delayed utility bills
  - As of March 2025, we had approximately 300 delayed utility bills
- **Revised Application Forms: Available for Use Since March 2025**
  - Request for Utility Bill Leak Adjustment is now a Request for Utility Bill Review or Adjustment
  - Request To Petition the Utility Billing Review Committee (UBRC) Application
- **Department Relief: As a Result of Recently Passed Resolutions**
  - As of current, approximately 51% of outstanding UBRC applicants were provided adjustment relief as outlined in Resolutions 2025-109 and 2025-110 at the department level
- **Customer Outreach, Marketing and Communication**
  - FAQs updated on our Website



# FAQs

## [www.stpete.org](http://www.stpete.org)

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### Storm-Related Utility Billing Update

**Here's what happened:** Hurricanes impacted customer bills in some circumstances and interrupted our normal billing process in others.

**Here's what City Council passed:** Council passed two resolutions that have given more flexibility to the Billing team to address some of the situations we are seeing with customer's bills after the storms. More details to come.

**Here's what we are doing right now:** Our team is working diligently to process the back log of bills that are on hold, and we estimate that we will complete this work in 60 days or less.

Below are a few questions and answers that may be helpful to those impacted:

🔗 **Why did I get multiple bills in row?**

Last year's hurricanes resulted in billing delays that caused some customers' monthly bills to be late by a few months. Each month's services must be bill separately causing multiple bills to be issued.

🔗 **My bills say that they are due in 20 days, and I have multiple payments due during the same week. What should I do?**

The due date for each bill will be shown on the bill and is generally twenty (20) days after the bill is issued. We have suspended late fees and lock offs during this time, so no late fees will be assessed, nor will customers be locked off for non-payment. Please call Utility Accounts Customer Service at [727-893-7341](tel:727-893-7341) (M-F, 8a-5p) and discuss payment options, including long-term payment arrangements.

🔗 **Am I subject to late fees and lock-offs?**

No, the City has suspended late fees and lock offs during this time.

🔗 **How do I turn off the direct debt?**

Send an email to [Direct.Debit.Services@stpete.org](mailto:Direct.Debit.Services@stpete.org) at least seven (7) days prior to the due date reflected on the utility bill.

🔗 **How do I get a payment plan?**

Please call Utility Accounts Customer Service at [727-893-7341](tel:727-893-7341) (M-F, 8a-5p) and request either a short-term payment extension of a few days, or a long-term payment arrangement that will allow you to pay a portion of your account balance each month when you pay your regular utility bill.

# THANK YOU

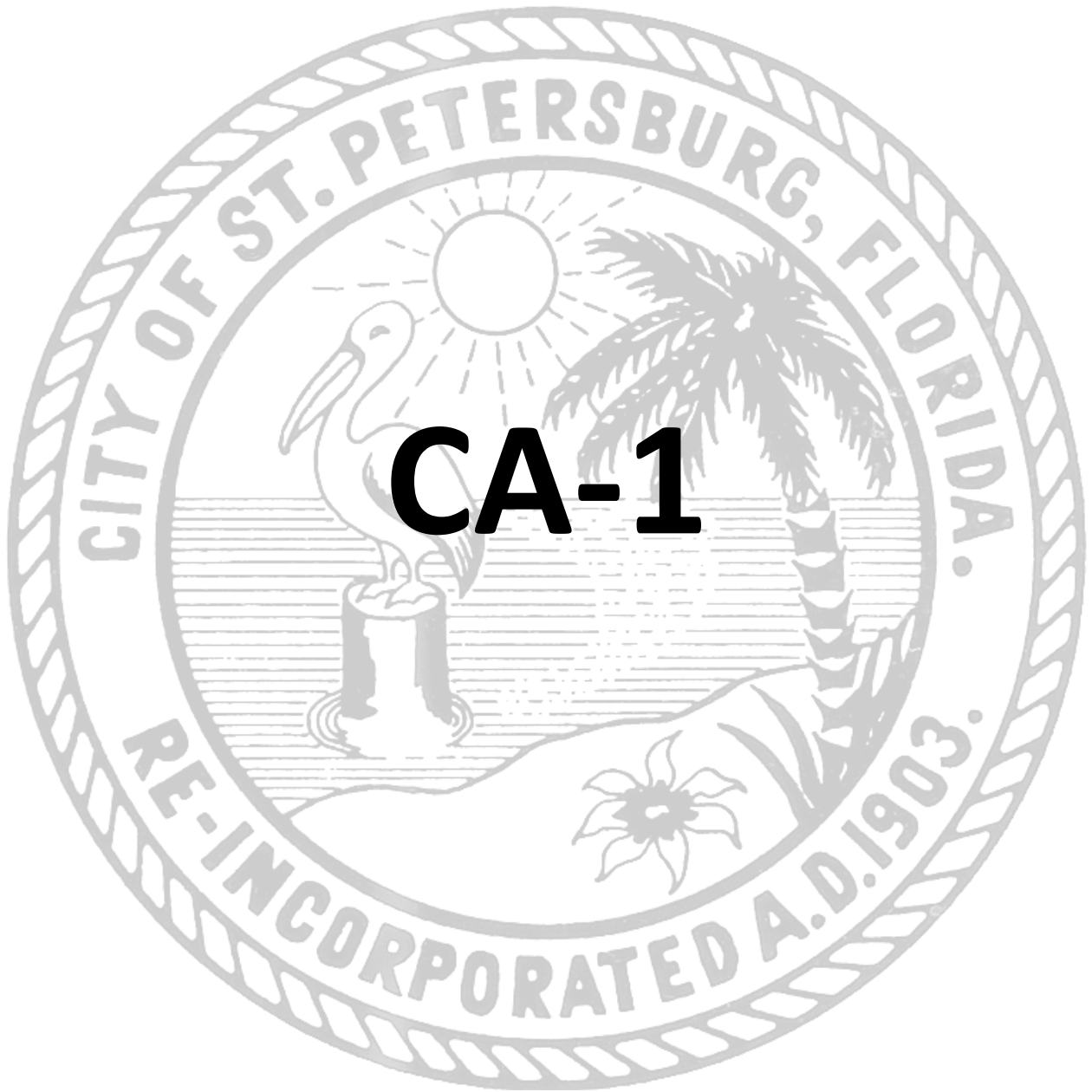
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**Billing & Collections Department**  
Municipal Services Center  
One 4<sup>th</sup> Street North

The following page(s) contain the backup material for Agenda Item: A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal in the amount of \$7,845,654 from Ric-Man Construction Florida, Inc. (“Ric-Man”) for construction phase services for Phase 5 of the Downtown Watermain Replacement Program; authorizing the Mayor or his designee to execute the Second Amendment to the Design Build Agreement between the City of St. Petersburg, Florida and Ric-Man dated July 18, 2023 to incorporate the GMP proposal into the Design Build Agreement and modify other necessary provisions (ECID Project No. 21058-111; Oracle No. 20695); and providing an effective date.

Please scroll down to view the backup material.



**CA-1**

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair and Members of City Council

**SUBJECT:** A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal in the amount of \$7,845,654 from Ric-Man Construction Florida, Inc. (“Ric-Man”) for construction phase services for Phase 5 of the Downtown Watermain Replacement Program; authorizing the Mayor or his designee to execute the Second Amendment to the Design Build Agreement between the City of St. Petersburg, Florida and Ric-Man dated July 18, 2023 to incorporate the GMP proposal into the Design Build Agreement and modify other necessary provisions (ECID Project No. 21058-111; Oracle No. 20695); and providing an effective date.

**EXPLANATION:** The Downtown Watermain Replacement Program is a multi-year program to replace aging potable water infrastructure in the downtown area (7<sup>th</sup> Ave S to 7<sup>th</sup> Ave N and from 16<sup>th</sup> St east to Tampa Bay). The program will consist of an initial preliminary engineering phase to assess the existing watermains and recommend a replacement plan based on models of hydraulic capacity and risk of failure. The program will start with the design and construction of Phase 5 (Phases 1 through 4 being completed previously under separate agreements) and finish with Phase 9, over an approximate 5-year period.

*This Amendment will provide construction services for Phase 5 of the Downtown Watermain Replacement Program. This phase will replace approximately 3,000 linear feet of 24-inch potable watermain along 1<sup>st</sup> Avenue South between 16<sup>th</sup> Street S and 9<sup>th</sup> Street S.*

On May 18, 2023, City Council approved a Design-Build Agreement between the City of St. Petersburg, Florida (“City”) and Ric-Man Construction Florida, Inc. in the amount of \$876,078.89 for Ric-Man to provide preconstruction services for the Downtown Watermain Replacement Program. This initial phase consisted of preliminary engineering work to model the potable water system in the downtown area and development of a plan for watermain replacement based on capacity and risk.

On September 5, 2024, City Council approved the First Amendment to the Agreement in the amount of \$676,700.03, which provided professional engineering services included but not limited to project management services, final detail design, constructability review, a guaranteed maximum price submittal for construction, and public engagement services for Phase 5 of the Downtown Watermain Replacement Program. That Amendment included a \$100,000 allowance to be authorized if any unforeseen conditions were experienced while performing the work.

The Second Amendment in the amount of \$7,845,654.00 will provide construction services including but not limited to project management services, construction of approximately 3,000 linear feet of 24-inch potable water main, service connections, and public engagement services for Phase 5 of the Downtown Watermain Replacement Program. A \$300,000 Owner’s Contingency and a \$300,000 Contractor’s Contingency for unforeseen conditions is included in the GMP.

The Design Build Agreement, First Amendment and Second Amendment include the following phases and associated not to exceed costs respectively:

|                    |                                              | Approved               | Authorized    |
|--------------------|----------------------------------------------|------------------------|---------------|
| Agreement          | Project Management                           | \$ 232,304.23          | \$ 232,304.23 |
|                    | Data Collection/Review                       | \$ 42,309.34           | \$ 42,309.34  |
|                    | Risk-Based Assessment                        | \$ 88,507.97           | \$ 88,507.97  |
|                    | Capacity Assessment Hydraulic Modeling       | \$ 117,170.27          | \$ 117,170.27 |
|                    | Technical Memorandum                         | \$ 198,307.86          | \$ 198,307.86 |
|                    | Coordination Meetings                        | \$ 44,346.33           | \$ 44,346.33  |
|                    | Public Outreach                              | \$ 78,132.90           | \$ 78,132.90  |
|                    | Allowance                                    | \$ 75,000.00           |               |
| Amendment<br>No. 1 | Project Management – Additional Services     | \$ 114,114.07          | \$ 114,114.07 |
|                    | Data Collection/Review – Additional Services | \$ 28,646.46           | \$ 28,646.46  |
|                    | Design and Constructability Review           | \$ 328,267.10          | \$ 328,267.10 |
|                    | Guaranteed Maximum Price Submittal           | \$ 64,769.20           | \$ 64,769.20  |
|                    | Public Engagement                            | \$ 40,903.20           | \$ 40,903.20  |
|                    | Allowance                                    | \$ 100,000.00          |               |
| Amendment<br>No. 2 | Phase 5 Guaranteed Maximum Price             | \$ 7,845,654.00        |               |
|                    | <b>Total</b>                                 | <b>\$ 9,398,432.93</b> |               |

*Design and preconstruction for Phase 6 will be provided to Council for approval as an Amendment to this Agreement. The estimated schedule for Phases 6-9 is Phase 6 in FY26, Phase 7 in FY27, Phase 8 in FY28, and Phase 9 in FY29.*

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to execute the Guaranteed Maximum Price (“GMP”) proposal in the amount of \$7,845,654 from Ric-Man Construction Florida, Inc. (“Ric-Man”) for construction phase services for Phase 5 of the Downtown Watermain Replacement Program; authorizing the Mayor or his designee to execute the Second Amendment to the Design Build Agreement between the City of St. Petersburg, Florida and Ric-Man dated July 18, 2023 to incorporate the GMP proposal into the Design Build Agreement and modify other necessary provisions (ECID Project No. 21058-111; Oracle No. 20695); and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003) DIS Downtown Main Replacement FY25 Project (20695).

**ATTACHMENTS:** GMP Proposal  
Resolution



RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION ACCEPTING A GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL IN THE AMOUNT OF \$7,845,654 FROM RIC-MAN CONSTRUCTION FLORIDA, INC. (“RIC-MAN”) FOR CONSTRUCTION PHASE SERVICES FOR PHASE 5 OF THE DOWNTOWN WATERMAIN REPLACEMENT PROGRAM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SECOND AMENDMENT TO THE DESIGN BUILD AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND RIC-MAN DATED JULY 18, 2023 TO INCORPORATE THE GMP PROPOSAL INTO THE DESIGN BUILD AGREEMENT AND MODIFY OTHER NECESSARY PROVISIONS (ECID PROJECT NO. 21058-111; ORACLE NO. 20695); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Ric-Man Construction Florida, Inc. (“Ric-Man”) entered into a design-build agreement on July 18, 2023, for Ric-Man to provide pre-construction services for the COSME Water Treatment Downtown Watermain Replacement Program (“Project”); and

WHEREAS, pursuant to the design-build agreement, Ric-Man was authorized to provide initial pre-construction phase services in an amount not to exceed \$876,078.89 (which amount included an allowance of \$75,000); and

WHEREAS, on September 5, 2024, City Council approved the First Amendment for Ric-Man to provide project management services, final detail design, constructability review, a guaranteed maximum price submittal for construction, and public engagement services in an amount not to exceed \$676,700.03; and

WHEREAS, Ric-Man submitted its guaranteed maximum price (“GMP”) proposal on December 19, 2024 for construction-phase services for Phase 5 of the Project in the amount of \$7,845,654; and

WHEREAS, Phase 5 of the Project consists of replacing approximately 3,000 linear feet of 24-inch potable watermain along 1st Avenue South between 16th Street S and 9th Street S; and

WHEREAS, Administration desires to accept this GMP proposal; and

WHEREAS, the additional GMP proposal(s) for the remaining phases of the Project to be submitted by Ric-Man pursuant to the design-build agreement, and the corresponding increase to the total GMP for the Project for each GMP proposal, will be subject to acceptance and

approval by City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Guaranteed Maximum Price (“GMP”) proposal in the amount of \$7,845,654 from Ric-Man Construction Florida, Inc. (“Ric-Man”) for construction phase services for Phase 5 of the Downtown Watermain Replacement Program is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Second Amendment to the Design Build Agreement between the City of St. Petersburg, Florida and Ric-Man, dated July 18, 2023 to incorporate the GMP proposal for construction phase services for Phase 5 of the Downtown Watermain Replacement Program into the design build agreement and modify other necessary provisions.

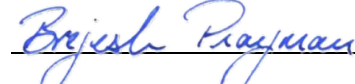
BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Second Amendment to the design build agreement between the City of St. Petersburg, Florida and Ric-Man dated July 18, 2023 to incorporate the GMP proposal for construction phase services for Phase 5 of the Downtown Watermain Replacement Program into the design build agreement and modify other necessary provisions.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
00797745

DEPARTMENT:





3100 SW 15<sup>th</sup> Street  
Deerfield Beach, Florida 33442  
Office: (954)426-1221  
Fax: (954)426-1226

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December 19, 2024

Mr. Scott Keddy  
Senior Professional Engineer  
Engineering & Capital Improvements, Project Manager City of St. Petersburg  
727.892.5388

**RE: City of St. Petersburg Downtown Watermain Replacement Phase 5, Project 21058-111 Guaranteed Maximum Price (GMP)**

Dear Mr. Keddy,

The Ric-Man/FNI/Wade Trim Design-Build team is hereby submitting our Guaranteed Maximum Price (GMP) for the City of St. Petersburg's Phase S Downtown Watermain Replacement Project. The Design-Build team worked closely with City staff to balance costs, schedule, and functionality for the project to replace an old 24" Watermain.

As you know, the Ric-Man Progressive Design-Build agreement was executed on September 16\*, 2024 for Phase I (Design & Pre-Construction Services). Today, approximately 2 months from Notice to Proceed, our team is excited to be presenting you with our complete Phase II (Construction Phase Services) GMP information. The Ric-Man Phase II GMP is based on Wade Trim's 90% design drawings and specifications, which are attached to this document.

The GMP proposal following is comprised of a complete package including:

Section 1 GMP Price Proposal Summary  
Section 2 GMP Proposal Schedule  
Section 3 GMP Vendor and Subcontractor Bidding and Selection  
Section 4 GMP Assumptions, Clarifications, and Exclusions  
Section 5 GMP Small Business Participation  
Section 6 GMP Proposal Exhibits

We look forward to working with the City of St. Petersburg and exceeding your expectations. We are committed to completing the project on schedule. If you have any questions or concerns, please contact me at (954) 809 8031

Respectfully,

**Christopher Mancini**  
Vice President



3100 SW 15<sup>th</sup> Street  
Deerfield Beach, Florida 33442  
Office: (954)426-1221  
Fax: (954)426-1226

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CC: Diana Smillova, City of St Petersburg  
Daniel Mancini, Ric-Man Construction FL  
Michael Fischer, Ric-Man Construction FL  
Rafael Vega, Ric-Man Construction FL

Attachments:

- Guaranteed Maximum Price Proposal
- Exhibit A: Guaranteed Maximum Price (East & West)
- Exhibit B: Phase 5 Cost of Work Summary Report (HCSS- East and West)
- Exhibit C: General Conditions Breakdown
- Exhibit D: Work Package A- Phase 5 Construction Schedule
- Exhibit E Project Bids & Communication (In Link)
- Exhibit F: Phase 5 90% Design Plans dated 10/30/2024 (Wade Trim/Freeze and Nichols) (In Link)
- Exhibit G: Phase 5 90% Tech Specs dated 10/30/2024 (Wade Trim/Freeze and Nichols) (In Link)
- Exhibit H: Owner Direct Purchase Policy

# Guaranteed Maximum Price Proposal

## Work Package A - Downtown Water Main Replacement Program

### Design Build Services for the Replacement of the Downtown Water Main (Project No. 20075-111)

Submitted: December 19, 2024

## Project Description

The purpose of this Project is to provide a comprehensive five-year design-build services program to complete the replacement of various non-contiguous water mains throughout the City of St. Petersburg Downtown Water Service Area, 7th Avenue North to 7th Avenue South and the waterfront to 16th Street. Services include program development which includes prioritizing the water main replacement based on data provided by the City, project coordination, site investigation, preliminary engineering, 60%, 90%, 100% plans and specifications, permitting, maintenance of traffic plans, construction cost estimating at each deliverable phase, project scheduling, public involvement and communication, and preparation of a GMP proposal for each of the replacement phases determined in the development of the program. The Project scope will include Phases 5, 6, 7, 8 and 9, which are generally described as the following:

- Phase 5: Replacement of approximately 3,000 lf of existing 24-inch water main along 1<sup>st</sup> Avenue South from 16<sup>th</sup> Street South to Dr. Martin Luther King Junior South. Work includes connecting to existing fire hydrants, water services and the abandonment of 2,800 lf of 6-Inch and 1,700 lf of 24-Inch water main.
- Phase 6: Replacement of approximately 5,300 LF of existing 8, 12 and 24-inch water mains along Fifth Ave. North from St. Anthony's Hospital to the intersection of Dr. Martin Luther King Street, and Dr. Martin Luther King Street North from intersection of Seventh Ave. North to the intersection of First Ave. South.
- Phase 7: Replacement of approximately 6,300 LF of existing 6, 8, and 12-inch water mains between Dr. Martin Luther King Junior Street North and 3<sup>rd</sup> Street North, along portions of Central Avenue North, First Avenue North, Arlington Avenue North, 5<sup>th</sup> Street North, and 3rd Street North.
- Phase 8: Replacement of approximately 7,800 LF of existing 2, 6, 8, and 12-inch water mains between Dr. Martin Luther King Street North and 3<sup>rd</sup> Street North, along portions of 1<sup>st</sup> Avenue North, 2<sup>nd</sup> Avenue North, Burlington Avenue North, Grove Street North, Mirror Lake Drive North, and 4<sup>th</sup> Street North. This includes the abandonment of approximately 2,300 LF 1.5/2/6/8/12-inch water lines.
- Phase 9: Replacement of approximately 6,000 LF of existing 6/8/12/24-Inch water mains along portion of 1<sup>st</sup> Avenue North, Arlington Avenue North, Burlington Avenue North, 5th Avenue North, 13<sup>th</sup> Street North, and 15<sup>th</sup> street North. This Project includes the abandonment of approximately 2,400 LF of 6/8/12-inch high risk water lines.

## Work Package Scope – Phase 5

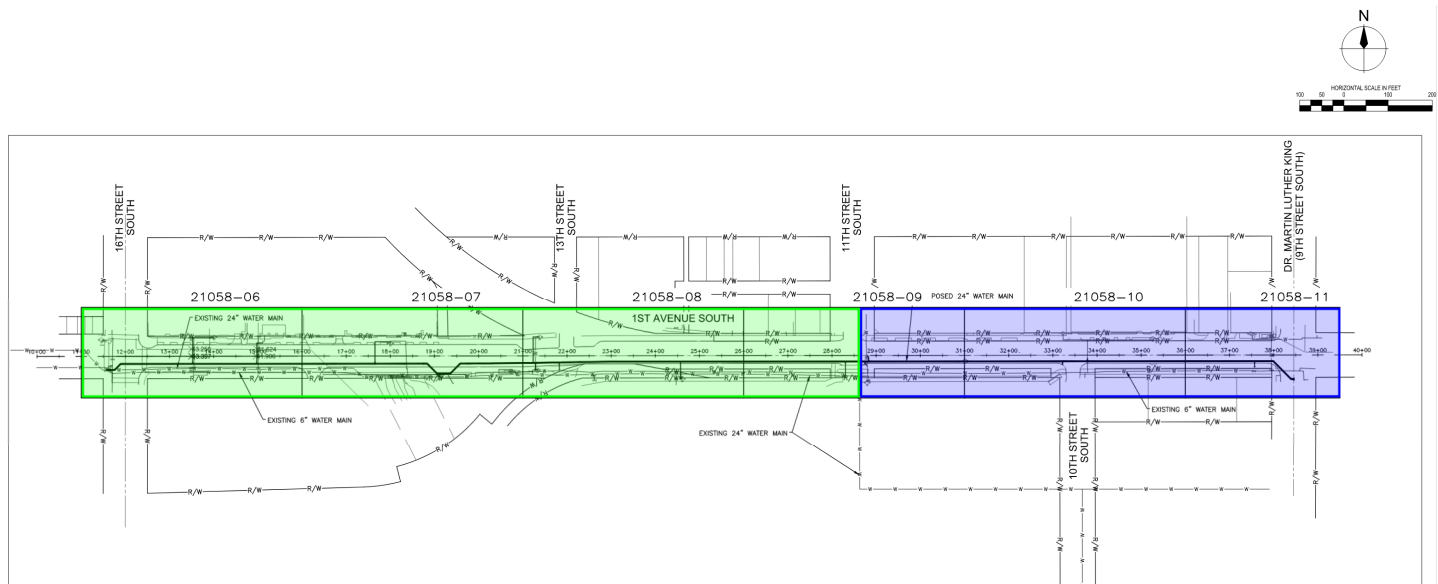
Construction Phase Services by Ric-Man Construction Florida, Inc. (RMCF) for this Work Package A will include Phase 5 Watermain replacement. ***Phases 6-9 will be addressed in Work Package B - E which is forthcoming in a separate proposal.***

## SECTION 1: GMP Price Proposal Summary

| Summary Pricing                         |                |                |                        |
|-----------------------------------------|----------------|----------------|------------------------|
| Downtown Water Main Replacement Program | East Side      | West Side      | Total Project          |
|                                         | \$2,730,320.00 | \$5,115,334.00 | \$7,845,654.00         |
|                                         |                |                |                        |
| <b>Guaranteed Maximum Price</b>         |                |                | <b>\$ 7,845,654.00</b> |

\*For summary reference Exhibit A

## Sketch: East/West Delimitation



## SECTION 2: GMP Proposal Schedule

The table below outlines the proposed schedule associated with the approval process of the Guaranteed Maximum Price Proposal:

| WORK PACKAGE A GMP APPROVAL SCHEDULE        |                             |                 |
|---------------------------------------------|-----------------------------|-----------------|
| Activity                                    | Target Date                 | Duration (days) |
| Phase 1 Precon NTP                          | Dec 9 <sup>th</sup> 2024    | -               |
| Final GMP Submitted to City                 | Nov 25 <sup>th</sup> 2024   | -               |
| Board Approval                              | -                           | -               |
| Purchase Order Execution                    | -                           | -               |
| Formal NTP Issued (Work Package A (Phase 5) | March 3rd 2025              | -               |
| Mobilization / Construction Start           | March 10 <sup>th</sup> 2025 | -               |
| Substantial Completion                      | September 3rd 2025          | -               |
| Final Completion                            | October 3rd 2025            | -               |
| <b>Project Duration from Phase 1 NTP</b>    | -                           | <b>214</b>      |

## Construction Schedule

A CPM Construction Schedule, as required by the Agreement, is included in this GMP Price Proposal as Exhibit D.

## SECTION 3: GMP Vendor and Subcontractor Bidding and Selection

As part of the GMP proposal development and preparation, we issued Requests for Proposals and Requests for Quotes to material suppliers and subcontractors for the most significant trade scopes. Subcontractor and vendor proposals received are included Exhibit C and D in this proposal. We have also included a report that indicates number of total solicitations and responses received.

Based upon the competitive bidding process and using a best-value selection criteria, RMCF's GMP is based upon the pricing of the following material vendors and subcontractors.

| Recommended Material Suppliers                     |                             |
|----------------------------------------------------|-----------------------------|
| Material Supplier Work Packages                    | Proposed/Anticipated Vendor |
| DIP Pipe Material                                  | US Pipe or American Pipe    |
| Pipeline Appurtenances, Fittings, Valves, Hydrants | Ferguson                    |
| Aggregates (Pipeline Bedding, Road base, Etc.)     | Allied                      |
| Erosion Control Materials                          | Ferguson                    |

| Recommended Subcontractors                 |                                    |
|--------------------------------------------|------------------------------------|
| Subcontractor Work Packages                | Proposed/Anticipated Subcontractor |
| Construction Surveying, Staking, As-Builts | *Angle Right                       |
| Materials/Compaction Testing               | Universal                          |
| Traffic Control/MOT                        | *Corner Stone                      |
| Wet Taps/Line Stops                        | Rangeline                          |
| Sidewalk, curb, flatwork                   | *Moreno Construction               |
| Seeding and Restoration / Final BMPs       | *Sunbelt Sod                       |
| Trucking                                   | Allied Trucking                    |
| Asphalt Pavement                           | Black Rock                         |
| Striping                                   | *Bussey Construction Services      |
| Grouting                                   | Cellucrete                         |
| Cast in Place Concrete                     | *Matcon Construction               |
| Full Lane Painting                         | Atlantic Paving                    |
| Public Outreach                            | *Valerin                           |

\*SBE Firm

## SECTION 4: GMP Assumptions, Clarifications and Exclusions

**GMP Assumptions and Clarifications:** The following are intended to further clarify the GMP Proposal.

1. The GMP Price Proposal is based on the Design Documents as described in the Exhibits of this Proposal.
2. The GMP includes a complete projected project scope based on the 60% Project Drawings & Specifications.
3. This GMP assumes the owner is responsible for operation of the utilities as they are placed into service.
4. A detailed Schedules of Values will be provided upon acceptance of the GMP proposal by the City. The Project Construction Schedule is generally based on 5-Day work weeks (Monday through Friday), 10 hours per day, exclusive of holidays.
5. The GMP does not include the remediation of hazardous waste materials, testing abatement, or archeological mitigation. RMCF shall be responsible for only those hazardous materials and /or chemicals as brought on site by contractor forces; and shall not be responsible for any existing hazardous conditions not known or foreseen prior to the start of construction. RMCF is not the generator of any pre-existing hazardous material.
6. No sound or vibration mitigation or monitoring has been included in the GMP. Equipment planned to be utilized, and work hours planned for execution of the work are anticipated to comply with noise ordinance requirements of the City.
7. RMCF has included utilization goal of 7.19% SBE.
8. RMCF assumes utilities (Water, Sewer) used for temporary facilities, equipment testing, startup and commissioning are to be provided by owner if required or are otherwise included in the GMP.
9. Existing flow isolation valves are assumed to be functioning for their intended purpose and can be used to isolate flows. RMCF includes (2 ea.) 24-inch, and 12-inch line stops in the GMP in case the existing isolation valves are not in working condition. If any of the line stops are not installed, RMCF will credit their cost to the City based on approved schedule of values.
10. The GMP does not include service, repair, operation, or maintenance for the existing utilities not explicitly shown on drawings.
11. RMCF reserves the right to work Saturdays as required to maintain/accelerate schedule, or complete critical items of work. With City approval, testing and inspections will be maintained and coordinated when outside of normal workdays/hours as codified. Coordination required between public works and water resources team for weekend/outside of normal work hours. No work on Saturdays without the City's approval.
12. This GMP assumes that during any potential dewatering operation all groundwater will be discharged to the on-site storm water ponds, swales, or inlets in accordance with an approved dewatering permit. No Special treatment for contamination is included in the GMP.
13. RMCF assumes excavated material will be suitable for backfilling. If the material is found to be unsuitable for backfill the additional cost will be paid out of the Owner's Contingency.
14. Restoration of curbs, trench patch for streets, and sod will be completed within 30 days of disturbance.
15. Traffic Control- RMCF assumes we can shut down one lane along 1<sup>st</sup> Avenue from 16<sup>th</sup> Street South to Dr. Martin Luther King Jr. South with an approved MOT plan. RMCF will provide traffic control plan for approval before beginning work.
16. Removal and replacement of asphalt, asphalt base, and compacted subgrade has been included per City Standard Details as per the following: Within the pipeline trench limits, RMCF is utilizing the flexible Pavement Restoration Detail. All other areas shown on the plans to be paved will be restored with 1.5 milling and 1.5 asphalt overlay.
17. A \$50,000 allowance for permits was included in this GMP.



**GMP EXCLUSIONS:** The following elements are specifically excluded from the GMP pricing:

1. Cost of permanent and temporary easements for the Work.
2. Cost of Intergovernmental Agreements or License Agreements required to perform the Work.
3. Costs of permits and encroachment agreements associated with working within the Railroad ROW.
4. Costs associated with managing, mitigating, disposing, remediating, handling, containing any hazardous materials or unsuitable soils encountered on site not shown on the drawings.
5. Standby or inspection fees from Utilities, Agencies Having Jurisdiction, or Gas Companies associated with crossing of their utilities in the course of access or building the work.
6. Rock Excavation that cannot be excavated with proposed equipment, beyond what was identified by the Geotech report.
7. Utility relocations or coordination unless specifically included in the drawings in which the GMP was based on.
8. Replacement of damaged roadways caused by others.
9. All work on Phase 6 to 9.
10. RMCF will restore only sidewalk impacted by construction. No additional sidewalk restoration is included in this proposal.
11. Only impacted green areas will be restored to match existing conditions. No additional Landscaping is included in this proposal

## SECTION 5: GMP Small Business Participation

The SBE participation goal will be aligned to availability of firms as reported by Ric-Man Construction Florida. Below is a table of planned Small Business Enterprise participation in this project. The Ric-Man Team is proud to note that our commitment to small business involvement will result At least 7.19%. Below is a list of firms to be utilized and their anticipated value.

| SBE Subcontractors                         |                                    |                         |              |
|--------------------------------------------|------------------------------------|-------------------------|--------------|
| Subcontractor Work Packages                | Proposed/Anticipated Subcontractor | Anticipated Subcontract | Percentage   |
| Construction Surveying, Staking, As-Builts | Angle Right                        | \$50,000.00             | 0.68%        |
| Traffic Control/MOT                        | Corner Stone                       | \$97,400.00             | 1.33%        |
| Sidewalk, curb, flatwork                   | Moreno Construction                | \$67,000.00             | 0.91%        |
| Seeding and Restoration                    | Sunbelt Sod                        | \$10,000.00             | 0.41%        |
| Trucking                                   | Liberty Hauling                    | \$139,402.00            | 1.90%        |
| Striping                                   | Bussey Construction Services       | \$46855                 | .64%         |
| CIP Concrete                               | Matcon Construction                | \$64,614.57             | 0.88         |
| Public Outreach                            | Valerin                            | \$32,500.00             | 0.44%        |
|                                            |                                    |                         | <b>7.19%</b> |

## SECTION 6: GMP Proposal Exhibits

| GMP EXHIBITS |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Attachment   | Description                                                                          |
| Exhibit A    | Guaranteed Maximum Price                                                             |
| Exhibit B    | Phase 5 Cost of Work Summary Report (HCSS)                                           |
| Exhibit C    | General Conditions Breakdown                                                         |
| Exhibit D    | Work Package A - Phase 5 Construction Schedule                                       |
| Exhibit E    | Project Bids & Communications (In Link)                                              |
| Exhibit F    | Phase 5 90% Design Plans dated 10/30/2024 (Wade Trim/Freeze and Nichols)             |
| Exhibit G    | Phase 5 90% Technical Specifications dated 10/30/2024 (Wade Trim/Freeze and Nichols) |
| Exhibit H    | Owner Direct Purchase Policy                                                         |

Exhibits Link: [GMP Proposal Exhibits](#)



## Approvals - gcc

Report • Printed on March 14, 2025

Approved

### 3/27 Council - Ric-Man - DT Water Main - DB Second Amendment

#### ▼ Attachments



Ric-Man - DT Water Main - DB

<https://stpete1-my.sharepoint.com/:l>

#### ▼ Final status: Approved



Step 3: Approved by

Claude Tankersley

3/14/2025 8:35:04 AM



Step 2: Approved by

Jimmy F. Chism

3/13/2025 1:32:28 PM



Step 1: Approved by

Brejesh Prayman

3/13/2025 10:58:15 AM

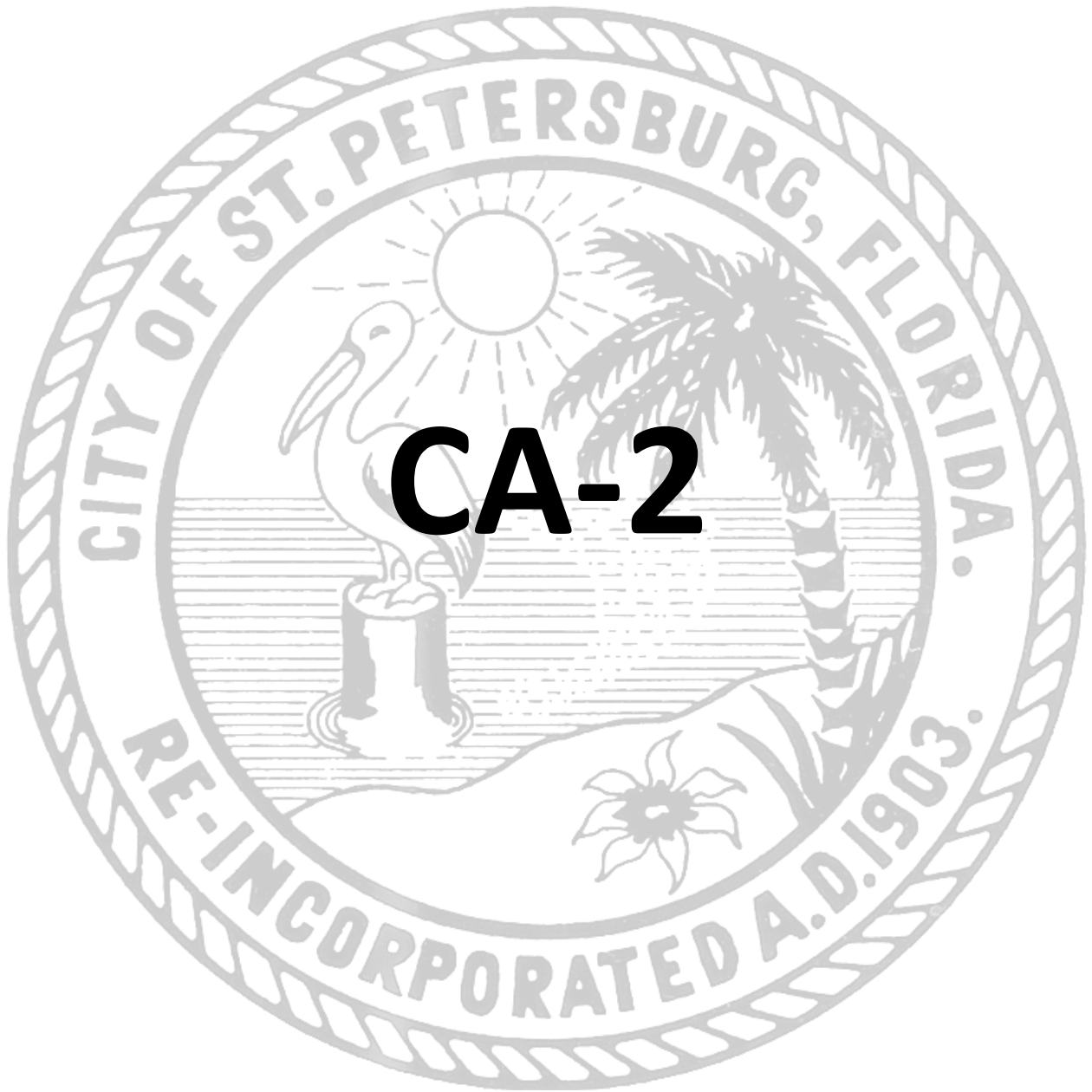


Requested by

Sarah B. Johnson

3/12/2025 10:42:01 AM

The following page(s) contain the backup material for Agenda Item: A Resolution approving a Change Order request to the Guaranteed Maximum Price (“GMP”) proposal from PCL Construction, Inc. (“PCL”) dated January 9, 2025 to increase the GMP amount by \$583,009 for additional construction phase services for the Citywide Seawall Inspection, Renovation and Replacement – FY 21 Project; providing that the total GMP amount shall not exceed \$2,187,654; authorizing the Mayor or his designee to execute the First Amendment to the Agreement between the City of St. Petersburg, Florida and PCL dated May 16, 2024 to incorporate the Change Order request to the GMP proposal into the Agreement and modify other necessary provisions; and providing an effective date (ECID Project No. 21092-110; Oracle Nos. 16723, 17257, 17938, 18583 and 19185). Please scroll down to view the backup material.



**CA-2**

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair, and Members of City Council

**SUBJECT:** A Resolution approving a Change Order request to the Guaranteed Maximum Price (“GMP”) proposal from PCL Construction, Inc. (“PCL”) dated January 9, 2025 to increase the GMP amount by \$583,009 for additional construction phase services for the Citywide Seawall Inspection, Renovation and Replacement – FY 21 Project; providing that the total GMP amount shall not exceed \$2,187,654; authorizing the Mayor or his designee to execute the First Amendment to the Agreement between the City of St. Petersburg, Florida and PCL dated May 16, 2024 to incorporate the Change Order request to the GMP proposal into the Agreement and modify other necessary provisions; and providing an effective date (ECID Project No. 21092-110; Oracle Nos. 16723, 17257, 17938, 18583 and 19185).

**EXPLANATION:** On November 10, 2022, City Council acknowledged the selection of two CMAR firms for the CMAR Continuing Services for Roadway, Structures, and Stormwater projects, for the Engineering & Capital Improvements Department (“ECID”) and authorized execution of Construction Manager at Risk Agreements with a Guaranteed Maximum Price with those firms. A Letter Agreement was executed with each firm establishing the terms and conditions of the continuing services CMAR Agreement.

The goal of the construction activities is to repair portions of damaged seawalls at three locations within the city. Locations include:

- At Bridge 157152— 31st Ave NE, east of Maple St, over Smacks Bayou Canal
- At Bridge 157210— 79th St S, south of Causeway Blvd, over Boca Ciega Bay
- Riviera Bay near 101 87th Avenue North

On May 16, 2024, City Council approved the AIA Document A133 – 2019 and AIA Document A201-2017 with PCL, for pre-construction services including the review of bid plans, site visits, and bidding services in the amount of \$1,604,645.

After Hurricane Milton there was additional damage to Bridge 157210 (79<sup>th</sup> Street) and the surrounding area.

The First Amendment will include construction services to remove and replace damaged northeast seawall, northwest seawall, southwest approach barrier wall, and sidewalk, backfill behind new seawalls, and provide urethane soil injection below existing asphalt pavement on both approaches of the bridge.

The GMP and the First Amendment to the GMP include the following phases and associated not-to-exceed costs respectively:

|                            |                       |
|----------------------------|-----------------------|
| Original GMP               | \$1,604,645.00        |
| First Amendment to the GMP | \$ 583,009.00         |
| <hr/>                      |                       |
| <b>Revised GMP Amount</b>  | <b>\$2,187,654.00</b> |

City Code 2-234, Small Business Enterprise Assistance Program, requires a required participation percentage to be assigned to all construction projects of over \$50,000. This SBE required participation percentage for this project will be 5%.

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to accept the Change Order request to the Guaranteed Maximum Price (“GMP”) proposal from PCL Construction, Inc. (“PCL”) dated January 9, 2025 to increase the GMP amount by \$583,009 for additional construction phase services for the Citywide Seawall Inspection, Renovation and Replacement – FY 21 Project; providing that the total GMP amount shall not exceed \$2,187,654; authorizing the Mayor or his designee to execute the First Amendment to the Agreement between the City of St. Petersburg, Florida and PCL dated May 16, 2024 to incorporate the Change Order request to the GMP proposal into the Agreement and modify other necessary provisions; and providing an effective date (ECID Project No. 21092-110; Oracle Nos. 16723, 17257, 17938, 18583 and 19185).

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds have previously been appropriated in the Citywide Infrastructure Capital Improvement Fund (3027) Seawall Renovations & Replacement FY19 Project (16723), Seawall Renovations & Replacement FY20 Project (17257), Seawall Renovations & Replacements FY21 Project (17938), Seawall Renovation and Replacement FY 22 Project (18583) and Seawall Renovations and Replacement FY23 Project (19185).

**ATTACHMENTS:** First Amendment to GMP Proposal  
Resolution

RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION APPROVING A CHANGE ORDER REQUEST TO THE GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL FROM PCL CONSTRUCTION, INC. (“PCL”) DATED JANUARY 9, 2025 TO INCREASE THE GMP AMOUNT BY \$583,009 FOR ADDITIONAL CONSTRUCTION PHASE SERVICES FOR THE CITYWIDE SEAWALL INSPECTION, RENOVATION AND REPLACEMENT – FY 21 PROJECT; PROVIDING THAT THE TOTAL GMP AMOUNT SHALL NOT EXCEED \$2,187,654; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND PCL DATED MAY 16, 2024 TO INCORPORATE THE CHANGE ORDER REQUEST TO THE GMP PROPOSAL INTO THE AGREEMENT AND MODIFY OTHER NECESSARY PROVISIONS; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 21092-110; ORACLE NOS. 16723, 17257, 17938, 18583 AND 19185)

WHEREAS, on November 10, 2022, City Council (i) acknowledged the selection of two firms, including PCL Construction, Inc, as the most qualified firms to provide construction manager at risk services on a continuing basis for Roadway, Structures, and Stormwater projects for the Engineering & Capital Improvements Department and (ii) authorized the Mayor or his designee to execute Construction Manager at Risk Agreements with a Guaranteed Maximum Price (“GMP”) between the City and those qualified firms, including PCL Construction, Inc; and

WHEREAS, on May 16, 2024, City Council approved the Construction Manager at Risk Agreement with a GMP (“Agreement”) between the City and PCL Construction, Inc (“CMAR”) for CMAR to provide construction phase services for the Citywide Seawall Inspection, Renovation and Replacement – FY 21 Project (“Project”) and accepted the GMP Proposal from CMAR in the amount of \$1,604,645 for the Project; and

WHEREAS, on January 9, 2025, CMAR submitted a change order request in the amount of \$583,009 for additional demolition and repair work associated with the 79<sup>th</sup> St. Bridge needed as a result of damage from Hurricane Helene; and

WHEREAS, the City and CMAR desire to execute the First Amendment to the Agreement to increase the GMP amount by \$583,009, for a total GMP not to exceed \$2,187,654 and to modify other necessary provisions.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St.



Petersburg, Florida, that a change order request to the guaranteed maximum price (“GMP”) proposal from PCL Construction, Inc. (“CMAR”) dated January 9, 2025 to increase the GMP amount by \$583,009 for additional construction-phase services for the Citywide Seawall Inspection, Renovation and Replacement – FY 21 Project is hereby approved.

BE IT FURTHER RESOLVED that the total GMP amount shall not exceed \$2,187,654.

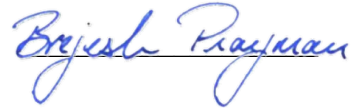
BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the First Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida and CMAR dated July 18, 2024 (“Agreement”) to incorporate the change order request to the GMP proposal into the Agreement and modify other necessary provisions.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
00797633

DEPARTMENT:





## City of St. Petersburg

**79<sup>th</sup> St.**

Hurricane Helene Repair

Project No. 21092-110  
Change Order Request 01  
1/9/2025



**City of St Petersburg**  
Hurricane Helene Repair  
Contract # 21092-110  
**Change Order Request 01**

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| TAB 3 | ASSUMPTIONS & CLARIFICATIONS |
| TAB 4 | PROJECT SCHEDULE             |
| TAB 5 | SUBCONTRACTORS & SUPPLIERS   |
| TAB 6 | DOCUMENT LIST                |



**City of St Petersburg**  
Hurricane Helene Repair  
Contract # 21092-110  
**Change Order Request 01**

## **TAB 1**

### **EXECUTIVE SUMMARY**



## **Executive Summary:**

PCL presents the following Price Proposal for additional demolition and repair work associated with the 79<sup>th</sup> St. Bridge in St. Pete.

This Price Proposal includes all labor, equipment, material, supervision, bonds, and insurances necessary to complete the Scope of Work as described herein.

## **Scope of Work:**

- Remove and replace damaged southwest approach barrier wall (40 LF).
- Remove and replace damaged sidewalk adjacent to approach barrier wall.
- Provide coatings on repaired approach barrier wall only.
- Remove and replace failed seawall on northeast approach.
- Provide backfill material behind repaired seawall.
- Remove and replace failed seawall on northwest approach (15 LF).
- Provide urethane soil injection below existing asphalt pavement (31 LF).
- MOT closure of single lane for duration of work impacting the roadway and right-of-way.

## **Estimating Methodology Used:**

In development of this Price Proposal, PCL used a combination of BEST Estimating software and OnCenter's On-Screen Takeoff software. PCL utilized historical productions for self-perform work and solicited supplier and subcontractor bids for major scopes of supply and subcontract.



**City of St Petersburg**  
Hurricane Helene Repair  
Contract # 21092-110  
**Change Order Request 01**

## **TAB 2**

### **PRICE PROPOSAL**

This proposal includes all pricing associated with the investigation, solicitation, and assembly of the change order as well as the performance of the work. Additional overhead is being requested due to the 3-week extension of the project that is anticipated due to this work.



**City of St Petersburg**  
Hurricane Helene Repair  
Contract # 21092-110  
**Change Order Request 01**

## **TAB 3**

### **ASSUMPTIONS / CLARIFICATIONS**

**EXHIBIT F - GUARANTEED MAXIMUM PRICE****Citywide Seawall Inspection, Renovation, and replacement FY21****PROJECT NO. 21092-110**

|                        | <i>Previous</i> | <i>Change</i> | <i>Amended</i>  |
|------------------------|-----------------|---------------|-----------------|
| Construction Cost      | \$ 634,255.00   | \$ 376,289.00 | \$ 1,010,544.00 |
| General Conditions     | \$ 488,497.00   | \$ 80,389.00  | \$ 568,886.00   |
| Contractor Contingency | \$ 59,092.00    | \$ 24,036.00  | \$ 83,128.00    |
| Subtotal:              | \$ 1,181,844.00 | \$ 480,714.00 | \$ 1,662,558.00 |

|                    |        | <i>Previous</i> | <i>Change</i> | <i>Amended</i> |
|--------------------|--------|-----------------|---------------|----------------|
| CM Fee             | 11.00% | \$ 127,652.00   | \$ 52,879.00  | \$ 180,531.00  |
| *General Liability | 0.00%  | \$ -            | \$ -          | \$ -           |
| *Other Insurance   | 0.00%  | \$ -            | \$ -          | \$ -           |
| Subtotal:          |        | \$ 127,652.00   | \$ 52,879.00  | \$ 180,531.00  |

|                      | <i>Previous</i> | <i>Change</i> | <i>Amended</i> |
|----------------------|-----------------|---------------|----------------|
| *Builder's Risk      | \$ -            | \$ -          | \$ -           |
| Bonds and Insurances | \$ 54,452.00    | \$ 20,266.00  | \$ 74,718.00   |
| Owner's Contingency  | \$ 240,697.00   | \$ 29,150.00  | \$ 269,847.00  |
| Subtotal:            | \$ 295,149.00   | \$ 49,416.00  | \$ 344,565.00  |

|                                 |                        |                      |                        |
|---------------------------------|------------------------|----------------------|------------------------|
| <b>Guaranteed Maximum Price</b> | <b>\$ 1,604,645.00</b> | <b>\$ 583,009.00</b> | <b>\$ 2,187,654.00</b> |
|---------------------------------|------------------------|----------------------|------------------------|

\*The Cost of these items are included in "Bonds & Insurances" line item.





|                |                                          |
|----------------|------------------------------------------|
| Date           | February 12, 2025                        |
| Time           | 1:02:45PM                                |
| BE Number      | 79TH STREET BARRIER WALL - CITY COMMENTS |
| Opportunity No |                                          |
| Owner File No  | 21092-110                                |
| Estimator      | William Naramore                         |

**PCL Construction, Inc.**

**Southeast Special Projects**

**General Estimate Summary & Item Analysis Sheet**

|          |                                        |
|----------|----------------------------------------|
| Project  | <b>CoSP – 79th Street Barrier Wall</b> |
| Location | <b>St. Petersburg, FL, USA</b>         |
| Owner    | <b>City of St. Petersburg</b>          |
| Designer | <b>HDR, Inc.</b>                       |

Bid Closing

|               |                      |
|---------------|----------------------|
| Project Start | <b>March 3, 2025</b> |
| Completion    | <b>May 1, 2025</b>   |



79TH STREET BARRIER WALL - CITY COMMENTS  
21092-110  
CoSp – 79th Street Barrier Wall  
St. Petersburg FL, USA

PCL Construction, Inc.  
Southeast Special Projects  
General Estimate Summary

Summary Page 1 of 1  
Feb 12, 2025  
1:02:45 PM

William Naramore

| Sheet Name            | Description            | Quantity UOM | Labor |       |         | Equipment |      |        | Services/ Tools / Supplies |        |      | Material |      |       | Subcontract |       |      | Total Cost |  |  |
|-----------------------|------------------------|--------------|-------|-------|---------|-----------|------|--------|----------------------------|--------|------|----------|------|-------|-------------|-------|------|------------|--|--|
|                       |                        |              | Hours | Rate  | Total   | Hours     | Unit | Total  | Unit                       | Total  | Unit | Total    | Unit | Total | Unit        | Total | Unit | Total      |  |  |
| DIRECT COSTS          |                        |              |       |       |         |           |      |        |                            |        |      |          |      |       |             |       |      |            |  |  |
| 01                    | General Conditions     | 1 LS         | 933   | 74.87 | 69,880  | 260       |      | 6,956  |                            | 1,763  |      | 1,790    |      |       |             |       |      | 80,389     |  |  |
| 02                    | Construction Cost      | 1 LS         | 507   | 88.50 | 44,840  | 692       |      | 17,949 |                            |        |      | 4,500    |      |       | 309,000     |       |      | 376,289    |  |  |
| 03                    | Contractor Contingency | 1 LS         |       |       |         |           |      |        |                            | 24,036 |      |          |      |       |             |       |      | 24,036     |  |  |
| DIRECT COSTS          |                        |              | 1,440 |       | 114,720 | 952       |      | 24,905 |                            | 25,798 |      | 6,290    |      |       | 309,000     |       |      | 480,714    |  |  |
| GENERAL EXPENSE COSTS |                        |              |       |       |         |           |      |        |                            |        |      |          |      |       |             |       |      |            |  |  |
| FIXED GENERAL EXPENSE |                        |              |       |       |         |           |      |        |                            |        |      |          |      |       |             |       |      |            |  |  |
| GE 8                  | BONDS & INSURANCE      | 1 LS         |       |       |         |           |      |        |                            | 20,266 |      |          |      |       |             |       |      | 20,266     |  |  |
| FIXED GENERAL EXPENSE |                        |              |       |       |         |           |      |        |                            | 20,266 |      |          |      |       |             |       |      | 20,266     |  |  |
| GENERAL EXPENSE COSTS |                        |              |       |       |         |           |      |        |                            | 20,266 |      |          |      |       |             |       |      | 20,266     |  |  |
| CONTINGENCY           |                        |              |       |       |         |           |      |        |                            |        |      |          |      |       |             |       |      |            |  |  |
| OC                    | OWNER'S CONTINGENCY    | 1 LS         |       |       |         |           |      |        |                            | 29,150 |      |          |      |       |             |       |      | 29,150     |  |  |
| CONTINGENCY           |                        |              |       |       |         |           |      |        |                            | 29,150 |      |          |      |       |             |       |      | 29,150     |  |  |
| TOTAL COST            |                        |              | 1,440 |       | 114,720 | 952       |      | 24,905 |                            | 75,215 |      | 6,290    |      |       | 309,000     |       |      | 530,130    |  |  |
| Fee                   |                        |              |       |       |         |           |      |        |                            |        |      |          |      |       |             |       |      | 52,879     |  |  |
| TOTAL BID             |                        |              |       |       |         |           |      |        |                            |        |      |          |      |       |             |       |      | 583,009    |  |  |
|                       |                        |              |       |       |         |           |      |        |                            |        |      |          |      |       |             |       |      |            |  |  |



PCL Construction, Inc.

Item Analysis Sheet

BE Number79TH STREET BARRIER WALL - CITY

Opportunity No21092-110

Owner File NoCoSP – 79th Street Barrier Wall

ProjectSt. Petersburg, FL, USA

Location

01General Conditions1.00LS

William Naramore

Proprietary and Confidential

| No.                   | Description                          | Quantity | UOM | Units Per Hours | ManHrs Per Unit | Labor |           | Equipment |         | Services/ Tools/Supplies |             | Perm. Material |             | SubContract |      | Total Cost |        |
|-----------------------|--------------------------------------|----------|-----|-----------------|-----------------|-------|-----------|-----------|---------|--------------------------|-------------|----------------|-------------|-------------|------|------------|--------|
|                       |                                      |          |     |                 |                 | Hours | \$ / hr   | Total     | \$ / hr | Total                    | \$/ItemUnit | Total          | \$/ItemUnit | Total       | Unit | Total      |        |
| Project Management    |                                      |          |     |                 |                 |       |           |           |         |                          |             |                |             |             |      |            |        |
|                       | Project Manager                      | ---      | WK  | 1.000           | 1.000           | ---   | ST225.00  | ---       | ---     | ---                      | ---         | ---            | ---         | ---         | ---  | ---        | ---    |
|                       | Project Engineer                     | 3        | WK  | 1.000           | 1.000           | 120   | EN135.00  | 16,199    | ---     | ---                      | ---         | ---            | ---         | ---         | ---  | 5,399.80   | 16,199 |
|                       | Superintendent                       | 3        | WK  | 1.000           | 1.000           | 120   | SU170.00  | 20,401    | ---     | ---                      | ---         | ---            | ---         | ---         | ---  | 6,800.18   | 20,401 |
| 2                     | Sub Support Crew                     | 2        | MO  | 1.000           | 1.000           | 693   | LG3 48.00 | 33,280    | ---     | ---                      | ---         | ---            | ---         | ---         | ---  | 16,639.99  | 33,280 |
| Utilities             |                                      |          |     |                 |                 |       |           |           |         |                          |             |                |             |             |      |            |        |
|                       | Cellular Billing                     | 1.50     | MO  | ---             | ---             | ---   | ---       | ---       | ---     | 150.00                   | 225         | ---            | ---         | ---         | ---  | 150.00     | 225    |
|                       | Portable Toilets & Eye Wash Station  | 3        | WK  | ---             | ---             | ---   | ---       | ---       | ---     | 250.00                   | 750         | ---            | ---         | ---         | ---  | 250.00     | 750    |
|                       | Staff Computer Equipment             | 1.50     | MO  | ---             | ---             | ---   | ---       | ---       | ---     | 250.00                   | 375         | ---            | ---         | ---         | ---  | 250.00     | 375    |
|                       | Office Supplies                      | 0.75     | MO  | ---             | ---             | ---   | ---       | ---       | ---     | 550.00                   | 413         | ---            | ---         | ---         | ---  | 550.00     | 413    |
| Equipment & Materials |                                      |          |     |                 |                 |       |           |           |         |                          |             |                |             |             |      |            |        |
|                       | Truck Pickup 4x2 - 1/4 Ton, Gas      | 1.50     | MO  | 1.000           | 1.000           | ---   | ---       | 26.81     | 6,956   | ---                      | ---         | ---            | ---         | ---         | ---  | 4,637.64   | 6,956  |
|                       | Field Office/Storage Bin             | 0.75     | MO  | ---             | ---             | ---   | ---       | ---       | ---     | ---                      | ---         | 1,000.00       | 750         | ---         | ---  | 1,000.00   | 750    |
|                       | Dumpsters - 20yd Construction Debris | 0.75     | MO  | ---             | ---             | ---   | ---       | ---       | ---     | ---                      | ---         | 800.00         | 600         | ---         | ---  | 800.00     | 600    |
| Taxes                 |                                      |          |     |                 |                 |       |           |           |         |                          |             |                |             |             |      |            |        |
|                       | Sales Tax @ 7%                       | 6,290    | MC  | ---             | ---             | ---   | ---       | ---       | ---     | ---                      | ---         | 0.070000       | 440         | ---         | ---  | 0.070000   | 440    |
| General Conditions    |                                      |          |     |                 |                 | 1.00  | LS        | ---       | ---     | ---                      | ---         | ---            | ---         | ---         | ---  | ---        | 80,389 |



PCL Construction, Inc.

Item Analysis Sheet

BE Number79TH STREET BARRIER WALL - CITY

Opportunity No21092-110

Owner File NoCoSP – 79th Street Barrier Wall

ProjectSt. Petersburg, FL, USA

Location

02Construction Cost1.00LS

William Naramore

Proprietary and Confidential

| No.                                       | Description                        | Quantity | UOM   | Units Per Hours | ManHrs Per Unit | Labor |           | Equipment |         | Services/ Tools/Supplies |             | Perm. Material |             | SubContract |         | Total Cost |         |
|-------------------------------------------|------------------------------------|----------|-------|-----------------|-----------------|-------|-----------|-----------|---------|--------------------------|-------------|----------------|-------------|-------------|---------|------------|---------|
|                                           |                                    |          |       |                 |                 | Hours | \$ / hr   | Total     | \$ / hr | Total                    | \$/ItemUnit | Total          | \$/ItemUnit | Total       | Unit    | Total      |         |
| <b>Precon</b>                             |                                    |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
| Investigation, Solicitation, and Assembly |                                    |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | *Precon Manager                    | 1 WK     | 1.000 | 1.000           | 1.000           | 40    | PC135.00  | 5,400     |         |                          |             |                |             |             |         | 5,400.00   | 5,400   |
|                                           | *Senior Estimator                  | 1 WK     | 1.000 | 1.000           | 1.000           | 40    | EST120.00 | 4,800     |         |                          |             |                |             |             |         | 4,800.13   | 4,800   |
|                                           | *Proj Mgr                          | 2 WK     | 1.000 | 1.000           | 1.000           | 80    | ST1225.00 | 18,000    |         |                          |             |                |             |             |         | 9,000.13   | 18,000  |
| <b>Precon</b>                             |                                    |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | Flag Person                        | 1.00 LS  |       |                 |                 | 160   | 176.25    | 28,200    |         |                          |             |                |             |             |         |            | 28,200  |
|                                           | Temporary Construction Barriers    | 2 MO     | 1.000 | 1.000           | 1.000           | 347   | LG3 48.00 | 16,640    |         |                          |             |                |             |             |         | 8,319.99   | 16,640  |
|                                           |                                    | 100 LF   |       |                 |                 |       |           |           |         |                          |             |                | 15.00       | 1,500       |         | 15.00      | 1,500   |
|                                           | Remove Failed Wall / New Sea Walls | 1 LS     |       |                 |                 |       |           |           |         |                          |             |                |             |             | 109,000 |            | 109,000 |
|                                           | Enterprise Marine                  |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
| <b>Concrete</b>                           |                                    |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           |                                    | 1 LS     |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            | 114,000 |
|                                           | C&T Contracting Services, LLC      |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | Chris Telson - 813.616.3210        |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | CTcontractingservicesllc@gmail.com |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | Baker Concrete Construction        |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | Scott Deluse - 813.460.9408        |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | DeluseS@BakerConcrete.com          |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
| <b>Painting/Coatings</b>                  |                                    |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           |                                    | 1 LS     |       |                 |                 |       |           |           |         |                          |             |                |             |             | 50,000  |            | 50,000  |
| <b>Excelletech</b>                        |                                    |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | Ben Muzia - 352.874.3639           |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | ben@excelcoatings.com              |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
| <b>Urethane Injection</b>                 |                                    |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           |                                    | 5,000 LB |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            | 32,500  |
|                                           | Mobilization                       | 1 LS     |       |                 |                 |       |           |           |         |                          |             |                |             | 6.50        | 32,500  |            | 6.50    |
|                                           |                                    |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | Uretek USA                         |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | Casey Copeland - 832.977.9235      |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |
|                                           | ccopeland@uretekusa.com            |          |       |                 |                 |       |           |           |         |                          |             |                |             |             |         |            |         |



PCL Construction, Inc.

Item Analysis Sheet

BE Number79TH STREET BARRIER WALL - CITY

Opportunity No21092-110

Owner File NoCoSP – 79th Street Barrier Wall

ProjectSt. Petersburg, FL, USA

Location

02Construction Cost1.00LS

William Naramore

Proprietary and Confidential

| No.                   | Description                     | Quantity | UOM | Units Per Hours | ManHrs Per Unit | Labor |         | Equipment |         | Services/ Tools/Supplies |             | Perm. Material |             | SubContract |             | Total Cost |         |
|-----------------------|---------------------------------|----------|-----|-----------------|-----------------|-------|---------|-----------|---------|--------------------------|-------------|----------------|-------------|-------------|-------------|------------|---------|
|                       |                                 |          |     |                 |                 | Hours | \$ / hr | Total     | \$ / hr | Total                    | \$/ItemUnit | Total          | \$/ItemUnit | Total       | \$/ItemUnit | Total      | Unit    |
| Equipment & Materials |                                 |          |     |                 |                 |       |         |           |         |                          |             |                |             |             |             |            |         |
|                       | Forklift, RT 10,000# Reach      | 2        | MO  | 1.000           | 1.000           |       |         |           | 35.04   | 12,123                   |             |                |             |             |             | 6,061.54   | 12,123  |
|                       | Cat,301.8 Mini Excavator        | 2        | MO  | 1.000           | 1.000           |       |         |           | 16.84   | 5,826                    |             |                |             |             |             | 2,912.77   | 5,826   |
|                       | Temporary Construction Barriers | 100      | LF  |                 |                 |       |         |           |         |                          |             | 15.00          | 1,500       |             |             | 15.00      | 1,500   |
|                       | Turbidity Barriers              | 100      | LF  |                 |                 |       |         |           |         |                          |             | 15.00          | 1,500       |             |             | 15.00      | 1,500   |
| Construction Cost     |                                 |          |     |                 |                 |       |         |           |         |                          |             |                |             |             |             |            |         |
|                       |                                 | 1.00     | LS  |                 |                 | 507   | 88.50   | 44,840    |         | 17,949                   |             |                | 4,500       |             | 309,000     |            | 376,289 |



PCL Construction, Inc.

Item Analysis Sheet

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William Naramore  
Proprietary and Confidential

BE Number 79TH STREET BARRIER WALL - CITY  
Opportunity No 21092-110  
Owner File No CoSP – 79th Street Barrier Wall  
Project St. Petersburg, FL, USA  
Location

| 03 Contractor Contingency |                        | 1.00 LS         |                 |       |         |           |         |                          |             |                |             | Proprietary and Confidential |             |       |          |        |  |  |  |
|---------------------------|------------------------|-----------------|-----------------|-------|---------|-----------|---------|--------------------------|-------------|----------------|-------------|------------------------------|-------------|-------|----------|--------|--|--|--|
| No.                       | Description            | Units Per Hours | ManHrs Per Unit | Labor |         | Equipment |         | Services/ Tools/Supplies |             | Perm. Material |             |                              |             |       |          |        |  |  |  |
|                           |                        |                 |                 | Hours | \$ / hr | Total     | \$ / hr | Total                    | \$/ItemUnit | Total          | \$/ItemUnit | Total                        | \$/ItemUnit | Total | Unit     | Total  |  |  |  |
|                           | Contractor Contingency | 480,714 DC      |                 |       |         |           |         |                          | 0.050000    | 24,036         |             |                              |             |       | 0.050000 | 24,036 |  |  |  |
|                           | Contractor Contingency | 1.00 LS         |                 |       |         |           |         |                          |             | 24,036         |             |                              |             |       |          | 24,036 |  |  |  |

|    |                        |      |
|----|------------------------|------|
| 03 | Contractor Contingency | 1.00 |
|----|------------------------|------|



PCL Construction, Inc.

Item Analysis Sheet

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William Naramore  
Proprietary and Confidential

BE Number 79TH STREET BARRIER WALL - CITY  
Opportunity No 21092-110  
Owner File No CoSP - 79th Street Barrier Wall  
Project St. Petersburg, FL, USA  
Location

|      |                   |      |    |
|------|-------------------|------|----|
| GE 8 | BONDS & INSURANCE | 1.00 | LS |
|------|-------------------|------|----|

| No. | Description             | Quantity | UOM | Units Per Hours | ManHrs Per Unit | Labor |         | Equipment |         | Services/ Tools/Supplies |             | Perm. Material |             | SubContract |          | Total Cost |       |
|-----|-------------------------|----------|-----|-----------------|-----------------|-------|---------|-----------|---------|--------------------------|-------------|----------------|-------------|-------------|----------|------------|-------|
|     |                         |          |     |                 |                 | Hours | \$ / hr | Total     | \$ / hr | Total                    | \$/ItemUnit | Total          | \$/ItemUnit | Total       | Unit     | Total      | Total |
|     | Bonds and Insurance     | 583,009  | TB  | ---             | ---             | ---   | ---     | ---       | ---     | ---                      | 0.027500    | 16,033         | ---         | ---         | 0.027500 | 16,033     |       |
|     | Sub-Contract Bond (SDI) | 309,000  | SC  | ---             | ---             | ---   | ---     | ---       | ---     | ---                      | 0.013700    | 4,233          | ---         | ---         | 0.013700 | 4,233      |       |
|     | BONDS & INSURANCE       | 1.00     | LS  | ---             | ---             | ---   | ---     | ---       | ---     | ---                      | ---         | 20,266         | ---         | ---         | ---      | 20,266     |       |

|      |                   |      |
|------|-------------------|------|
| GE 8 | BONDS & INSURANCE | 1.00 |
|------|-------------------|------|



PCL Construction, Inc.

Item Analysis Sheet

BE Number

79TH STREET BARRIER WALL - CITY

Opportunity No

21092-110

Owner File No

CoSP – 79th Street Barrier Wall

Project

St. Petersburg, FL, USA

Location

Detail Page 6 of 6

Feb 12, 2025

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William Naramore

Proprietary and Confidential

|    |  |                     |  |      |  |    |  |
|----|--|---------------------|--|------|--|----|--|
| OC |  | OWNER'S CONTINGENCY |  | 1.00 |  | LS |  |
|----|--|---------------------|--|------|--|----|--|

| No. | Description                            | Quantity | UOM | Units Per Hours | ManHrs Per Unit | Labor |         | Equipment |         | Services/ Tools/Supplies |             | Perm. Material |             | SubContract |      | Total Cost |        |
|-----|----------------------------------------|----------|-----|-----------------|-----------------|-------|---------|-----------|---------|--------------------------|-------------|----------------|-------------|-------------|------|------------|--------|
|     |                                        |          |     |                 |                 | Hours | \$ / hr | Total     | \$ / hr | Total                    | \$/ItemUnit | Total          | \$/ItemUnit | Total       | Unit | Total      |        |
|     | Contingency (5% of Total Cost of Work) | 583,009  | TB  |                 |                 |       |         |           |         | 0.050000                 | 29,150      |                |             |             |      | 0.050000   | 29,150 |
|     | OWNER'S CONTINGENCY                    | 1.00     | LS  |                 |                 |       |         |           |         |                          | 29,150      |                |             |             |      |            | 29,150 |

|    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                     |  |      |
|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---------------------|--|------|
| OC |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | OWNER'S CONTINGENCY |  | 1.00 |
|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---------------------|--|------|





## **ASSUMPTIONS / CLARIFICATIONS**

1. Proposal to be incorporated into the CMAR Agreement
2. Reference the attached Document List for the basis of this Price Proposal.
3. CMAR reserves the right to utilize construction contingency for additional expenses that would typically be covered by Construction Contingency per Exhibit A of the CMAR Agreement. Legitimate unforeseen construction expenses may include, but are not limited to, expenses inadvertently omitted during the estimating and bidding process, schedule recovery amounts associated with weather and other causes of delay that are not otherwise compensable, interfacing omissions between and from the various categories of Work, additional amounts incurred due to the withdrawal or disqualification of a subcontractor bid that the CMAR relied upon prior to execution of a written subcontract, general conditions over-runs, amounts associated with subcontractor default, price increases due to unanticipated local labor and material market conditions, additional amounts that may arise or be associated with tariffs and/or price escalation due to such tariffs, selective overtime, or the like.
4. Billable rates contained herein for labor and equipment will be applicable for allowance, contingency and change order work.
5. Price Proposal does not include cost for remediation of unforeseen hazardous waste materials, testing, abatement, or archeological mitigation, unless noted otherwise. CMAR shall be responsible for those hazardous materials and/or chemicals as brought on site by contractor forces; and shall not be responsible for any existing hazardous conditions not known or foreseen prior to the start of construction. Owner is generator of any pre-existing hazardous material. No costs for asbestos remediation or abatement have been included.
6. Price Proposal does not include cost for utility relocations not shown on the project plans.
7. Work hours are expected to be Monday through Friday 7:00am-5:30pm, without restriction.
8. All PCL subcontractors or suppliers will be enrolled in Subcontractor Default Insurance or bonded at PCL's discretion.
9. Work is to be completed per CMAR's preferred means and methods.
10. CMAR not responsible for damage to existing structures or property caused by, or during, construction operations unless damage occurred as a result of CMAR negligence or mistake.
11. Third party testing will be completed by the Owner if required.
12. Work is to take place after the contractor has mobilized to the project site to perform base scope of work. No separate mobilization is included under this proposal except for new work material and equipment deliveries.
13. One year warranty for work performed under this contract included in this price.

## **GENERAL NOTES**

14. No separate Owner's office trailer and/or office space has been included.
15. No additional mobilizations are included in this scope of work, as it is assumed the work can be performed concurrently with the base project scope. If approval of this proposal delays the start of the additional work until after the base scope is completed, extra mobilization charges may apply.

## **SITework**

16. Work shall only be completed within the City's right-of-way. PCL Construction, Inc. will not be responsible for adjacent resident's damaged seawall, or connection thereof (tie-ins).
17. Lane Closures Mon - Friday 8 AM to 5 PM are assumed and required to complete the provided scope.
18. The additional 15 feet of seawall will be installed in accordance with the submittals and contract drawings for Citywide Seawall Repair Project Number 21092-110.



**City of St Petersburg**  
Hurricane Helene Repair  
Contract # 21092-110  
**Change Order Request 01**

19. Soil Injection access is through existing asphalt. The injection tubes will be cutoff below surface and the drill holes will be filled with non-shrink grout.
20. PCL shall not provide additional signage or notifications outside of flagging operation and MOT.
21. Permitting is excluded from this price proposal.
22. Barrier Wall shall be constructed in accordance with the contract drawings provided by the City for the original bridge installation including architectural features.
23. New coating of repaired approach and barrier wall will not be an exact color match of existing bridge walls, and pricing does not include recoating of entire bridge.
24. The sidewalk shall be replaced in-kind per City standard details and will match existing width and grades of undisturbed sidewalk.
25. Damage to the 79th St Bridge superstructure and substructure due to the hurricanes is not fully understood. PCL Construction, Inc. is not responsible for any remediation efforts outside of the provided scope.

**CONTINGENCY**

26. A Contingency has been included. Such contingency may be used for any amounts reasonably required to perform or manage the Work to address items that include, but are not limited to: inadvertently omitted during the estimating and bidding process, schedule recovery amounts associated with weather and other causes of delay that are not otherwise compensable, interfacing omissions between and from the various categories of Work, additional amounts incurred due to the withdrawal or disqualification of a subcontractor bid that the Design-Builder had relied upon prior to execution of a written subcontract, general conditions over-runs, amounts associated with subcontractor default, price increases due to unanticipated local labor and material market conditions, additional amounts that may arise or be associated with tariffs and/or price escalation due to such tariffs, selective overtime, or the like. Upon final completion of the Work identified in the final GMP, if this contingency has not been used, these remaining funds shall be disbursed back to the Owner to be used at its sole discretion.



## BILLABLE RATES

| INSURANCE AND BONDS             | RATE                                      |
|---------------------------------|-------------------------------------------|
| General Liability               | 0.8% of Total Contract                    |
| Professional Liability          | 0.85% of Total Contract                   |
| Builders Risk                   | 0.11% of Total Contract                   |
| Payment and Performance Bonds   | 0.5% of Total Contract                    |
| Subcontractor Default Insurance | 1.325% of Total Subcontract/Material Cost |

| MANAGEMENT              | STANDARD<br>HOURLY RATE | OVERTIME<br>HOURLY RATE |
|-------------------------|-------------------------|-------------------------|
| Project Principal       | \$ 225.00               | \$ 225.00               |
| Design-Build Manager    | \$ 175.00               | \$ 175.00               |
| Construction Manager    | \$ 135.00               | \$ 135.00               |
| Superintendent          | \$ 170.00               | \$ 170.00               |
| Project Engineer        | \$ 135.00               | \$ 135.00               |
| Field Engineer          | \$ 105.00               | \$ 157.50               |
| Project Administration  | \$ 75.00                | \$ 112.50               |
| Preconstruction Manager | \$ 135.00               | \$ 135.00               |
| Senior Estimator        | \$ 120.00               | \$ 120.00               |
| QA/QC Manager           | \$ 125.00               | \$ 125.00               |
| BIM Modeler             | \$ 130.00               | \$ 130.00               |
| Safety Supervisor       | \$ 112.00               | \$ 112.00               |

| CRAFT PERSONNEL                  | STANDARD<br>HOURLY RATE | OVERTIME<br>HOURLY RATE |
|----------------------------------|-------------------------|-------------------------|
| General Foreman                  | \$ 135.00               | \$ 135.00               |
| Foreman                          | \$ 99.00                | \$ 148.50               |
| Pipe Layer                       | \$ 70.40                | \$ 105.60               |
| Skilled Laborer                  | \$ 52.80                | \$ 79.20                |
| Unskilled Laborer                | \$ 37.40                | \$ 56.10                |
| Carpenter                        | \$ 61.60                | \$ 92.40                |
| Iron Worker                      | \$ 50.60                | \$ 75.90                |
| Rod Buster (Reinforcement Steel) | \$ 48.40                | \$ 72.60                |
| Concrete Mason                   | \$ 59.40                | \$ 89.10                |



**City of St Petersburg**  
Hurricane Helene Repair  
Contract # 21092-110  
**Change Order Request 01**

|                            |          |           |
|----------------------------|----------|-----------|
| Forklift Operator          | \$ 48.40 | \$ 72.60  |
| Backhoe Operator           | \$ 57.20 | \$ 85.80  |
| Excavator/Dozer Operator   | \$ 71.50 | \$ 107.25 |
| Crane Operator             | \$ 85.80 | \$ 128.70 |
| Rigger                     | \$ 74.80 | \$ 112.20 |
| Truck (Tandem) Operator    | \$ 48.40 | \$ 72.60  |
| Mechanic (Tools/Equipment) | \$ 52.80 | \$ 79.20  |
| Welder                     | \$ 90.20 | \$ 135.30 |

| EQUIPMENT            | STANDARD<br>HOURLY RATE | OVERTIME<br>HOURLY RATE |
|----------------------|-------------------------|-------------------------|
| Pickup Truck – ¼ Ton | \$ 26.81                | \$ 26.81                |



## Approvals - gcc

Report • Printed on March 14, 2025

Approved

### 3/27 Council - PCL - Citywide Seawalls - CMAN

#### ▼ Attachments



PCL - Citywide Seawalls - CMA

<https://stpete1-my.sharepoint.com/:l>

#### ▼ Final status: Approved



Step 3: Approved by

Claude Tankersley

3/14/2025 8:34:50 AM



Step 2: Approved by

Jimmy F. Chism

3/13/2025 1:32:20 PM



Step 1: Approved by

Brejesh Prayman

3/13/2025 10:58:03 AM

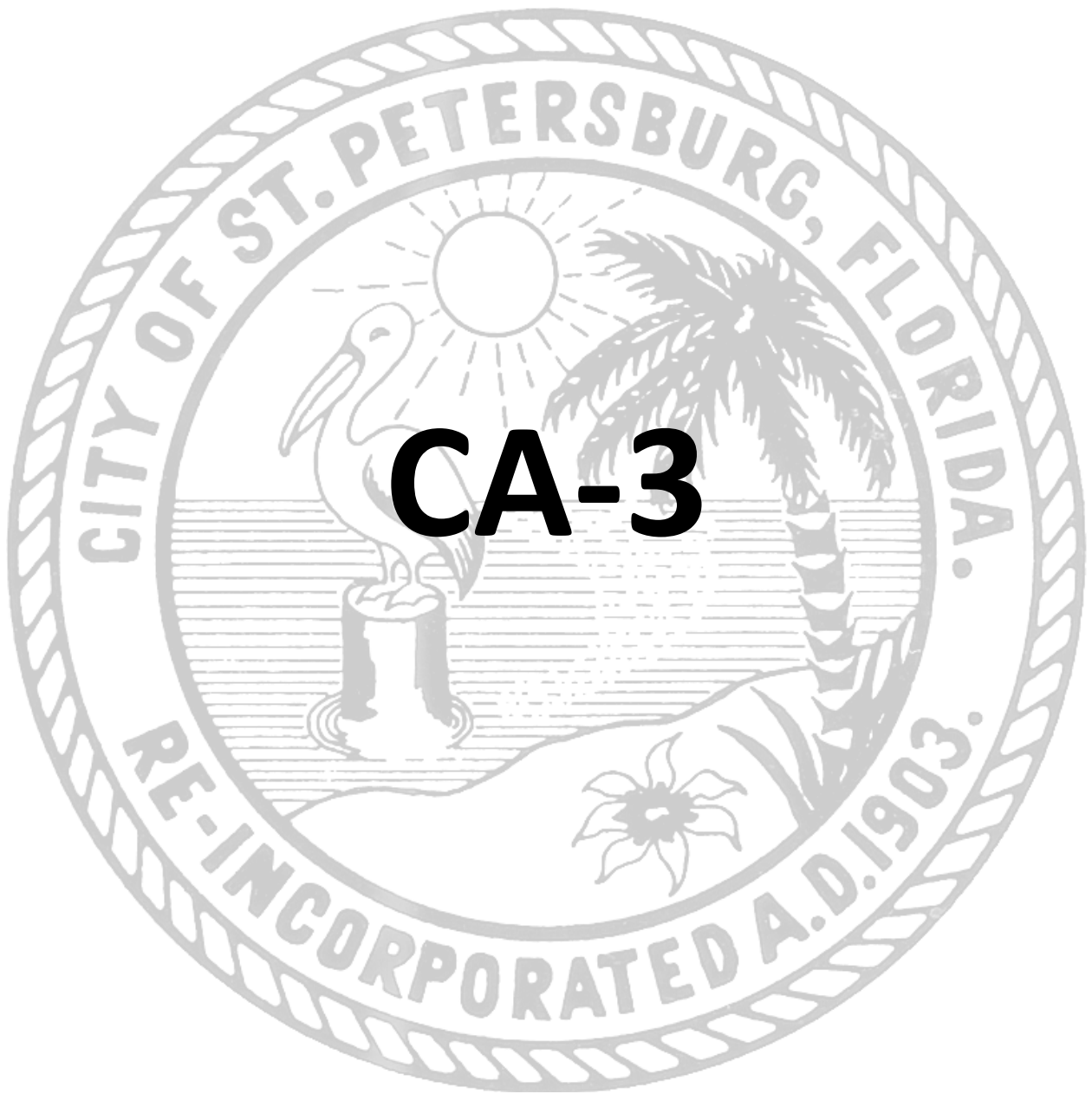


Requested by

Sarah B. Johnson

3/12/2025 11:05:30 AM

The following page(s) contain the backup material for Agenda Item: A Resolution accepting the Guaranteed Maximum Price (“GMP”) proposal dated February 20, 2025, in the amount of \$641,177 from Biltmore Construction Co., Inc. (“CMAR”) for construction phase services for the Traffic Operations Bldg. - Roof Restoration Project (“Project”); authorizing the Mayor or his designee to execute the Construction Manager at Risk Agreement between the City and CMAR that includes the GMP Proposal for the Project and all other documents necessary to effectuate this transaction; (ECID Project No. 24135-130; Oracle Project No. 19777) and providing an effective date. Please scroll down to view the backup material.



**CA-3**

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair, and Members of City Council

**SUBJECT:** A Resolution accepting the Guaranteed Maximum Price (“GMP”) proposal dated February 20, 2025, in the amount of \$641,177 from Biltmore Construction Co., Inc. (“CMAR”) for construction phase services for the Traffic Operations Bldg. - Roof Restoration Project (“Project”); authorizing the Mayor or his designee to execute the Construction Manager at Risk Agreement between the City and CMAR that includes the GMP Proposal for the Project and all other documents necessary to effectuate this transaction; (ECID Project No. 24135-130; Oracle Project No. 19777) and providing an effective date.

**EXPLANATION:** On September 8, 2022, City Council acknowledged the selection of five CMAR firms for the CMAR Continuing Services for City Facilities, for the Engineering & Capital Improvements Department and authorized execution of Construction Manager at Risk Agreements with a Guaranteed Maximum Price with those firms. A Letter Agreement was executed with each firm establishing the terms and conditions of the continuing services CMAR Agreement.

The goal of this project is to restore the existing roofing system by repairing all active leaks, repair damaged structural decking, replacing all aluminum flashing systems and then coating the entire roof with new a Coal Tar coating system. The roof will receive a 10-year leak warranty from the installer and the manufacturer.

The Engineering and Capital Improvements Department recommends for award:

Create Building Company LLC ..... \$641,177

City Code 2-234, Small Business Enterprise Assistance Program, requires a required participation percentage to be assigned to all construction projects of over \$50,000. The roofing subcontractor, Allied Roofing Inc. is a City of St. Petersburg certified SBE subcontractor. The project has 100% SBE certification.

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to accept the Guaranteed Maximum Price (“GMP”) proposal dated February 20, 2025, in the amount of \$641,177 from Biltmore Construction Co., Inc. (“CMAR”) for construction phase services for the Traffic Operations Bldg. - Roof Restoration Project (“Project”); authorizing the Mayor or his designee to execute the Construction Manager at Risk Agreement between the City and CMAR that includes the GMP Proposal for the Project and all other documents necessary to effectuate this transaction; (ECID Project No. 24135-130; Oracle Project No. 19777) and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds have been previously appropriated in the City Facilities Capital Improvement Fund (3031) PTO Administration Building Roof Replacement FY24 Project (19777).

**ATTACHMENTS:** GMP Proposal  
Resolution



RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION ACCEPTING THE GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL DATED FEBRUARY 20, 2025, IN THE AMOUNT OF \$641,177 FROM BILTMORE CONSTRUCTION CO., INC. (“CMAR”) FOR CONSTRUCTION PHASE SERVICES FOR THE TRAFFIC OPERATIONS BLDG. - ROOF RESTORATION PROJECT (“PROJECT”); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CONSTRUCTION MANAGER AT RISK AGREEMENT BETWEEN THE CITY AND CMAR THAT INCLUDES THE GMP PROPOSAL FOR THE PROJECT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; (ECID PROJECT NO. 24135-130; ORACLE PROJECT NO. 19777 AND PROVIDING AN EFFECTIVE DATE)

WHEREAS, on November 10, 2022, City Council (i) acknowledged the selection of two firms, including Biltmore Construction Co. Inc. (“Biltmore”), as the most qualified firms to provide construction manager at risk services on a continuing basis for Roadway, Structures, and Stormwater projects for the Engineering & Capital Improvements Department and (ii) authorized the Mayor or his designee to execute Construction Manager at Risk Agreements with a Guaranteed Maximum Price (“GMP”) between the City and those qualified firms, including Biltmore; and

WHEREAS, Biltmore has submitted to the City for review and acceptance a GMP proposal in the amount of \$641,177 (which includes a \$60,000 owner’s contingency) for construction phase services for the Traffic Operations Bldg. - Roof Restoration Project (“Project”); and

WHEREAS, the City and Biltmore desire to execute the Construction Manager at Risk Agreement that includes a GMP Proposal in the amount of \$641,177 for the Project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the guaranteed maximum price (“GMP”) proposal dated February 20, 2025 in the amount of \$641,177 submitted by Biltmore Construction Co, Inc. (“CMAR”) for construction phase services for the Traffic Operations Bldg. - Roof Restoration Project is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Construction Manager at Risk Agreement between the City and CMAR that includes the GMP Proposal for the Project and all other documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
00797741

DEPARTMENT:



Guaranteed Maximum Price Proposal  
Traffic Operations Building Roof Restoration  
CoSP Project No. 21203  
February 20, 2025



## TABLE OF CONTENTS

- ❖ Article 1 – Guaranteed Maximum Price
- ❖ Project Summary
- ❖ Exhibit A - Enumeration of Contract Documents
- ❖ Exhibit B - Allowance Items
- ❖ Exhibit C - Assumptions and Clarifications
- ❖ Exhibit D- Guaranteed Maximum Price Breakdown
- ❖ Exhibit E - Construction Schedule
- ❖ Exhibit F- GMP Cover Page

## ARTICLE 1 – Guaranteed Maximum Price

The Construction Manager ("CM") proposes to complete the work, as described herein, for the Guaranteed Maximum Price (GMP) of **Six Hundred Forty-One Thousand One Hundred Seventy-Seven Dollars and 00/100's (\$641,177.00).**

This GMP is for the performance of the Work as described herein and in accordance with the Contract Documents and Exhibits A through F set forth in this GMP Proposal and as incorporated into –

## PROJECT SUMMARY

The following Guaranteed Maximum Price Proposal scope represents a portion of the work as outlined in the Construction Documents and enumeration of documents. Any work not listed below is not included.

## **EXHIBIT A – Enumeration of Contract Documents**

In accordance with Section 2.1 and 3.2.1 of the Agreement (i.e., AIA Document 133<sup>TM</sup>-2019, as modified by the Owner), the following enumerated documents are part of the Contract: the Drawings, Specifications, the Agreement, General Conditions, Supplementary Conditions as expressly noted herein, and this Exhibit A, as well as the GMP Proposal in its entirety.

**See attached.**



Printed on Fri Feb 14, 2025 at 01:21 pm EST

Job #: 1-6706 COSP Traffic Ops Bldg Roof Restoration  
1744 9th Avenue North  
St. Petersburg, Florida 33713

#### Current Drawings

| Drawing No. | Drawing Title                 | Revision | Drawing Date | Received Date | Set                       |
|-------------|-------------------------------|----------|--------------|---------------|---------------------------|
| 11663-01    | Cover Sheet                   | 1        | 01/27/2025   | 01/27/2025    | Addendum No. 1 (01/27/25) |
| 11663-02    | GENERAL ARCHITECTURAL         | 1        | 01/27/2025   | 01/27/2025    | Addendum No. 1 (01/27/25) |
| 11663-03    | EXISTING/DEMOLITION ROOF PLAN | 1        | 01/27/2025   | 01/27/2025    | Addendum No. 1 (01/27/25) |
| 11663-04    | PROPOSED ROOF PLAN            | 1        | 01/27/2025   | 01/27/2025    | Addendum No. 1 (01/27/25) |
| 11663-05    | TYPICAL DETAILS               | 1        | 01/27/2025   | 01/27/2025    | Addendum No. 1 (01/27/25) |
| 11663-06    | ROOFING SPECIFICATIONS        | 1        | 01/27/2025   | 01/27/2025    | Addendum No. 1 (01/27/25) |
| 11663-07    | ROOFING SPECIFICATIONS        | 1        | 01/27/2025   | 01/27/2025    | Addendum No. 1 (01/27/25) |





Printed on Fri Feb 14, 2025 at 01:22 pm EST

Job #: 1-6706 COSP Traffic Ops Bldg Roof Restoration  
1744 9th Avenue North  
St. Petersburg, Florida 33713

### Current Specifications

| Number                                      | Description                               | Revision | Issued Date | Received Date | Set                      |
|---------------------------------------------|-------------------------------------------|----------|-------------|---------------|--------------------------|
| <b>07 - Thermal and Moisture Protection</b> |                                           |          |             |               |                          |
| 07 56 00                                    | Fluid-Applied Roofing                     | 1        |             | 01/07/25      | Technical Specifications |
| <b>Se - Unknown</b>                         |                                           |          |             |               |                          |
| Section 1                                   | Technical Specifications                  | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 3                                   | Concrete, Masonry and Reinforcing Steel   | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 4                                   | Piping Materials: Ductile Iron Pipe       | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 5                                   | Piping Materials: Concrete Gravity Pipe   | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 6                                   | Piping Materials: PVC Pressure Pipe       | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 7                                   | Piping Materials: Miscellaneous           | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 8                                   | Paving Materials                          | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 9                                   | Roadway Construction                      | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 10                                  | Sanitary Sewer Construction               | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 11                                  | Storm Drainage Construction               | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 12                                  | Pressure Pipe Construction                | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 13                                  | Surface Restoration                       | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 14                                  | Misc. Work                                | 0        | 01/07/25    | 01/07/25      | Technical Specifications |
| Section 15                                  | Precast Concrete Box Culvert Construction | 0        | 01/07/25    | 01/07/25      | Technical Specifications |



## EXHIBIT B – Allowance Items

The Allowances noted below represent reasonably anticipated values included in this GMP Proposal to cover the cost of certain items absent or not specified in sufficient detail in the Contract Documents or for which uncertainty remains. The amount of the Allowance stipulated herein is inclusive of all materials, equipment, and taxes in accordance with section 3.8.2 of the General Conditions of the Contract for Construction (i.e., AIA Document 201™-2017 as modified by the Owner).

Allowances- Unless otherwise specifically noted, the term “Allowance” refers to the amount of money allocated to cover the cost of materials and equipment and any applicable sales tax only, overhead and profit are not included in the line item, however it is calculated within the stipulated fee.

Per Section 3.2.4 of the Agreement (i.e., AIA Document 133™-2019 as modified by the Owner), and Section 3.8.2 of the General Conditions of the Contract for Construction (i.e., AIA Document 201™-2017 as modified by the Owner), if the work item exceeds the allowance amount stipulated below, the Contract Sum will be adjusted accordingly by Change Order or the overage will be deducted from contingency if Owner provides prior written approval for such deduction from contingency in accordance with the Contract.

| DESCRIPTION OF ALLOWANCE | ALLOWANCE<br>AMOUNT |
|--------------------------|---------------------|
| Infrared Scan Allowance  | \$5,380.00          |
|                          |                     |
|                          |                     |
|                          |                     |
|                          |                     |

## EXHIBIT C – Assumptions and Clarifications

The following are included in the Guaranteed Maximum Price Proposal:

1. A line item value of **\$8,516.00** is included for CM to purchase and maintain, until the date of Substantial Completion of this project, a standard Special Form (all “Risks of Physical Loss”) Completed Value Builder’s Risk insurance policy in the amount of the initial contract sum (PCE), including any subsequent modifications thereto, insuring the interests of the Owner, CM, and Subcontractors in the Work under the Contract.
2. It is acknowledged and agreed that, notwithstanding anything else to the contrary, the breakdown associated with the Guaranteed Maximum Price and/or the resulting Schedule of Contract Values shall in no way operate as line item guaranteed maximum prices.
3. Electronic BIM or CAD “As-Builts” are not included. CM will maintain “As-Built” documents on site during construction phase and provide the Owner a copy at project completion. CM will provide hand marked up “As-Built” documents at project completion in accordance with section 9.8.4 of the General Conditions of the Contract for Construction (i.e., AIA Document 201™-2017 as modified by the Owner).
4. An Owner Contingency of **\$60,000.00** is included. Please refer to section 3.2.4 of the Agreement (i.e., AIA Document 133™-2019, as modified by the Owner) for acceptable uses of contingency.
5. A CM Contingency of **\$21,958.00** is included. Please refer to section 3.2.4 of the Agreement (i.e., AIA Document 133™-2019, as modified by the Owner) for acceptable uses of contingency.
6. We have included costs for Document Management and Project Management Controls Services in our General Conditions. These services will be provided via a cloud-based platform that will allow direct access to all Construction personnel, including the Owner and Subcontractors. Services will include the ability to access/manage the information via mobile device via the internet. Services included will be Plans and Specs Maintenance and distribution, RFI Control, Submittal Control, Punch list Management, Daily Reports along with other related functions inherent in the platform. The charge for these services shall be **\$400.00** and be billed as lump sum amount upon approval of GMP Proposal and issuance of the Notice to Proceed.

7. We have included costs for MIS Services related to the project in our General Conditions. This includes software updates associated with CM's standard software provided for cost management, computer operating systems, PDF Software, word processing applications, and spreadsheet applications. This includes troubleshooting, virus Management/remediation, malware/adware management/remediation, updates, and maintenance to these systems. The charge for this service shall be **\$400.00** and shall be billed as a lump sum amount upon approval of the GMP Proposal and issuance of the Notice to Proceed.
8. Technical Clarifications are attached as Exhibit "C" to this GMP Proposal.
  - a. This Guaranteed Maximum Price Proposal is based on scope items discussed and approved by the City of St. Petersburg Staff.
  - b. Portions of the parking lot will be made available for staging and subcontractor parking.
  - c. No relocation of existing utilities is included unless specifically noted in the Contract Documents.
  - d. An Allowance is included for infrared scans to be performed before construction and post construction.
  - e. Biltmore Construction Co., Inc. will provide part time supervision on site as needed during roofing repairs and the personnel costs are calculated as such.
  - f. An Allowance for unforeseen conditions is included for and damage noted beyond the designated 500 square feet included in the subcontractors bid. This Allowance may be utilized to repair any items observed to be in poor or deteriorating condition, including but not limited to roof areas outside of the contracted area of repair, deteriorating roof deck, patching not indicated on the drawings, etc.
  - g. No private utilities relocations are included in this proposal.
  - h. If there are any required material deposits or advanced payments required for materials, upon request from CM, the Owner may allow the CM to bill in advance and make advance payment to prevent delays in procurement, subject to the Owner's prior written approval which must be provided prior to any funds being released.
  - i. Stored material is anticipated. The Owner's payment for on-site and off-site material is governed by section 9.3.2 of the Agreement (i.e., AIA Document 133<sup>TM</sup>-2019, as modified by the Owner).
  - j. Delegated Design submittals are excluded.
  - k. No salvaged items to be turned over to the Owner are identified.



## EXHIBIT D - Guaranteed Maximum Price Proposal

| Bid/Trade                                                        | Itemized Description of the Work | GMP Amount          |
|------------------------------------------------------------------|----------------------------------|---------------------|
| 1                                                                | Roofing Repair                   | \$433,775.00        |
| 2                                                                | Infrared Scan Allowance          | \$5,380.00          |
|                                                                  |                                  |                     |
|                                                                  |                                  |                     |
|                                                                  |                                  |                     |
|                                                                  |                                  |                     |
|                                                                  |                                  |                     |
|                                                                  |                                  |                     |
|                                                                  |                                  |                     |
|                                                                  |                                  |                     |
| <b>Subcontractor Direct Cost (SDC)</b>                           |                                  | <b>\$439,155.00</b> |
| CM Contingency (5% of Subcontractor Costs)                       |                                  | \$21,958.00         |
| CM Personnel                                                     |                                  | \$42,669.00         |
| General Conditions                                               |                                  | \$10,000.00         |
| General Liability Insurance (1%)                                 |                                  | \$5,677.00          |
| Builders Risk Insurance (1.5%)                                   |                                  | \$8,516.00          |
| Performance and Payment Bond (1%)                                |                                  | \$5,677.00          |
|                                                                  |                                  |                     |
|                                                                  |                                  |                     |
| <b>Construction Cost Budget (subtotal)</b>                       |                                  | <b>\$533,652.00</b> |
| Overhead and Profit (9.25%) (no mark-up on bonds and insurances) |                                  | \$47,525.00         |
| <b>Guaranteed Maximum Price</b>                                  |                                  | <b>\$581,177.00</b> |
| <b>Owners Contingency</b>                                        |                                  | <b>\$60,000.00</b>  |
| <b>Total GMP</b>                                                 |                                  | <b>\$641,177.00</b> |

## **EXHIBIT E – Construction Schedule**

Subject to the ASSUMPTIONS AND CLARIFICATIONS contained herein, the period shall be Forty-Nine (49) calendar days to achieve Substantial Completion, after receipt of the Notice to Proceed.

Final Completion shall be within Fifteen (15) calendar days following the Date of Substantial Completion of the Work.

**EXHIBIT F – GMP Cover Page**

**EXHIBIT F - GUARANTEED MAXIMUM PRICE**  
**Traffic Operations Building Roof Restoration**  
**PROJECT NO. 21203**

|                        | <i>Previous</i> | <i>Change</i> | <i>Amended</i> |
|------------------------|-----------------|---------------|----------------|
| Construction Cost      | \$ 439,155.00   | \$ -          | \$ 439,155.00  |
| General Conditions     | \$ 52,669.00    |               | \$ 52,669.00   |
| Contractor Contingency | \$ 21,958.00    |               | \$ 21,958.00   |
| Subtotal:              | \$ 513,782.00   | \$ -          | \$ 513,782.00  |

|                   |       | <i>Previous</i> | <i>Change</i> | <i>Amended</i> |
|-------------------|-------|-----------------|---------------|----------------|
| CM Fee            | 9.25% | \$ 47,525.00    | \$ -          | \$ 47,525.00   |
| General Liability | 0.00% | \$ 5,677.00     | \$ -          | \$ 5,677.00    |
| Other Insurance   | 0.00% | \$ -            | \$ -          | \$ -           |
| Subtotal:         |       | \$ 53,202.00    | \$ -          | \$ 53,202.00   |

|                     | <i>Previous</i> | <i>Change</i> | <i>Amended</i> |
|---------------------|-----------------|---------------|----------------|
| Builder's Risk      | \$ 8,516.00     | \$ -          | \$ 8,516.00    |
| Performance Bond    | \$ 5,677.00     | \$ -          | \$ 5,677.00    |
| Owner's Contingency | \$ 60,000.00    | \$ -          | \$ 60,000.00   |
| Subtotal:           | \$ 74,193.00    | \$ -          | \$ 74,193.00   |

|                                 |                      |  |                      |
|---------------------------------|----------------------|--|----------------------|
| <b>Guaranteed Maximum Price</b> | <b>\$ 641,177.00</b> |  | <b>\$ 641,177.00</b> |
|---------------------------------|----------------------|--|----------------------|



## Approvals - gcc

Report • Printed on March 14, 2025

Approved

### 3/27 Council - Biltmore - Traffic Ops - CMAN GMP

#### ▼ Attachments



#### Biltmore - Traffic Operations B

<https://stpete1-my.sharepoint.com/:l>

#### ▼ Final status: Approved



Step 3: Approved by

Claude Tankersley

3/14/2025 8:35:17 AM



Step 2: Approved by

Jimmy F. Chism

3/13/2025 1:32:32 PM



Step 1: Approved by

Brejesh Prayman

3/13/2025 10:58:21 AM



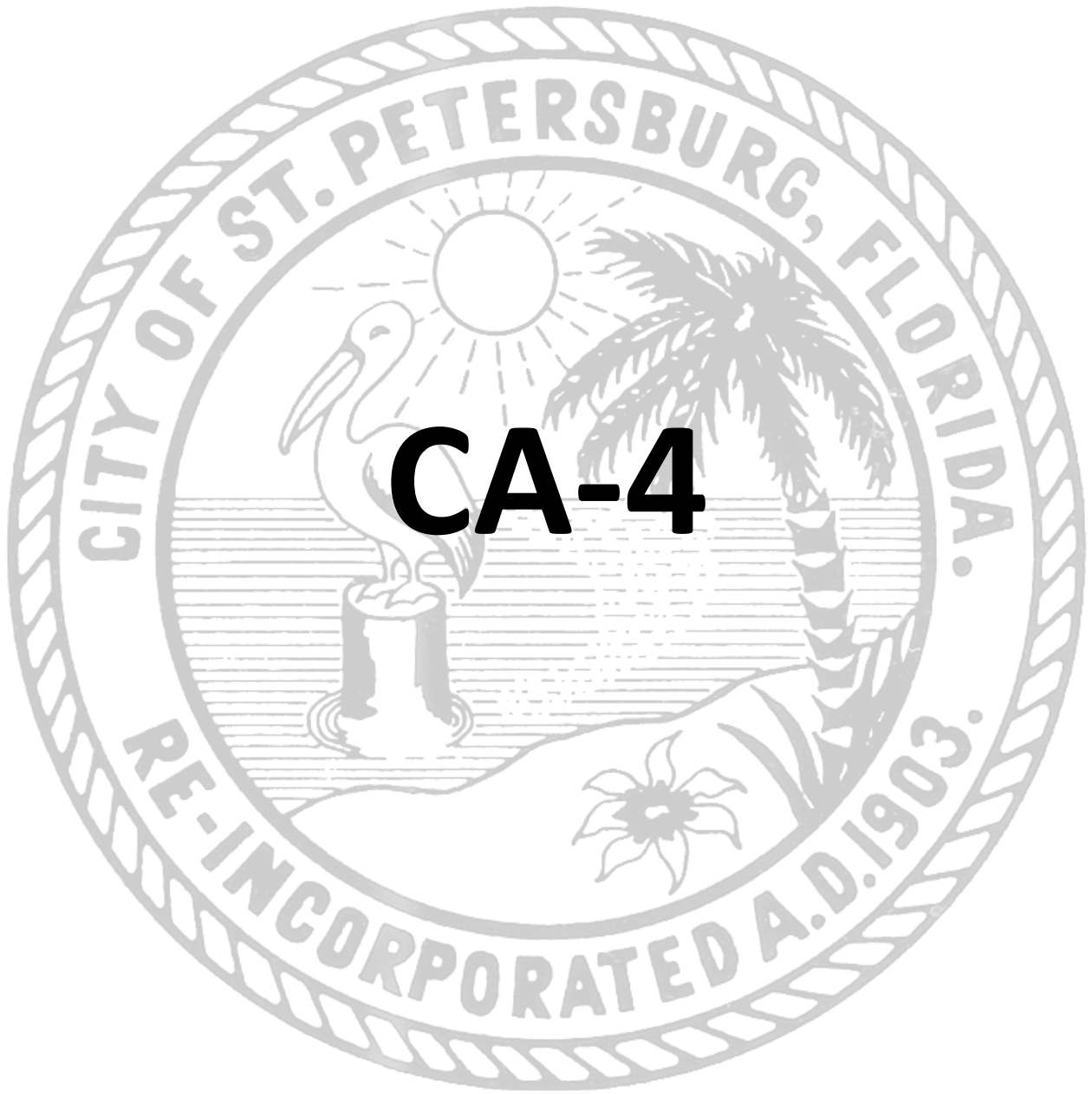
Requested by

Sarah B. Johnson

3/12/2025 9:39:39 AM



The following page(s) contain the backup material for Agenda Item: A resolution approving a supplemental appropriation in the amount of \$1,105,760 from the unappropriated balance of the General Fund (0001) to the Finance Department, General Accounting Division (320-1913), FY24 Storm #3 Gen Admin Depts Project (20432), for rental charges billed to the City of St. Petersburg by Luxe Flush during Hurricane Helene; and providing an effective date.  
Please scroll down to view the backup material.



**CA-4**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of March 27, 2025**

**To: The Honorable Copley Gerdes, Chair, and Members of City Council**

**Subject:** Approving a supplemental appropriation in the amount of \$1,105,760 from the unappropriated balance of the General Fund (0001) to the Finance Department, General Accounting Division (320-1913), FY24 Storm #3 Gen Admin Depts Project (20432), for rental charges billed to the City of St. Petersburg by Luxe Flush during Hurricane Helene; and providing an effective date.

**Explanation:** The supplier furnished laundry trailers, 10-station restrooms, 8-stall shower trailers, generators, and fuel and to provide mobilization of the equipment and demobilization of the equipment for a two-week period spanning September 29, 2024 through October 10, 2024. The locations of the rentals were as follows: Allendale United Methodist Church; Bartlett Park; Coquina Key Park; Fossil Park Fire Station 7; Gateway Fire Station 13; Riviera Bay Park; Shore Acres Recreation Center; Sunset Park; and Tropicana Field. These services were essential to protect public health and safety after Hurricane Helene's unprecedented surge forced the shutdown of the Northeast Sewer Treatment Plant. The City will seek 100% reimbursement through the FEMA Public Assistance Program.

Hurricane Helene's 7-foot storm surge necessitated the emergency shutdown of the Northeast Sewer Treatment Plant (1160 62nd Avenue NE) on September 26, 2024. This resulted in a critical public health crisis, depriving residents of basic sanitation and hygiene facilities.

The City's Executive Policy Group identified the following immediate needs:

- Sanitation: Provision of temporary toilet and washing facilities for residents within the impacted area.
- Laundry: Access to laundry facilities for residents with contaminated belongings.
- Fire Station Support: Shower and toilet facilities for impacted fire stations. These stations were still responding to emergencies and needed to provide sanitation to their personnel.

To address these needs, the City submitted a request through WebEOC on September 27, 2024, Pinellas County's emergency resource request platform. Due to the urgency of the situation, Luxe Flush was selected based on their ability to deploy the required facilities within 24 hours. The following services were provided from September 29, 2024, to October 10, 2024:

- (1) Laundry trailers
- (15) 10-station restroom trailers
- (2) 8-stall shower trailers

The emergency procurement of these services was crucial to mitigate the public health risks associated with the wastewater system shutdown. The swift action taken provided vital services to the community during a critical time.

**Cost/Funding/Assessment Information:** Funding will be available after the approval of a supplemental appropriation in the amount of \$1,105,760 from the unappropriated balance of the General Fund (0001) to the Finance Department, General Accounting Division (320-1913), FY24 Storm #3 Gen Admin Depts Project (20432).

**Attachments:** Resolution

**Approvals:**

Kimberly  
Schultz



Digitally signed by Kimberly Schultz  
DN: DC=org, DC=stpete, OU=CSP, OU=Fire, OU=Users,  
OU=Administration, CN=Kimberly Schultz, E=  
kimberly.schultz@stpete.org  
Reason: I am the author of this document  
Location:  
Date: 2025.03.12 14:24:42-04'00'  
Foxit PDF Reader Version: 2024.4.0

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**Administrative**

Patricia Pena



Digitally signed by Patricia  
Pena  
Date: 2025.03.12 08:52:09  
-04'00'

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**Budget**

Resolution No. 2025 - \_\_\_\_\_

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,105,760 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001) TO THE FINANCE DEPARTMENT, GENERAL ACCOUNTING DIVISION (320-1913), FY24 STORM #3 GEN ADMIN DEPTS PROJECT (20432), FOR RENTAL CHARGES BILLED TO THE CITY OF ST. PETERSBURG BY LUXE FLUSH DURING HURRICANE HELENE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hurricane Helene's 7-foot storm surge necessitated the emergency shutdown of the Northeast Sewer Treatment Plant on September 26, 2024, depriving residents of basic sanitation and hygiene facilities; and

WHEREAS, to address these needs, the City selected a supplier to furnish laundry trailers, 10-station restrooms, 8-stall shower trailers, generators, and fuel and to provide mobilization of the equipment and demobilization of the equipment for a two-week period spanning September 29, 2024 through October 10, 2024; and

WHEREAS, the locations of the rentals were as follows: Allendale United Methodist Church; Bartlett Park; Coquina Key Park; Fossil Park Fire Station 7; Gateway Fire Station 13; Riviera Bay Park; Shore Acres Recreation Center; Sunset Park; and Tropicana Field; and

WHEREAS, these services were essential to protect public health and safety after Hurricane Helene's unprecedented storm surge; and

WHEREAS, to cover the rental charges for these services, a supplemental appropriation in the amount of \$1,105,760 from the unappropriated balance of the General Fund (0001) to the Finance Department, General Accounting Division (320-1913), FY24 Storm #3 Gen Admin Depts Project (20432) is needed; and

WHEREAS, the City will seek 100% reimbursement through the FEMA Public Assistance Program.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that there is hereby approved from the unappropriated balance of the General Fund (0001), the following supplemental appropriation for Fiscal Year 2025 for rental charges billed to the City of St. Petersburg by Luxe Flush during Hurricane Helene:

General Fund (0001)

FY24 Storm #3 Gen Admin Depts Project (20432)

\$1,105,760

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

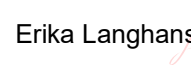
This resolution shall become effective immediately upon its adoption.

LEGAL:

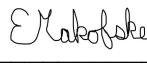
 Digitally signed by Sharon  
Michnowicz  
Date: 2025.03.12 08:36:22 -04'00'

00793444

DEPARTMENT:

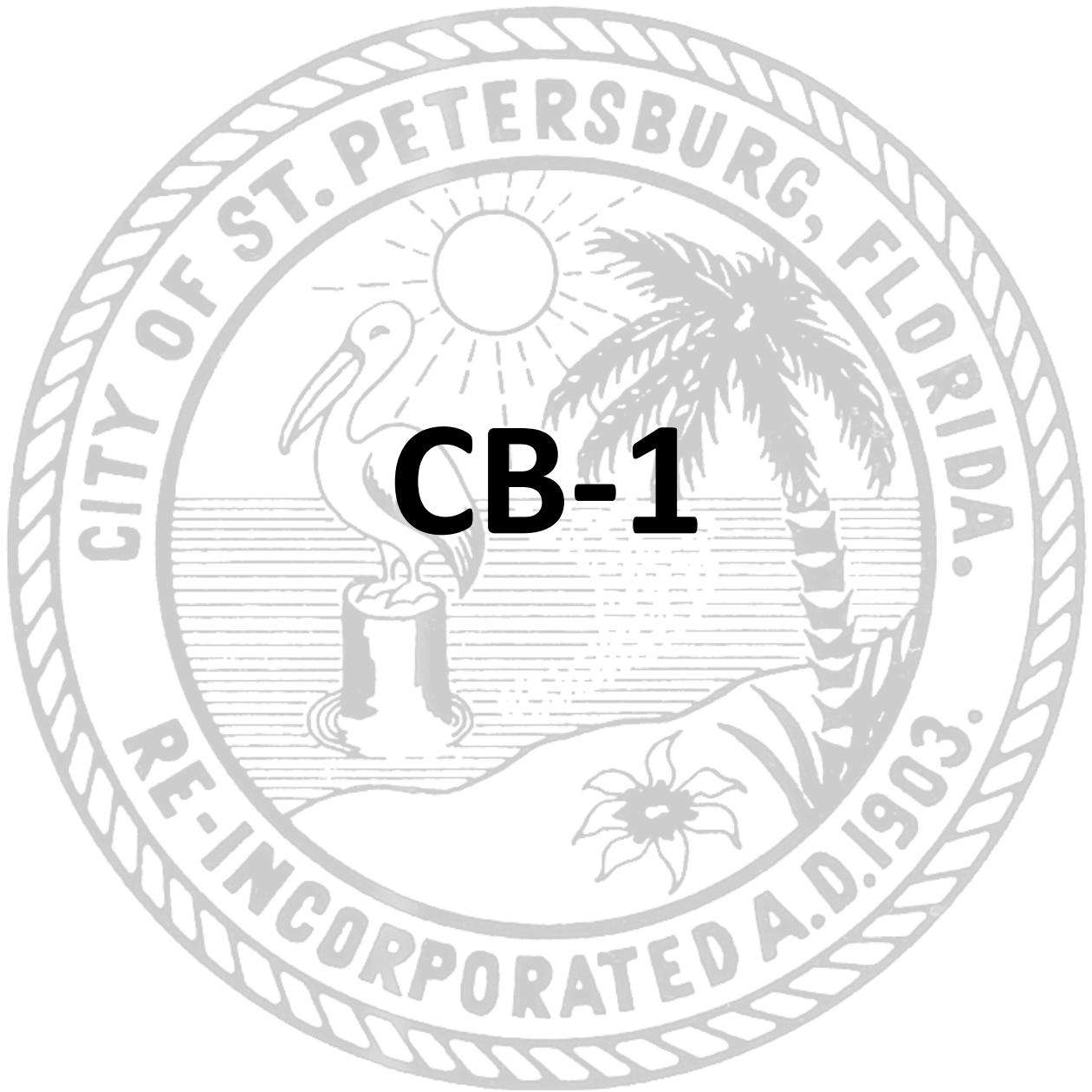
 Digitally signed by Erika  
Langhans  
Date: 2025.03.12 14:21:21  
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BUDGET:

  
\_\_\_\_\_

The following page(s) contain the backup material for Agenda Item: A resolution approving a supplemental appropriation in the amount of \$39,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the MT Lighting Dimmer System Project (21051); and providing an effective date.

Please scroll down to view the backup material.



**CB-1**



**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of March 27, 2025**

**TO:** The Honorable Copley Gerdes, Chair, and Members of City Council

**FROM:** Beth Herendeen, Managing Director, City Development Administration

**SUBJECT:** A resolution approving a supplemental appropriation in the amount of \$39,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the MT Lighting Dimmer System Project (21051); and providing an effective date.


**EXPLANATION:** The lighting dimmer system for the lobby area of the Mahaffey Theater is outdated and not functioning properly. The current system controls a large portion of the lobby and currently there are areas that are not fully lit. The existing controller and process are on the "end of life" list, resulting in the inability to obtain replacement parts. Upgrading the system, including the controller and the processor, is required to prevent a failure of the system. If the system is not addressed, there could be areas with less than required light levels in the lobby.

**RECOMMENDATION:** Administration recommends that City Council approve the attached resolution approving a supplemental appropriation in the amount of \$39,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the MT Lighting Dimmer System Project (21051); and providing an effective date.

**Cost/Funding/Assessment Information:** Funds will be available after the approval of a supplemental appropriation in the amount of \$39,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the MT Lighting Dimmer System Project (21051).

**Attachments:** Resolution

**Approvals:**

  
Administration

  
Budget

RESOLUTION NO. 2025-\_\_

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$39,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001) TO THE MT LIGHTING DIMMER SYSTEM PROJECT (21051) FOR LIGHTING DIMMER SYSTEM UPGRADES AT THE MAHAFFEY THEATER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the lighting dimmer system for the lobby area of the Mahaffey Theater is outdated and not functioning properly; and

WHEREAS, upgrading the current lighting dimmer system at the Mahaffey Theater is required to prevent a failure of the system; and

WHEREAS, funds for the lighting dimmer system upgrades will be available after a supplemental appropriation in the amount of \$39,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the MT Lighting Dimmer System Project (21051).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that there is hereby approved from the unappropriated balance of the General Capital Improvement Fund (3001) the following supplemental appropriation for FY25:

|                                                |          |
|------------------------------------------------|----------|
| <u>General Capital Improvement Fund (3001)</u> |          |
| MT Lighting Dimmer System Project (21051)      | \$39,000 |

This Resolution shall become effective immediately upon its adoption.

LEGAL:



00797911.docx

DEPARTMENT:

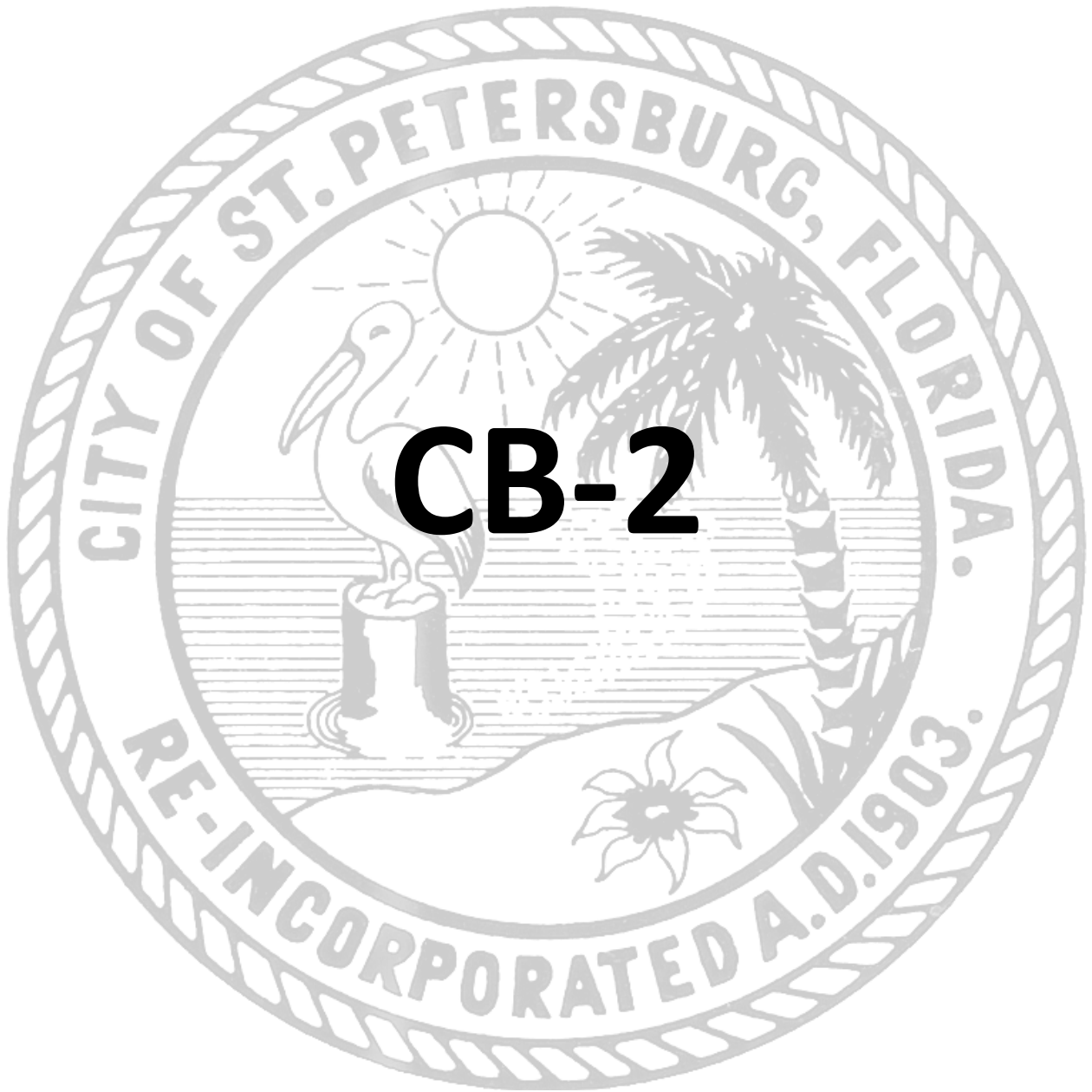


BUDGET:



The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a license agreement for a period of three (3) years with Don Saunders for the use of certain land within Albert Whitted Airport for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions. Requires affirmative vote of at least six (6) members of City Council.

Please scroll down to view the backup material.



**CB-2**

## ST. PETERSBURG CITY COUNCIL

### Consent Agenda

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair and Members of City Council

**SUBJECT:** A resolution authorizing the Mayor, or his designee, to execute a license agreement for a period of three (3) years with Don Saunders for the use of certain land within Albert Whitted Airport for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions; and to execute all documents necessary to effectuate same; and providing an effective date. ***(Requires affirmative vote of at least six (6) members of City Council.)***

**EXPLANATION:** On December 14, 2017, City Council approved Resolution No. 2017-701 authorizing the Mayor, or his designee, to execute License Agreements ("Agreements") with individual owners ("Owner") of the eight (8) portable aircraft storage hangars, also known as Port-a-Ports ("PAP"), situated on certain Airport land ("Property"), generally located at 107 8<sup>th</sup> Avenue South, St. Petersburg, Florida 33701 of the Albert Whitted Waste Water Treatment Plant and to the south of Airport Taxi Lane "C". The PAPs are owned, operated, and maintained by Owners for storage of Owner's aircraft and have been located at the Airport in various locations, since the 1980's. Of the nine (9) PAP sites, seven (7) are occupied and PAP #1 and PAP #2 had been removed due to damage from Hurricanes Irma and Milton.

The Airport Manager has requested that Real Estate and Property Management prepare a license agreement ("License") between the City of St. Petersburg ("City") and Don Saunders, a natural person ("Licensee") (collectively "Parties"), for the use of the PAP that he recently purchased from the previous owner/licensee, which is located on the concrete slab number seven (7), as depicted on the attached illustration, for storage of a privately-owned aircraft within a storage hangar. The proposed License is solely for this location. The Licensee currently licenses PAP # 6 from the City and will continue to do so.

The Licensee has executed the proposed License for a term of three (3) years, subject to City Council approval. The initial annual license fee of \$2,304 will be payable to the City in equal monthly installments, plus applicable sales tax, and shall be adjusted annually based on the percentage increase of the Consumer Price Index ("CPI") with the maximum increase in any single year being 3.5%. The Licensee is responsible for payment of all costs associated with its use of the Premises including, but not limited to, costs associated with utilities, applicable taxes, security, and maintenance of the Premises.

The Licensee will maintain a commercial general liability insurance policy in the amount of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of Owner's use of the Premises. The proposed License may be terminated without cause by either party with forty-five (45) business days written notice prior to the scheduled date of termination. The City is under no obligation to provide a replacement facility under any circumstances.

The proposed License complies with Section 1.02(c)(4)A.1 of the City Charter, which permits the licensing of Airport property not exceeding twenty-five (25) years with an affirmative vote of at least six (6) members of City Council. This property is zoned IT (Industrial Traditional).

**RECOMMENDATION:** Administration recommends that City Council authorize the Mayor, or his designee, to execute a license agreement for a period of three (3) years with Don Saunders for the use of certain land within Albert Whitted Airport for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions; and to execute all documents necessary to effectuate same; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustration and Resolution

**APPROVALS:** Administration: \_\_\_\_\_ *AMF CB*

Budget: \_\_\_\_\_ N/A

**ILLUSTRATION  
PREMISES**



**Description:**

Within Albert Whitted Airport, one of nine concrete slabs to the south of Taxi Lane "C", depicted as Location Number 7 above.

RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT FOR A PERIOD OF THREE (3) YEARS WITH DON SAUNDERS FOR THE USE OF CERTAIN LAND WITHIN ALBERT WHITTED AIRPORT FOR THE STORAGE OF A PRIVATELY-OWNED AIRCRAFT WITHIN A STORAGE HANGAR, SUBJECT TO CERTAIN TERMS AND CONDITIONS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City owns and operates Albert Whitted Airport, which is generally located at 107 8th Avenue Southeast, St. Petersburg, Florida 33701, and as legally described in the City of St. Petersburg, Florida Municipal Charter ("City Charter") ("Airport"); and

WHEREAS, Don Saunders, a natural person ("Licensee"), desires to use certain land within the Airport generally located to the north of the Waste Water Treatment Plant and to the south of Taxi Land "C", known as concrete slab number seven (7), as depicted on Exhibit A, attached hereto and incorporated herein ("Premises"), for storage of a privately-owned aircraft within a storage hangar; and

WHEREAS, the proposed license agreement has been negotiated for a term of three (3) years with an initial annual license fee of \$2,304 (increasing annually) subject to City Council approval, subject to certain terms and conditions as set forth in the proposed license agreement; and

WHEREAS, pursuant to the proposed license agreement, Licensee will maintain an aviation general liability insurance policy in an amount of at least \$1,000,000 per occurrence and \$2,000,000 aggregate, protecting the City against all claims or demands that may arise or be claimed on account of Licensee's use of the Premises; and

WHEREAS, the proposed license agreement complies with Section 1.02(c)(4) of the City Charter, which permits the licensing of Airport property not exceeding twenty-five (25) years with an affirmative vote of at least six (6) members of City Council.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor, or his designee, is hereby authorized to execute a license agreement for a period of three (3) years with the Licensee for the use of the Premises within the Airport for the storage of a privately-owned aircraft within a storage hangar, subject to certain terms and conditions as set forth in the license agreement, as more fully described in Exhibit A and the foregoing recitals; and to execute all documents necessary to effectuate same.



This resolution shall become effective immediately upon its adoption.

Legal:



City Attorney (Designee)

00794474

City Development Administration:



Chris Ballestra, Managing Director  
Development Coordination

Real Estate & Property Management:



Aaron Fisch, Director

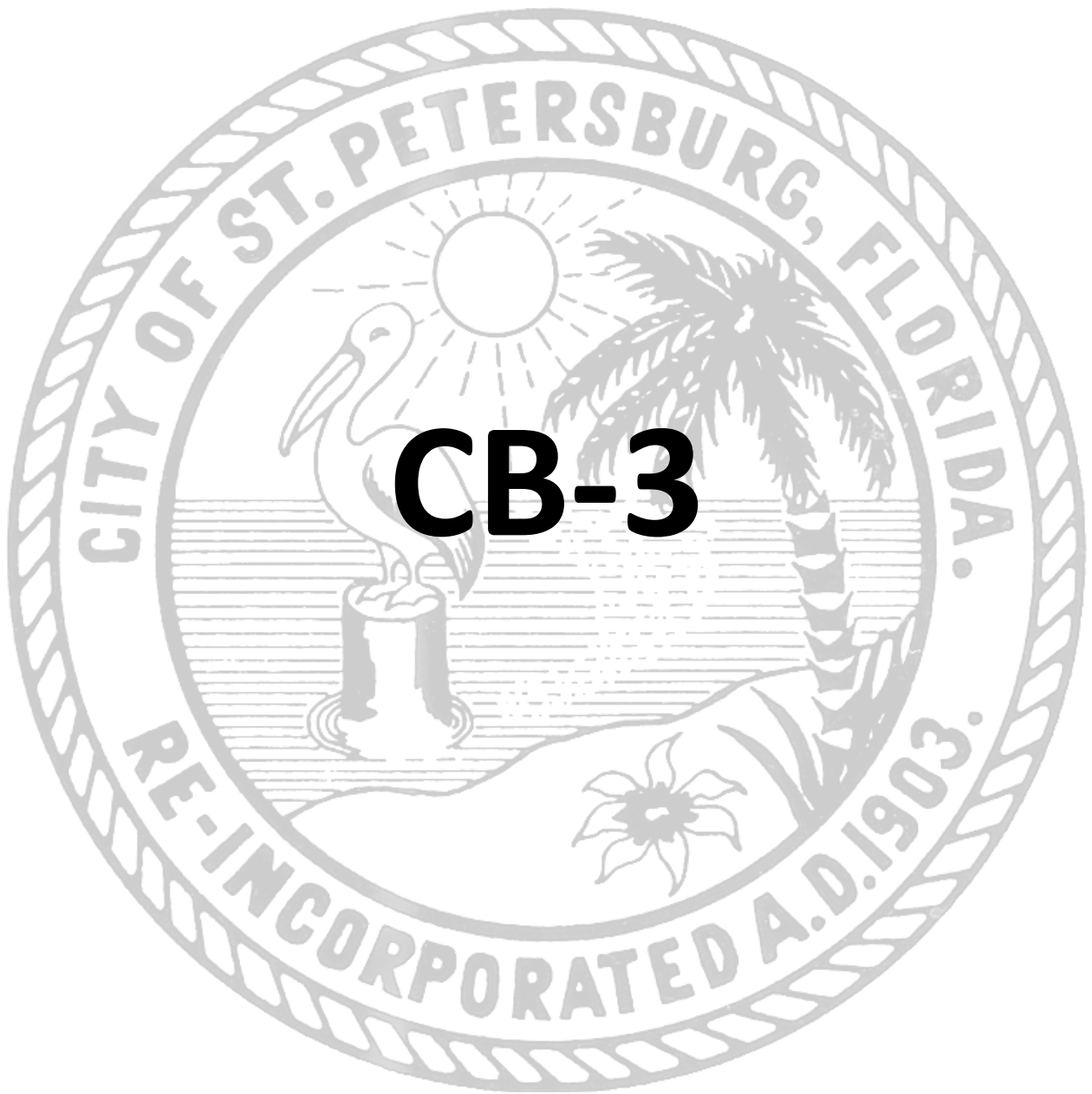
**EXHIBIT A  
PREMISES**



**Description:**

Within Albert Whitted Airport, one of nine concrete slabs to the south of Taxi Lane "C", depicted as Location Number 7 above.

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a five (5) year license agreement with the University of South Florida Board of Trustees, on behalf of the University of South Florida St. Petersburg (USFSP), to utilize certain City-owned submerged lands in the westerly basin of Bayboro Harbor, for an aggregate fee of \$10.00 for the entire term, to operate the USFSP Haney Landing Sailing Center, subject to certain terms and conditions. Requires an affirmative vote of at least six (6) members of City Council. Please scroll down to view the backup material.



**CB-3**

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair and Members of City Council

**SUBJECT:** A resolution authorizing the Mayor, or his designee, to execute a five (5) year license agreement with the University of South Florida Board of Trustees, on behalf of the University of South Florida St. Petersburg (USFSP), to utilize certain City-owned submerged lands in the westerly basin of Bayboro Harbor, for an aggregate fee of \$10.00 for the entire term, to operate the USFSP Haney Landing Sailing Center, subject to certain terms and conditions; and to execute all documents necessary to effectuate same; and providing an effective date. ***(Requires an affirmative vote of at least six (6) members of City Council.)***

**EXPLANATION:** Real Estate & Property Management ("REPM") received a request from the University of South Florida Board of Trustees, a public body corporate, on behalf of the University of South Florida St. Petersburg ("USFSP" or "Licensee"), to enter into a new license agreement for its continued use of the westerly basin of the Bayboro Harbor ("Premises") to operate the USFSP Haney Landing Sailing Center ("Sailing Center") and maintenance of existing related waterside improvements within the Premises, as the Licensee has done since April, 2010.

The Licensee has executed a new license agreement ("License Agreement") for a term of five (5) years, subject to the approval of City Council, providing the Licensee with the same terms and conditions it has enjoyed during the preceding term. The aggregate fee is ten dollars (\$10.00) for the entire term.

The Licensee will continue to operate, maintain, launch, berth, store and moor a variety of vessels for use by USF students, guests, faculty and administration, including additional waterside amenities (i.e., stationary and floating docks, boat lifts, pilings, tie poles, seawalls) at the Sailing Center. Activities taking place or originating at the Sailing Center will also include the hosting of collegiate sailing regattas and the conduct of educational programs pertaining to first aid, safe vessel operation, seamanship, sailing, kayaking and canoeing.

The Licensee is responsible, at its sole cost and expense, for maintenance of all improvements in the Premises, including any necessary dredging. Under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances.

Since the Premises are submerged lands that have no zoning classification, they are governed by the classification of the abutting uplands which are zoned Institutional Center – (IC). Section 1.02(c)(2) of the City Charter permits City Council approval of licenses for commercially-zoned park and waterfront property for five (5) years or less with an affirmative vote of at least six (6) members of City Council.

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a five (5) year license agreement with the University of South Florida Board of Trustees, on behalf of the University of South Florida St. Petersburg (USFSP), to utilize certain City-owned submerged lands in the westerly basin of Bayboro Harbor, for an aggregate fee of \$10.00 for the entire term, to operate the USFSP Haney Landing Sailing Center, subject to certain terms and conditions; and to execute all documents necessary to effectuate same; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustration and Resolution

**APPROVALS:** Administration: \_\_\_\_\_ *AMF CB*  
Budget: \_\_\_\_\_ N/A

5TH TER S

6TH AVE S

1ST ST SE

8TH AVE SE

NATIONAL AIRLINES AVE SE

Premises

USFSP

EAST PENINSULA DR SE

WEST PENINSULA DR SE

SOUTH PENINSULA DR SE

11.30 A/c



RESOLUTION NO. 2025-\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A FIVE (5) YEAR LICENSE AGREEMENT WITH THE UNIVERSITY OF SOUTH FLORIDA BOARD OF TRUSTEES ON BEHALF OF THE UNIVERSITY OF SOUTH FLORIDA ST. PETERSBURG (USFSP), TO UTILIZE CERTAIN CITY-OWNED SUBMERGED LANDS IN THE WESTERLY BASIN OF BAYBORO HARBOR, FOR AN AGGREGATE FEE OF \$10.00 FOR THE ENTIRE TERM, TO OPERATE THE USFSP HANEY LANDING SAILING CENTER, SUBJECT TO CERTAIN TERMS AND CONDITIONS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the University of South Florida Board of Trustees, a public body corporate, on behalf of the University of South Florida St. Petersburg ("USFSP" or "Licensee"), desires to continue to utilize certain City-owned submerged lands in the westerly basin of Bayboro Harbor, as more described and depicted on Exhibit "A", attached hereto and made a part hereof ("Premises"); and

WHEREAS, the Licensee has utilized the Premises in conjunction with operating the USFSP Haney Landing Sailing Center and maintenance of existing related waterside improvements within the Premises, as the Licensee has done since April, 2010; and

WHEREAS, the proposed license agreement between the City of St. Petersburg and the Licensee will be for a term of five (5) years, for an aggregate fee of \$10.00 for the entire term to be paid on or prior to commencement, with the Licensee assuming maintenance of all improvements in the Premises, including any necessary dredging ("License Agreement"); and

WHEREAS, since the Premises are submerged lands that have no zoning classification, they are governed by the classification of the abutting uplands which in this case are zoned Institutional Center - (IC); and

WHEREAS, Section 1.02(c)(2) of the City Charter permits City Council approval of licenses for commercially-zoned park and waterfront property for five (5) years or less with an affirmative vote of at least six (6) members of City Council.



NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is hereby authorized to execute a license agreement with the Licensee to utilize the Premises for a period of five (5) years for an aggregate fee of \$10.00 for the entire term, subject to certain terms and conditions as set forth in the license agreement, as more fully described in the foregoing recitals and Exhibit A; and to execute all documents necessary to effectuate same.

This resolution shall become effective immediately upon its adoption.

Legal:



\_\_\_\_\_  
City Attorney (Designee)  
00796418

City Development Administration:



\_\_\_\_\_  
Chris Ballestra, Managing Director  
Development Coordination

Real Estate and Property Management:



\_\_\_\_\_  
Aaron Fisch, Director

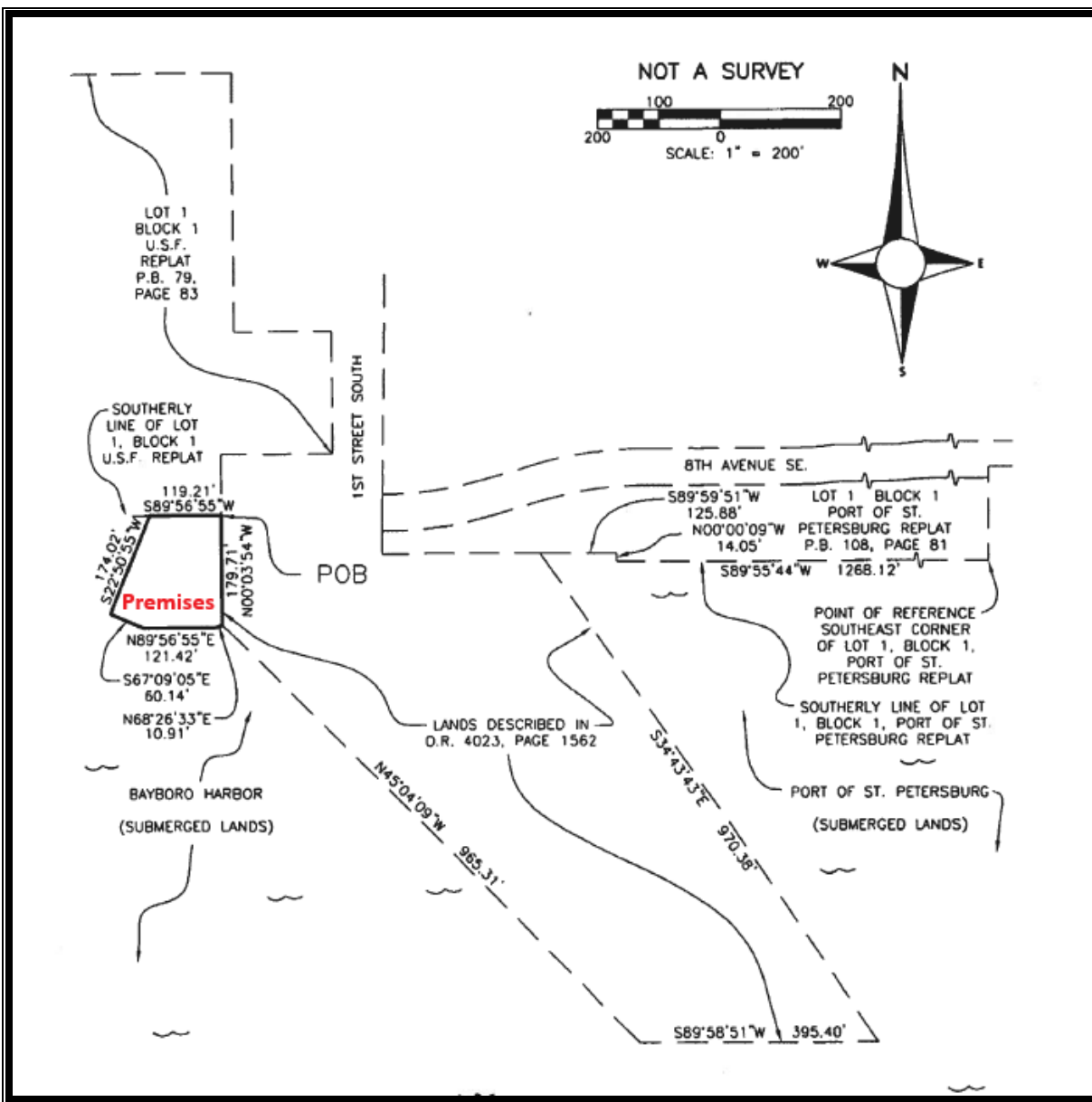
**EXHIBIT "A-1"**  
**LEGAL DESCRIPTION OF THE PREMISES**

A portion of the Northeast 1/4 of Section 30, Township 31 South, Range 17 East, Pinellas County, Florida, together with submerged lands, owned by the City of St. Petersburg, more particularly described as follows:

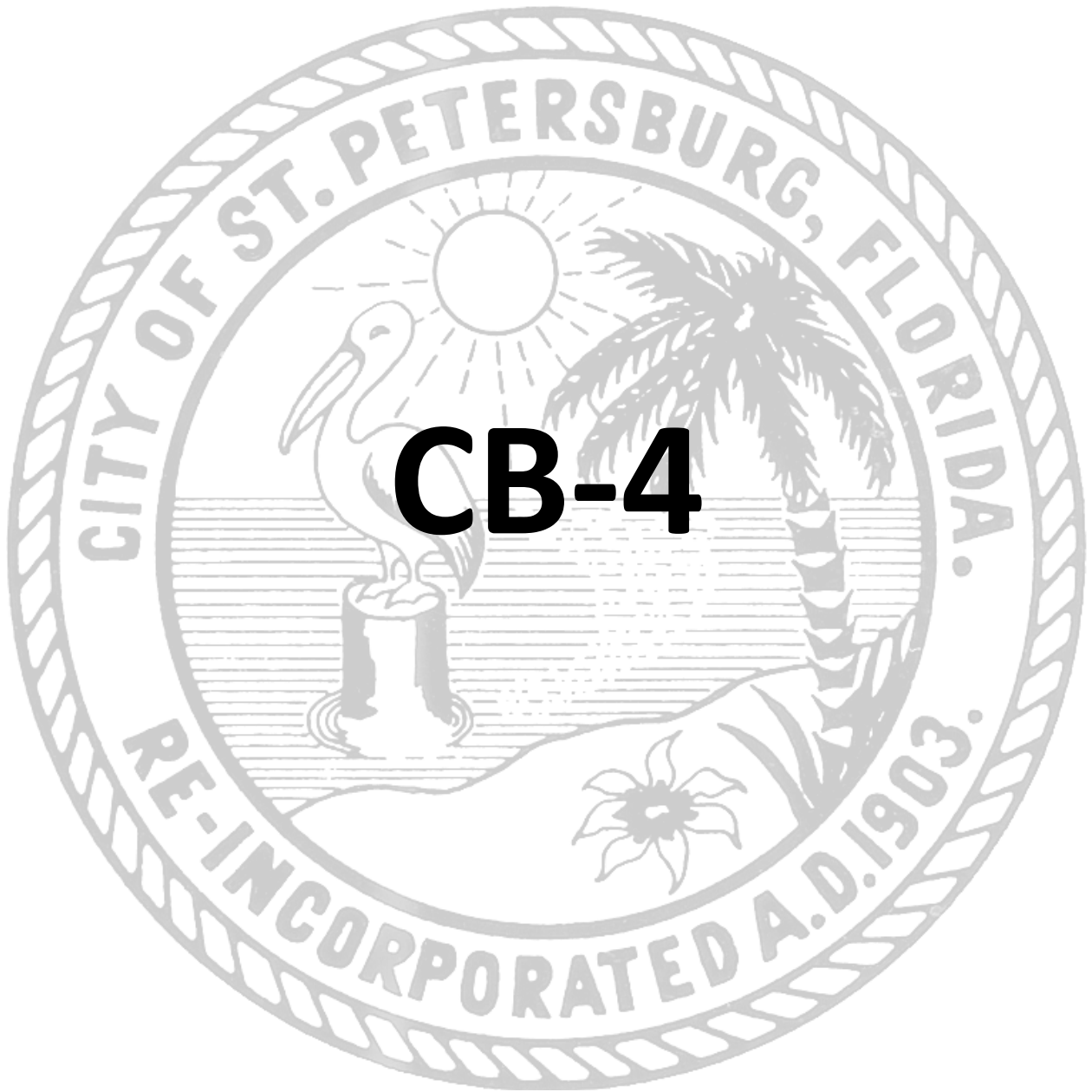
From the Southeast corner of Lot 1, Block 1, PORT OF ST. PETERSBURG REPLAT, as recorded in Plat Book 108, Page 81, Public Records of Pinellas County, Florida, as a Point of Reference; thence along the Southerly line of said Lot 1, Block 1, the following three (3) courses: S.89°55'44"W., 1268.12 feet; thence N.00°00'09"W., 14.05 feet; thence S.89°59'51"W., 125.88 feet to a point on the boundary of lands described in Official Records Book 4023, Page 1562, Public Records of Pinellas County, Florida; thence departing said Southerly line of said Lot 1, Block 1, along the boundary of lands described in Official Records Book 4023, Page 1562, Public Records of Pinellas County, Florida the following four (4) courses: S.34°43'43"E. 970.38 feet; thence S.89°58'51"W., 395.40 feet; thence N.45°04'09"W., 965.31 feet; thence N.00°03'54"W., 179.71 feet to a point on the Southerly line of Lot 1, Block 1, U.S.F. REPLAT, as recorded in Plat Book 79, Page 83, Public Records of Pinellas County, Florida, said point being the POINT OF BEGINNING; thence departing said boundary, S.89°56'55"W. along said Southerly line of said Lot 1, Block 1, 119.21 feet; thence departing said Southerly line of said Lot 1, Block 1, S.22°50'55"W., 174.02 feet; thence S.67°09'05"E., 60.14 feet; thence N.89°56'55"E., 121.42 feet; thence N.68°26'33"E., 10.91 feet to a point on the aforesaid lands described in Official Records Book 4023, Page 1562, said point being S.00°03'54"E. and 179.71 feet from the Point of Beginning; thence N.00°03'54"W., 179.71 feet to the POINT OF BEGINNING. Containing 28,247 square feet, or 0.648 acre, more or less, St. Petersburg, Florida.

# EXHIBIT "A-2"

## SKETCH OF THE PREMISES



The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a license agreement for a period a five (5) years with Reichart Enterprise, LLC, d/b/a High Altitude Aviation, a Florida limited liability company, for use of the "Blue" Hangar, containing approximately 3,080 square feet of hangar and office space, located within Albert Whitted Airport for aircraft repair and maintenance operations, subject to certain conditions. Requires affirmative vote of at least six (6) members of City Council.  
Please scroll down to view the backup material.



**CB-4**

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda**

**Meeting of March 27, 2025**

**TO:** The Honorable Copley Gerdes, Chair and Members of City Council

**SUBJECT:** A resolution authorizing the Mayor, or his designee, to execute a license agreement for a period a five (5) years with Reichart Enterprise, LLC, d/b/a High Altitude Aviation, a Florida limited liability company, for use of the "Blue" Hangar, containing approximately 3,080 square feet of hangar and office space, located within Albert Whitted Airport for aircraft repair and maintenance operations, subject to certain conditions; and to execute all documents necessary to effectuate same; and providing an effective date. ***(Requires affirmative vote of at least six (6) members of City Council)***

**EXPLANATION:** In January 2025, Real Estate and Property Management ("REPM") received a request from the Airport manager to prepare a license agreement ("License") between the City of St. Petersburg ("City") and Reichart Enterprise, LLC, dba High Altitude Aviation, a Florida limited liability company ("Licensee") (collectively "Parties"), for its use of the "Blue" Hangar, containing a total of approximately 3,080 square feet of hangar and office space ("Premises"), while conducting aircraft repair and maintenance operations on the Airport for a term of five (5) years.

The Licensee has executed the proposed License for a term of five (5) years, subject to City Council approval. The initial annual license fee of \$20,608 will be payable to the City in equal monthly installments, plus all applicable sales tax and refuse fee, and shall be adjusted annually based on the percentage increase of the Consumer Price Index ("CPI") with the maximum increase in any single year being 3.5%. The Licensee is responsible for all interior maintenance of the Premises, utilities/services including, but not limited to, electric, telephone, internet service, gas and cable/satellite television, in addition to any applicable taxes. The Licensee currently occupies another hangar at the Airport and desires to relocate to the Premises.

The Licensee will maintain an aviation general liability insurance policy in an amount of at least \$2,000,000 per occurrence and \$3,000,000 aggregate, indemnifying the City against all claims or demands that may arise or be claimed on account of Licensee's use of the Premises. The proposed License may be terminated without cause by either party with no less than one hundred-eighty (180) days written notice prior to the scheduled date of termination.

The proposed License complies with Section 1.02(c)(4) of the City Charter, which permits the licensing of Airport property not exceeding twenty-five (25) years with an affirmative vote of at least six (6) members of City Council.

**RECOMMENDATION:** Administration recommends that City Council authorize the Mayor, or his designee, to execute a license agreement for a period of five (5) years with Reichart Enterprise, LLC, d/b/a High Altitude Aviation, a Florida limited liability company, for the use of the "Blue" Hangar, containing approximately 3,080 square feet of hangar and office space, within Albert Whitted Airport for aircraft repair and maintenance operations, subject to certain conditions; and to execute all documents necessary to effectuate same; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustrations and Resolution.

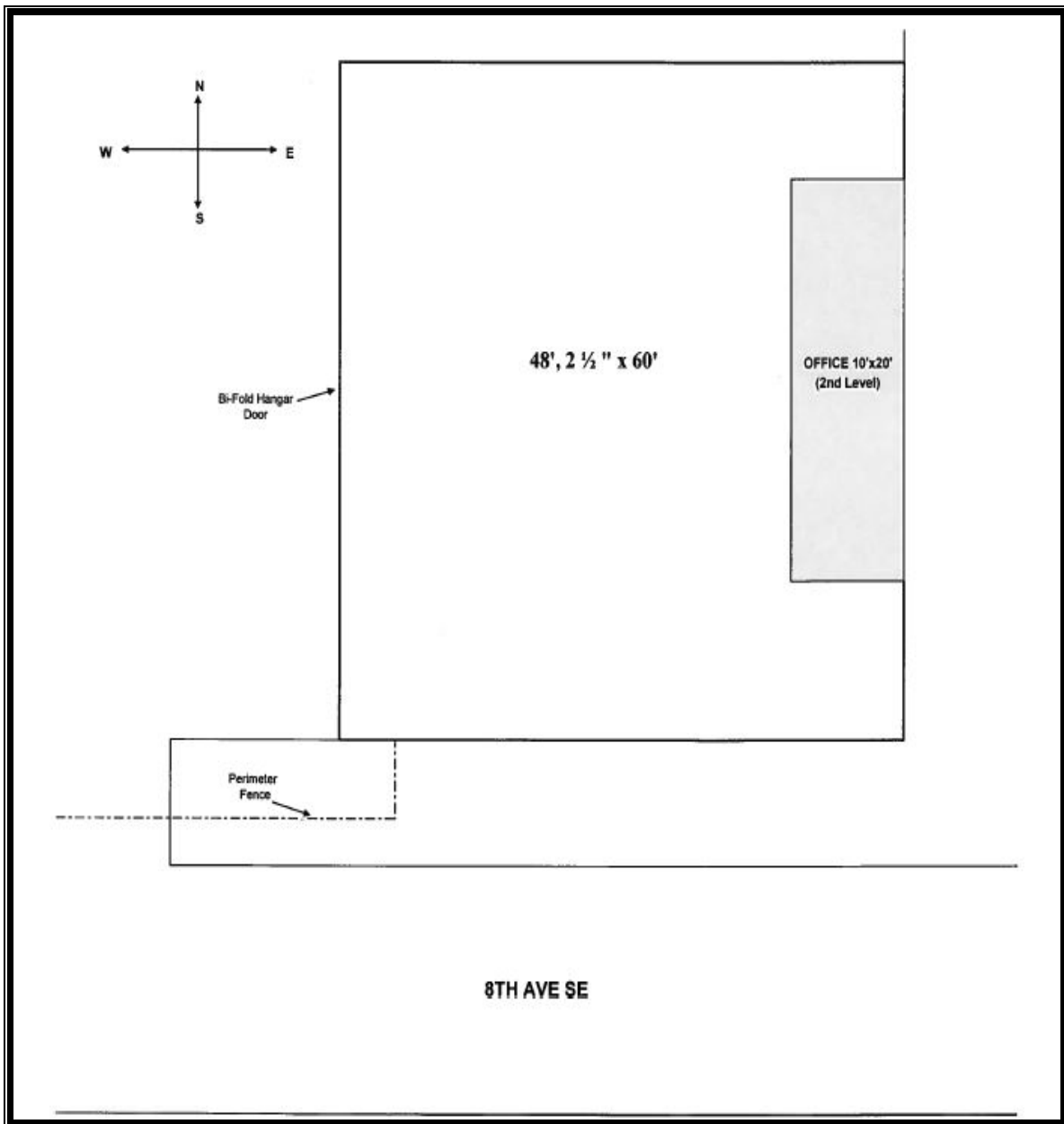
**APPROVALS:** Administration: \_\_\_\_\_ *AMF CB*  
Budget: \_\_\_\_\_ N/A

**ILLUSTRATION**  
**AERIAL VIEW - PREMISES**





**ILLUSTRATION**  
**PREMISES FLOOR PLAN - "BLUE" HANGAR**



RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH REICHART ENTERPRISE LLC, D/B/A HIGH ALTITUDE AVIATION, A FLORIDA LIMITED LIABILITY COMPANY, FOR USE OF THE "BLUE" HANGAR, CONTAINING APPROXIMATELY 3,080 SQUARE FEET OF HANGAR AND OFFICE SPACE, LOCATED WITHIN ALBERT WHITTED AIRPORT FOR AIRCRAFT REPAIR AND MAINTENANCE OPERATIONS, SUBJECT TO CERTAIN CONDITIONS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City owns and operates Albert Whitted Airport, which is generally located at 107 8th Avenue Southeast, St. Petersburg, Florida 33701, and as legally described in the City of St. Petersburg, Florida Municipal Charter ("City Charter") ("Airport"); and

WHEREAS, Reichart Enterprise LLC d/b/a High Altitude Aviation, a Florida limited liability company ("Licensee"), desires to use the "Blue" Hangar within the Airport, containing a total of approximately 3,080 square feet of hangar and office space, as depicted on Exhibit A, attached hereto and incorporated herein ("Premises"), for aircraft repair and maintenance operations; and

WHEREAS, the proposed license agreement has been negotiated for a term of five (5) years with an initial annual license fee of \$20,608 (increasing annually) subject to City Council approval, subject to certain terms and conditions as set forth in the proposed license agreement; and


WHEREAS, pursuant to the proposed license agreement, the Licensee will maintain an aviation general liability insurance policy in an amount of at least \$2,000,000 per occurrence and \$3,000,000 aggregate, and indemnifying the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises; and

WHEREAS, the proposed license agreement complies with Section 1.02(c)(4) of the City Charter, which permits the licensing of Airport property not exceeding twenty-five (25) years with an affirmative vote of at least six (6) members of City Council.

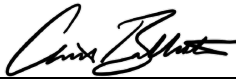
NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is hereby authorized to execute a license agreement for a period of five (5) years with the Licensee for the use of the Premises within the Airport for aircraft repair and maintenance operations, subject to certain terms and conditions as set forth in the license agreement, as more fully described in Exhibit A and the foregoing recitals; and to execute all documents necessary to effectuate same.

This resolution shall become effective immediately upon its adoption.

Legal:

  
\_\_\_\_\_  
City Attorney (Designee)  
00797839

City Development Administration:

  
\_\_\_\_\_  
Chris Ballestra, Managing Director  
Development Coordination

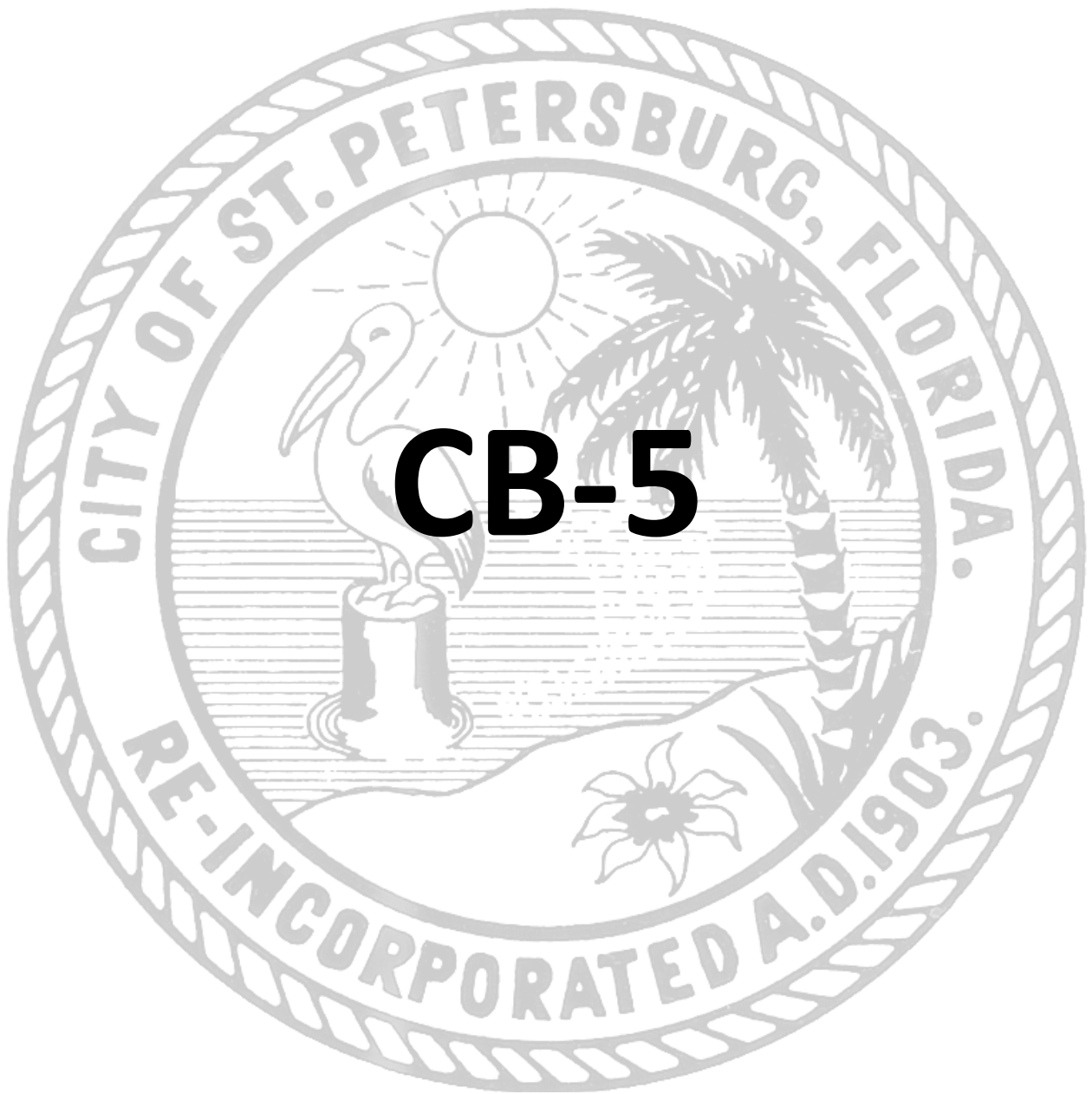
Real Estate and Property Management:

  
\_\_\_\_\_  
Aaron Fisch, Director

**EXHIBIT A**  
**AERIAL VIEW - PREMISES**



The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a Lease Agreement with Hap O'Neill, Incorporated, a Florida corporation, for the operation of a marina on City-owned waterfront property located at 6701 34th Street South, St. Petersburg, Florida, for a term of ten (10) years, subject to certain conditions. Requires affirmative vote of at least six (6) members of City Council.  
Please scroll down to view the backup material.



**CB-5**

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair and Members of City Council

**SUBJECT:** A resolution authorizing the Mayor, or his designee, to execute a Lease Agreement with Hap O'Neill, Incorporated, a Florida corporation, for the operation of a marina on City-owned waterfront property located at 6701 34<sup>th</sup> Street South, St. Petersburg, Florida, for a term of ten (10) years, subject to certain conditions; and to execute all documents necessary to effectuate same; and providing an effective date. ***(Requires affirmative vote of at least six (6) members of City Council.)***

**EXPLANATION:** Real Estate and Property Management ("REPM") received a request from Lisa Shook, president of Hap O'Neill, Incorporated, a Florida corporation ("O'Neill's") to create a new lease agreement ("2025 Lease") for a ten (10) year term for its continued operation of a marina on City-owned waterfront property located at 6701 34<sup>th</sup> Street South, St. Petersburg ("Premises").

O'Neill's, and its predecessors in interest, have operated a marina facility on the Premises since 1954. The current lease for the Premises, as amended ("2015 Lease"), is set to expire on July 31, 2025. Under the terms of the 2015 Lease, O'Neill's was obligated to complete substantive upgrades to the marina on the Premises and has since invested a minimum of \$625,000 for the following capital improvements: (i) dredging of the inlet channel and marina basin to expand the usability of the facility; (ii) seawall replacement along the south side of the marina inlet channel at the entrance to the Premises; (iii) replacement of various boat lifts, cradle kits, and finger piers; (iv) piling and dock replacements; (v) roof replacement over portions of the Center Dock; and (vi) improvements to the parking area on the west side of the marina basin.

More recently, the marina on the Premises sustained severe damage as a result of Hurricane Helene in September 2024 and Hurricane Milton in October 2024. O'Neill's has performed many repairs to the marina on the Premises to date, including the removal of sand from the upland; and demolition and removal of flood and wind damaged marina components. O'Neill's continues to make the necessary repairs and replacements to the damaged marina office, retail store and significant repairs and replacements to the marina electrical systems, including repairs to the damaged boat lifts and related components. O'Neill's current YTD expenditures for lost and replaced equipment, tools, office furniture, inventory, supplies and labor needed to complete all of the necessary repairs is over \$216,000 and remaining estimated repairs is around \$20,000. O'Neill's estimates the lost gross revenue in the retail store and storage is approximately \$98,000. O'Neill's reports although the business was shut down for all of October 2024, most of November 2024, and some of December 2024, employees of the marina on the Premises received their full pay and continued working throughout that timeframe. Due to the extent of the damage to the marina on the Premises and the large capital expenditure required to repair same, O'Neill's requests a new ten (10) year agreement to replace the 2015 Lease for the purpose of justifying the large investment to be incurred by O'Neill's to rebuild the damaged portions of the marina on the Premises.

O'Neill's has executed the 2025 Lease for a term of ten (10) years, commencing on August 1, 2025 and ending on July 31, 2035 ("Term"), subject to City Council approval, under the following terms:

RENT: O'Neill's will pay the City the greater amount of the following each month during the Term:

- Beginning on August 1, 2025 through July 31, 2026, O'Neill's shall pay to City thirteen (13%) percent of all revenues ("Percentage Rent") derived by O'Neill's in the conduct of its business operations on the Premises during the preceding calendar month, which shall include but not be limited to, slip licensing, building/space licensing/rentals, management fees, maintenance fees, excluding fuel sales, during the Term ("Gross Revenues"), plus applicable sales tax. The Percentage Rent on Gross Revenues shall increase 0.5% annually, until such time as the Percentage Rent on Gross Revenues reaches a rate of 15%, at which it shall then remain for the remainder of the Term.
- 10% of Retail Store revenues.
- Two thousand eight hundred ninety-eight dollars and nineteen cents (\$2,898.19), plus applicable sales tax, per month for rent on the Repair and Dealership Facility, with an annual increase of 3% on the anniversary date of the 2025 Lease.
- The minimum rent for each month is seven thousand five hundred dollars (\$7,500) per month, plus applicable sales tax.

OTHER PROVISIONS:

- Provide monthly reporting of accounting for the previous month's Gross Revenues with the percentage calculation and a copy of the Florida Department of Revenue Form 15 (DR-15), or any subsequent replacement form utilized for reporting taxable sales to the State of Florida, that was submitted to the State of Florida for the previous month.
- O'Neill's is responsible for all interior and exterior maintenance of all buildings, improvements and utilities/services regarding the Premises including, but not limited to, water, electric, telephone, internet service, sewer, gas, cable/satellite television, trash collection and stormwater fees, in addition to any applicable taxes.
- O'Neill's will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of O'Neill's use of the Premises.
- As provided for under a separate license agreement, O'Neill's has agreed to continue providing a wet slip location to the City's Fire Department for its rescue vessel ("Rescue Vessel") and waive all rent and fees in consideration of the City having paid for its own cost of build-out of the slip to accommodate the Rescue Vessel.



Section 1.02 (c)(1) and (2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for park and waterfront property for ten (10) years or less with approval by an affirmative vote of at least six (6) members of City Council.

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a Lease Agreement with Hap O'Neill, Incorporated, a Florida corporation, for the operation of a marina on City-owned waterfront property located at 6701 34<sup>th</sup> Street South, St. Petersburg, Florida, for a term of ten (10) years, subject to certain conditions; and to execute all documents necessary to effectuate same; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustration and Resolution

**APPROVALS:** Administration: \_\_\_\_\_ *AMF*

Budget: \_\_\_\_\_ N/A

**ILLUSTRATION OF PREMISES**

**6701 34<sup>TH</sup> STREET SOUTH**



RESOLUTION NO. 2025 - \_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LEASE AGREEMENT WITH HAP O'NEILL, INCORPORATED, A FLORIDA CORPORATION, FOR THE OPERATION OF A MARINA ON CITY-OWNED WATERFRONT PROPERTY LOCATED AT 6701 34<sup>TH</sup> STREET SOUTH, ST. PETERSBURG, FLORIDA, FOR A TERM OF TEN (10) YEARS, SUBJECT TO CERTAIN CONDITIONS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hap O'Neill, Incorporated, a Florida corporation ("O'Neill's"), desires to enter into a new lease agreement ("2025 Lease") for a ten (10) year term for its continued operation of a marina on City-owned waterfront property located at 6701 34th Street South, St. Petersburg, Florida, as depicted on Exhibit A, attached hereto and incorporated herein, and legally described on Exhibit B, attached hereto and incorporated herein ("Premises"); and

WHEREAS, the current lease for the Premises, as amended ("2015 Lease"), is set to expire on July 31, 2025; and

WHEREAS, more recently, the marina on the Premises sustained severe damage as a result of Hurricane Helene in September 2024 and Hurricane Milton in October 2024; and

WHEREAS, O'Neill's has performed many repairs to the marina on the Premises to date, and continues to make the necessary repairs and replacements to the damaged marina office, retail store and significant repairs and replacements to the marina electrical systems, including repairs to the damaged boat lifts and related components; and

WHEREAS, O'Neill's current YTD expenditures for lost and replaced equipment, tools, office furniture, inventory, supplies and labor needed to complete all of the necessary repairs to the marina on the Premises is over \$216,000 and remaining estimated repairs is around \$20,000; and

WHEREAS, O'Neill's estimates the lost gross revenue in the retail store and storage for the marina on the Premises is approximately \$98,000; and

WHEREAS, O'Neill's reports although the business was shut down for all of October 2024, most of November 2024, and some of December 2024, employees of the marina on the Premises received their full pay and continued working throughout that timeframe; and

WHEREAS, due to the extent of the damage to the marina on the Premises, and the large capital expenditure required to repair same, O'Neill's requests a new ten (10) year agreement to replace the 2015 Lease, for the purpose of justifying the large investment to be incurred by O'Neill's to rebuild the damaged portions of the marina on the Premises; and

WHEREAS, the financial terms of the 2025 Lease provide for a monthly percentage rent at a rate of thirteen percent (13%) on all revenues, excluding fuel sales, derived in the conduct of its business operations at the Premises ("Percentage Rent"), for the first year of the Term and shall increase 0.5% annually, until such time as the Percentage Rent reaches a rate of 15%, at which it shall then remain for the remainder of the term of the 2025 Lease; and

WHEREAS, monthly rent in the amount of ten (10%) of the Retail Store revenues shall also be paid to City; and

WHEREAS, monthly rent in the amount of two thousand eight hundred ninety-eight dollars and nineteen cents (\$2,898.19), plus applicable sales tax, shall also be paid to City per month for the Repair and Dealership Facility, with an annual increase of three (3%) percent each anniversary date of the 2025 Lease; and

WHEREAS, the minimum rent per month is seven thousand five hundred dollars (\$7,500), plus applicable sales tax; and

WHEREAS, O'Neill's is responsible for all interior and exterior maintenance of all buildings, improvements and utilities/services regarding the Premises including, but not limited to, water, electric, telephone, internet service, sewer, gas, cable/satellite television, trash collection and stormwater fees, in addition to any applicable taxes; and

WHEREAS, O'Neill's will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of O'Neill's use of the Premises; and


WHEREAS, as provided for in a separate license agreement, O'Neill's has agreed to continue providing a wet slip location to the City's Fire Department for its rescue vessel ("Rescue Vessel") and waive all rent and fees in consideration of the City having paid for its own cost of build-out of the slip to accommodate the Rescue Vessel; and

WHEREAS, Section 1.02 (c)(1) and (2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for park and waterfront property for ten (10) years or less with approval by an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is hereby authorized to execute a Lease Agreement with O'Neill's for the operation of a marina on the Premises for a period of ten (10) years, subject to certain conditions as set forth in the 2025 Lease, as more fully described in the foregoing recitals and exhibits; and to execute all documents necessary to effectuate same.

This resolution shall become effective immediately upon its adoption.

Legal:

  
\_\_\_\_\_  
City Attorney (Designee)  
00797963

Real Estate & Property Management:

  
\_\_\_\_\_  
Aaron Fisch, Director

City Development Administration:

\_\_\_\_\_  
James Corbett, Administrator



**EXHIBIT A**  
**ILLUSTRATION OF PREMISES**



## EXHIBIT B

### LEGAL DESCRIPTION OF PREMISES

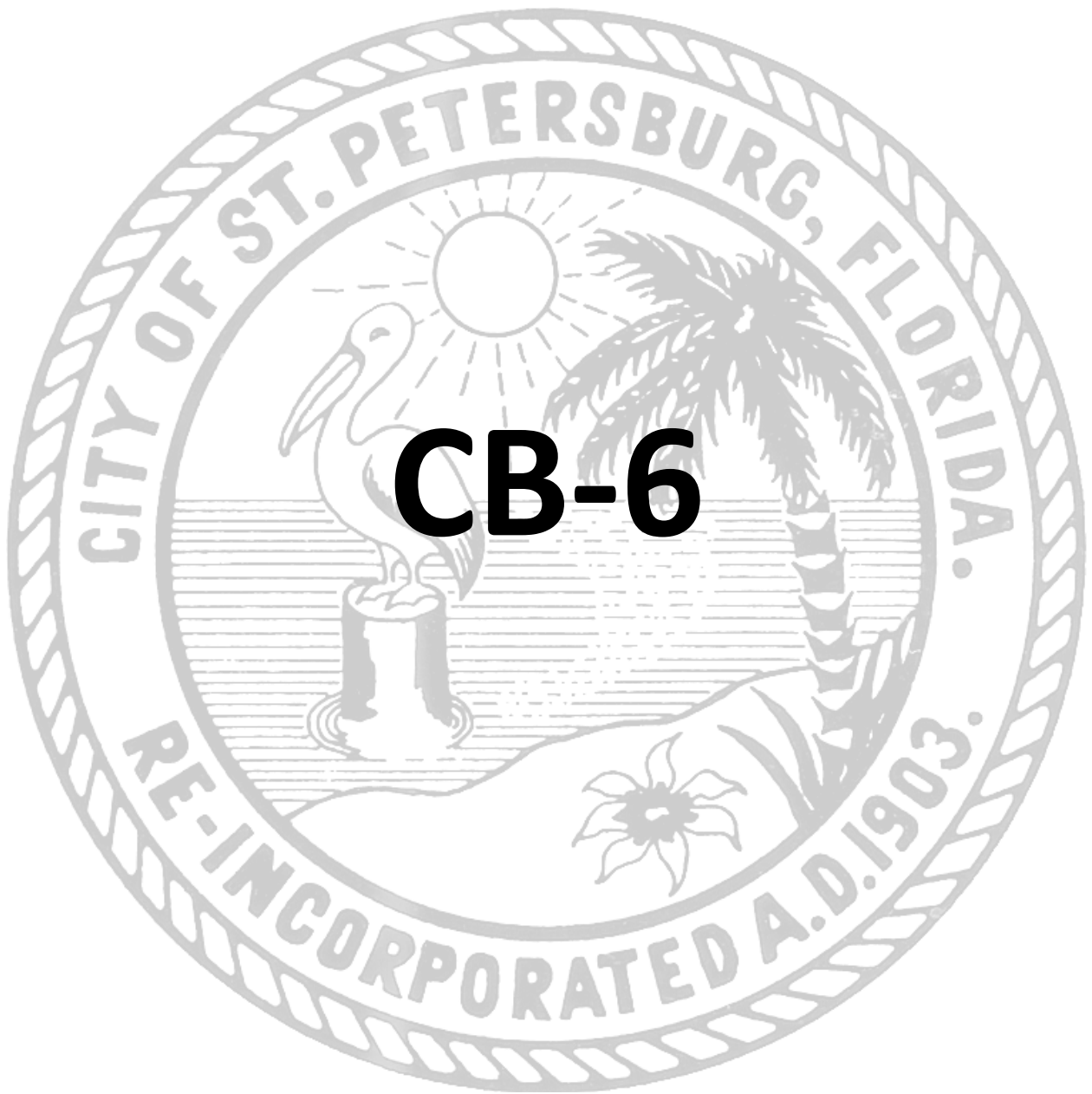
A tract of land lying in the Southeast one-quarter of Section 10, Township 32 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

From the Northeast corner of the Southeast one-quarter of said Section 10 for a point of reference; thence S 00°09'58" W along the east line thereof, 1054.12 feet; thence leaving said line, N 89°50'02" W, 480.00 feet; thence S 00°09'58" W, 40.00 feet; thence S 38°43'07" E, 78.52 feet; thence S 61 °14'44" W, 114.85 feet to Point of Beginning; thence continue S 61 °14'44" W, 180.02 feet; thence S 09°45'40" E, 168.00 feet more or less to the mean high water line, said point designated as Point "A" for convenience; thence return to the aforementioned Point of Beginning; thence N 81 °08'41" E, 46.48 feet; thence S 27,°09'32" E, 74.44 feet; thence S 76°44'13" E, 9.04 feet; thence S 64°35'31" E, 43.78 feet; thence S 36°47'45" E, 64.78 feet; thence N 58°28'20" E, 53.70 feet; thence S 02°02'46" E, 19.90 feet; thence S 50°41 '09" E, 23.73 feet; thence S 72°04'03" E, 25.60 feet; thence N 77°33'24" E 5.39 feet; thence S 38°43'07" E, 94.45 feet; thence S 22°24'14" E, 156.30 feet; thence S 89n 50'02" E, 18.01 feet, to a point on the west right-of-way line of Interstate 275; thence along said right-of-way S 00°09'58" W, 415.19 feet; thence N 74°48'54" W, 536.00feet, more or less to the mean high water line; thence northerly along said mean high water line to the aforementioned Point "A". Containing 7.9 acres, more or less.

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a license agreement with Greater Mt. Zion African Methodist Episcopal Church of St. Petersburg, Florida, Inc., a Florida not-for-profit corporation, for use of the Vearl Scott Neighborhood Family Center located at 1201 7th Avenue South, St. Petersburg, Florida, within City-owned Campbell Park, for a period of thirty-six (36) months for an aggregate fee of \$36.00, subject to certain terms and conditions; and waiving the reserve for replacement requirement for City Council Resolution No. 79-740A. Requires affirmative vote of at least six (6) members of City Council.

Please scroll down to view the backup material.





**CB-6**

## ST. PETERSBURG CITY COUNCIL

### Consent Agenda

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes and Members of City Council

**SUBJECT:** A resolution authorizing the Mayor, or his designee, to execute a license agreement with Greater Mt. Zion African Methodist Episcopal Church of St. Petersburg, Florida, Inc., a Florida not-for-profit corporation, for use of the Vearl Scott Neighborhood Family Center located at 1201 7th Avenue South, St. Petersburg, Florida, within City-owned Campbell Park, for a period of thirty-six (36) months for an aggregate fee of \$36.00, subject to certain conditions; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement for City Council Resolution No. 79-740A; and providing an effective date. **(Requires affirmative vote of at least six (6) members of City Council.)**

**EXPLANATION:** The Real Estate and Property Management department received a request from Greater Mt. Zion African Methodist Episcopal Church of St. Petersburg, Florida, Inc. ("Licensee") to extend its agreement with the City of St. Petersburg ("City") for the continued use of the Vearl Scott Neighborhood Family Center located at 1201 7th Avenue South, St. Petersburg, Florida, on a portion of City-owned Campbell Park ("Premises"). The Licensee has utilized the Premises for the purpose of facilitating social services for low- to moderate-income persons within the corporate limits of St. Petersburg through its Cross and Anvil Human Services program since September 1, 2013.

The Licensee's Cross and Anvil Human Services program consists of the following services:

- 1) Academic Support Services (FCAT and College Preparation, Computer Skills Training, GED Assistance, and Financial Literacy);
- 2) Mental Health Counseling (Crisis Intervention, Individual Counseling, and Trauma Informed Care Counseling);
- 3) Comprehensive Youth Mentoring;
- 4) Veterans Services (Counseling and Employment, Housing, and Treatment Referrals); and
- 5) Parental Engagements (Parent Effectiveness Training, School System Navigation & Advocacy Training, Teenage Pregnancy Prevention, Gang Prevention and Bullying).

The proposed license agreement ("License") will be for a term of thirty-six (36) months ("Term") for the Licensee's use of the Premises, subject to City Council approval, with an aggregate license fee of \$36.00 for the Term. The Licensee is responsible for all interior and exterior maintenance of the Premises and utilities including, but not limited to, electricity, telephone, internet, water, gas, sewerage, garbage and trash collection, in addition to applicable taxes and insurance, and use all reasonable precautions to prevent waste or damage to the Premises. The Licensee will provide routine maintenance to the building Systems within the Premises, as defined in the License, and pay for repairs to the Systems up to \$5,000 per occurrence. Subject to the availability of funds, as

determined in the City's sole discretion, the City may make any repair that exceeds \$5,000, with the Licensee contributing the first \$5,000 per occurrence. City maintenance obligations are limited to repairs necessitated by structural defects in the Premises, the exterior, and amounts exceeding the specific expense caps noted above; and the City will provide for the grounds irrigation and maintenance surrounding the Premises.

The Licensee will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises. The License may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination. Under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances.

The Licensee is required to enter a Community Development Block Grant Agency Agreement ("CDBG Agency Agreement") in conjunction with the proposed License. The CDBG Agency Agreement may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination.

City Council Resolution No. 79-740A, dated October 4, 1979, establishes policies for the sale and leasing of City-owned park and waterfront property. This resolution requires that when leasing City property to a non-profit, private organization ". . . the organization pays operating costs plus a reserve for replacement." Due to the fact that CDBG funds were previously used in the rehabilitation of the building and the Licensee has limited financial resources, Housing & Community Development indicated that nominal rent should be charged and it is recommended that the reserve for replacement requirement be waived in an effort to minimize operating costs. These terms and conditions are consistent with prior leases and licenses with this and other non-profit organizations. Under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances.

Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of license for residentially-zoned park and waterfront property for three (3) years or less with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned Neighborhood Suburban Single-Family (NSE).

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a license agreement with Greater Mt. Zion African Methodist Episcopal Church of St. Petersburg, Florida, Inc., a Florida not-for-profit corporation, for use of the Vearl Scott Neighborhood Family Center located at 1201 7th Avenue South, St. Petersburg, Florida, within City-owned Campbell Park, for a period of thirty-six (36) months for an aggregate fee of \$36.00, subject to certain conditions; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustration and Resolution

**APPROVALS:** Administration: \_\_\_\_\_ *AME*

Budget: \_\_\_\_\_ N/A

**ILLUSTRATION  
PREMISES**



**Vearl Scott Neighborhood Family Center**  
1201 7<sup>th</sup> Avenue South, St. Petersburg, Florida 33705  
Pinellas County Parcel I.D. No.: 24-31-16-13069-001-0010

RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH GREATER MT. ZION AFRICAN METHODIST EPISCOPAL CHURCH OF ST. PETERSBURG, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE USE OF THE VEARL SCOTT NEIGHBORHOOD FAMILY CENTER LOCATED AT 1201 7TH AVENUE SOUTH, ST. PETERSBURG, FLORIDA, WITHIN A PORTION OF CITY-OWNED CAMPBELL PARK FOR A PERIOD OF THIRTY-SIX (36) MONTHS FOR AN AGGREGATE FEE OF \$36.00, SUBJECT TO CERTAIN CONDITIONS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; WAIVING THE RESERVE FOR REPLACEMENT REQUIREMENT FOR CITY COUNCIL RESOLUTION NO. 79-740A; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Greater Mt. Zion African Methodist Episcopal Church of St. Petersburg, Florida, Inc., a Florida not-for-profit corporation ("Licensee") desires to continue to license City-owned property within the Vearl Scott Neighborhood Family Center located on a portion of City-owned Campbell Park located at 1201 7<sup>th</sup> Avenue South, St. Petersburg, Florida, as depicted on Exhibit A, attached hereto and incorporated herein ("Premises"), that the Licensee has utilized since September 1, 2013; and

WHEREAS, the proposed License Agreement ("License") will be for a term of thirty-six (36) months, for an aggregate fee of \$36.00 to be paid at the commencement of the term, plus applicable sales tax; and

WHEREAS, the Licensee will continue to facilitate services to low- to moderate- income persons within the corporate limits of St. Petersburg through its Cross and Anvil Human Services program and will be required to enter into a Community Development Block Grant Agency Agreement ("CDBG Agency Agreement") in conjunction with the proposed License; and

WHEREAS, the License may be terminated without cause by either party with ninety (90) days written notice prior to the scheduled date of termination; and

WHEREAS, the Licensee will provide interior and exterior maintenance to the Premises and pay for utilities, insurance, and routine maintenance to the building Systems as defined in the License; and

WHEREAS, the License is in accordance with the policies established in Resolution No. 79-740A provided, however, that due to the limited financial resources of the organization, nominal rent is being charged, and it is recommended that the reserve for replacement requirement be waived in an effort to minimize operating costs; and

WHEREAS, these terms and conditions are consistent with prior leases and licenses with this and other non-profit organizations; and


WHEREAS, Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of licenses for residentially-zoned park and waterfront property for three (3) years or less with approval of an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a License with the Licensee, for use of the Premises for a period of thirty-six (36) months for an aggregate fee of \$36.00, subject to certain conditions as set forth in the License, as detailed in the foregoing recitals and Exhibit A; and to execute all documents necessary to effectuate same.

BE IT FURTHER RESOLVED that the reserve for replacement requirement pursuant to Resolution No. 79-740A is hereby waived.

This resolution shall become effective immediately upon its adoption.

Legal:

  
\_\_\_\_\_  
City Attorney (Designee)  
00797655

Community Enrichment Administration:

\_\_\_\_\_  
Michael J. Jefferis, Administrator

Real Estate and Property Management:

  
\_\_\_\_\_  
Aaron Fisch, Director



**EXHIBIT A  
PREMISES**

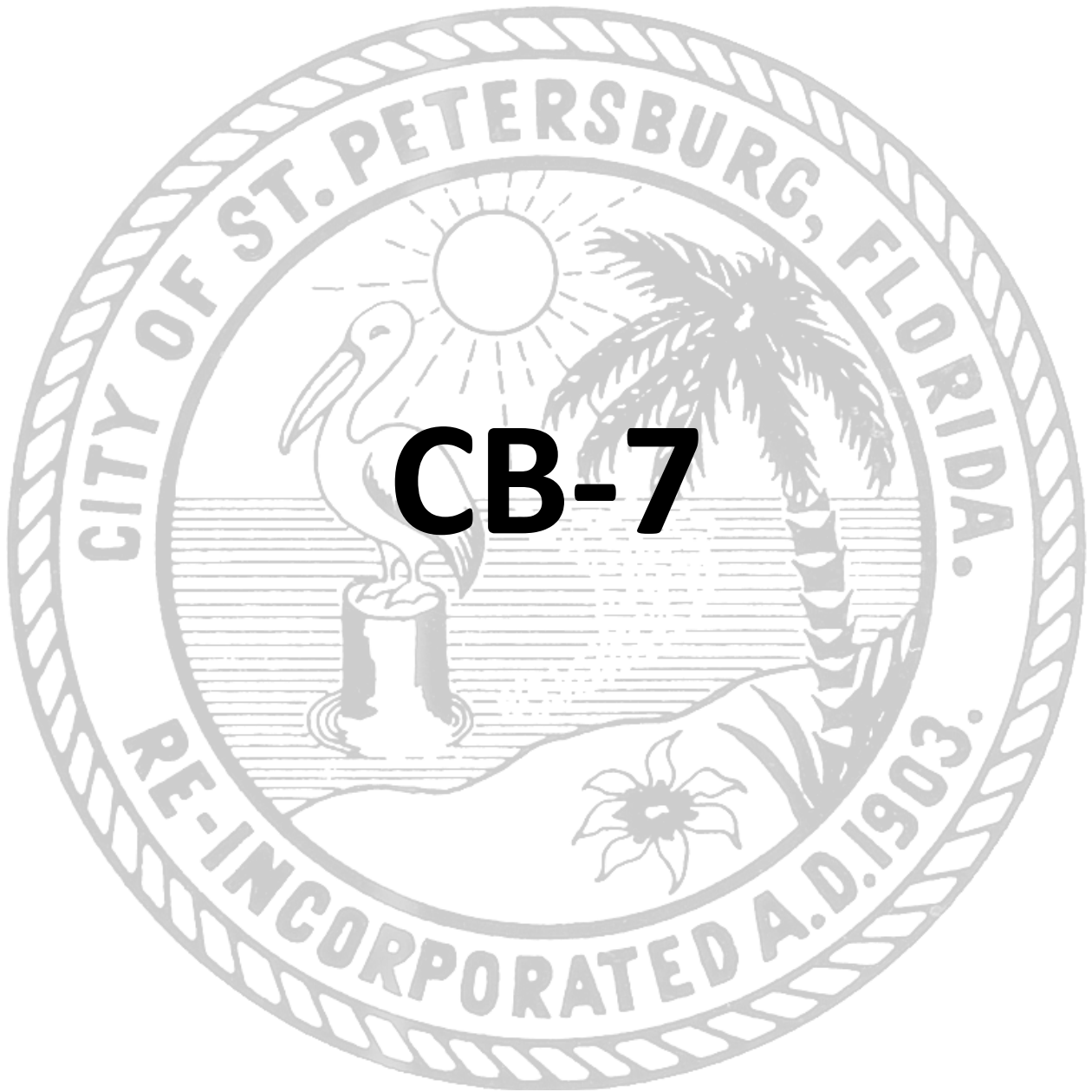


**Vearl Scott Neighborhood Family Center**  
1201 7<sup>th</sup> Avenue South, St. Petersburg, Florida 33705  
Pinellas County Parcel I.D. No.: 24-31-16-13069-001-0010



The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 21-04-AEC/W(A) to the architect/engineering agreement dated August 5, 2021, as amended, between the City of St. Petersburg, Florida and AECOM Technical Services, Inc. (A/E) for A/E to provide continued project management services, continued proposed alignment drawings, additional services associated with 60% and 100% final design submittals, signage and pavement marking plans and continued construction manager coordination services related to the Yacht Club Estates Reclaim Replacement Project in an amount not to exceed \$119,476.97; providing that the total Task Order, as amended, shall not exceed \$299,438.96 (ECID Project No. 24108-130; Oracle No. 19698); and providing an effective date.

Please scroll down to view the backup material.



**CB-7**

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair and Members of City Council

**SUBJECT:** A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 21-04-AEC/W(A) to the architect/engineering agreement dated August 5, 2021, as amended, between the City of St. Petersburg, Florida and AECOM Technical Services, Inc. (“A/E”) for A/E to provide continued project management services, continued proposed alignment drawings, additional services associated with 60% and 100% final design submittals, signage and pavement marking plans and continued construction manager coordination services related to the Yacht Club Estates Reclaim Replacement Project in an amount not to exceed \$119,476.97; providing that the total Task Order, as amended, shall not exceed \$299,438.96 (ECID Project No. 24108-130; Oracle No. 19698); and providing an effective date.

**EXPLANATION:** *The existing Ductile Iron (“DI”) reclaim water main has required additional maintenance due to corrosive soils. The City will replace approximately 2,100 linear feet of 20-inch ductile iron pipe in the Yacht Club Estates neighborhood along Causeway Boulevard South, Central Avenue, and along 79<sup>th</sup> Street South to 2<sup>nd</sup> Avenue South.*

On August 5, 2021, the City of St. Petersburg, Florida (“City”) and AECOM Technical Services, Inc. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for Potable Water, Wastewater, and Reclaimed Water projects.

On December 14, 2023, City Council approved Task Order No. 21-04-AEC/W(A) in the amount of \$179,961.99 which provided for professional engineering services including but not limited to conducting a project Kick-off Meeting, Hydraulic Analysis, Alternatives Analysis and Technical Memorandum, 30%, 60%, and 100% Construction Documents.

*The original project included the engineering design to replace 2,100 linear feet (“LF”) of existing 20” and 16” RCW main with 12” diameter pipe, respectively. During design development, additional scope was identified which would result in increased resilience as well as reduced future operational costs. This Amendment adds an additional 3,100 LF of 16” RCW main replacement, extending south to 10<sup>th</sup> Avenue South, where the RCW diameter is reduced from 16” to 12” diameter. This Amendment adds surface restoration including signing and pavement marking plans for the entire length of the RCW replacement alignment of approximately 5,200 LF.*

Amendment No. 1 to Task Order No. 21-04-AEC/W(A) in the amount of \$119,476.97 shall provide professional engineering services including but not limited to design of additional 3,100 LF of pipe and preparation of 30%, 60%, and 100% Construction Documents.

Task Order No. 21-04-AEC/W(A) and Amendment No. 1 include the following phases and associated not to exceed costs respectively:

|            |                    | Approved     | Authorized   |
|------------|--------------------|--------------|--------------|
| Task Order | Project Management | \$ 12,300.20 | \$ 12,300.20 |
|            | Kick-off Meeting   | \$ 2,374.61  | \$ 2,374.61  |
|            | Hydraulic Analysis | \$ 18,158.24 | \$ 18,158.24 |

|                    |                                          |                     |              |
|--------------------|------------------------------------------|---------------------|--------------|
|                    | Alternative Analysis                     | \$ 29,572.50        | \$ 29,572.50 |
|                    | Proposed Alignment Drawings, 30%         | \$ 29,110.34        | \$ 29,110.34 |
|                    | Final Design, 60%, 100% and Final        | \$ 48,669.40        | \$ 48,669.40 |
|                    | CM Coordination Service                  | \$ 19,776.70        | \$ 19,776.70 |
|                    | Allowance                                | \$ 20,000.00        |              |
|                    |                                          | <hr/>               |              |
|                    |                                          | \$179,961.99        |              |
| Amendment<br>No. 1 | Project Management, Cont. Svcs           | \$ 9,758.50         | \$ 9,758.50  |
|                    | Proposed Alignment Drawings, 30%,        |                     |              |
|                    | Cont. Svcs                               | \$ 37,361.61        | \$ 37,361.61 |
|                    | Final Design, 60%, 100%, and Final Cont. |                     |              |
|                    | Svcs                                     | \$ 42,567.20        | \$ 42,567.20 |
|                    | Signing & Pavement Markings Plans        | \$ 12,305.26        | \$ 12,305.26 |
|                    | CM Coordination Services, Cont. Svcs     | \$ 17,484.40        | \$ 17,484.40 |
|                    |                                          | <hr/>               |              |
|                    |                                          | \$119,476.97        |              |
| <b>Total</b>       |                                          | <b>\$299,438.96</b> |              |

Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 21-04-AEC/W(A) to the architect/engineering agreement dated August 5, 2021, as amended, between the City of St. Petersburg, Florida and AECOM Technical Services, Inc. (“A/E”) for A/E to provide continued project management services, continued proposed alignment drawings, additional services associated with 60% and 100% final design submittals, signage and pavement marking plans and continued construction manager coordination services related to the Yacht Club Estates Reclaim Replacement Project in an amount not to exceed \$119,476.97; providing that the total Task Order, as amended, shall not exceed \$299,438.96 (ECID Project No. 24108-130; Oracle No. 19698); and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003) REC Yacht Club Estates Main Replacement FY23 Project (19698).

**ATTACHMENTS:** Resolution  
Amendment No.1 to Task Order No. 21-04-AEC/W(A)

RESOLUTION 2025-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 1 TO TASK ORDER NO. 21-04-AEC/W(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED AUGUST 5, 2021, AS AMENDED, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND AECOM TECHNICAL SERVICES, INC. (“A/E”) FOR A/E TO PROVIDE CONTINUED PROJECT MANAGEMENT SERVICES, CONTINUED PROPOSED ALIGNMENT DRAWINGS, ADDITIONAL SERVICES ASSOCIATED WITH 60% AND 100% FINAL DESIGN SUBMITTALS, SIGNAGE AND PAVEMENT MARKING PLANS, AND CONTINUED CONSTRUCTION MANAGER COORDINATION SERVICES RELATED TO THE YACHT CLUB ESTATES RECLAIM REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$119,476.97; PROVIDING THAT THE TOTAL TASK ORDER, AS AMENDED, SHALL NOT EXCEED \$299,438.96 (ECID PROJECT NO. 24108-130; ORACLE NO. 19698); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and AECOM Technical Services, Inc. (“A/E”) executed an architect/engineering agreement on August 5, 2021 for A/E to provide professional services on a continuing basis for work of a specified nature as outlined in the agreement related to miscellaneous Potable Water, Wastewater and Reclaimed Water Projects; and

WHEREAS, the architect/engineering agreement dated August 5, 2021 has been previously amended; and

WHEREAS, on December 14, 2023, City Council approved Task Order No. 21-04-AEC/W(A) (“Task Order”) for A/E to provide project management, a kick-off meeting, hydraulic analysis, alternative analysis, proposed alignment drawings, 60% and 100% design documents, and construction manager coordination services related to the Yacht Club Estates Reclaim Replacement Project (“Project”) in an amount not to exceed \$179,961.99, which amount includes an allowance in the amount of \$20,000; and

WHEREAS, Administration desires to issue Amendment No. 1 to the Task Order for A/E to provide continued project management services, continued proposed alignment drawings, additional services associated with 60% and 100% final design submittals, signage and pavement marking plans, and continued construction manager coordination services related to the Project in an amount not to exceed \$119,476.97.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to execute Amendment No. 1 to Task Order No. 21-04-AEC/W(A) to the architect/engineering agreement dated August 5, 2021, as amended, between the City of St. Petersburg, Florida and AECOM Technical Services, Inc. ("A/E") for A/E to provide continued project management services, continued proposed alignment drawings, additional services associated with 60% and 100% final design submittals, signage and pavement marking plans, and continued construction manager coordination services related to the Yacht Club Estates Reclaim Replacement Project in an amount not to exceed \$119,476.97.

BE IT FURTHER RESOLVED that the total Task Order, as amended, shall not exceed \$299,438.96.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
00797562

DEPARTMENT:



# MEMORANDUM

## CITY OF ST. PETERSBURG

### Engineering and Capital Improvements Department

**DATE:** March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair, and City Councilmembers

**FROM:** Brejesh Prayman, P.E., Director  
Engineering & Capital Improvements Department

**RE:** Consultant Selection Information  
Firm: AECOM Technical Services, Inc.  
Amendment No. 1 to Task Order No. 21-04-AEC/W(A) in the amount of \$119,476.97

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This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves alternatives analysis, conceptual design, proposed alignment drawings at 30%, 60%, 100%/final construction documents for the additional approximately 3,100 linear feet of 16-inch reclaim water main. It includes Pavement Marking Plan for the 5,200 LF, the total length of the project.

AECOM, Inc. has satisfactorily completed similar work under previous A/E Annual Master Agreements and is familiar with the City Standards.

AECOM, Inc. has significant experience in the design and construction phase activities of reclaim water transmission mains.

This is the first amendment to the fourth Task Order issued under the 2021 Master Agreement.

2. Transaction Report listing current work – See Attachment A

## ATTACHMENT A

Transaction Report  
for  
AECOM Technical Services, Inc.  
Miscellaneous Professional Services for Potable Water, Wastewater & Reclaimed Water Projects  
A/E Agreement Effective - August 5, 2021  
A/E Agreement Expiration - August 30, 2025

| Task Order<br>No. | Project No. | Project Title                                                    | NTP<br>Issued              | Authorized<br>Amount   |
|-------------------|-------------|------------------------------------------------------------------|----------------------------|------------------------|
| 01                | 22076-111   | 22nd Ave S Sidewalk Imps - 49th to 34th<br>Revision No. 1        | 03/24/22<br>07/01/22       | 55,196.14<br>10,000.00 |
| 02                | 20028-121   | Oberly Influent Tank 48-Inch Valve Replacement Tanks 2-3-4       | 11/03/22                   | 18,123.81              |
| 03                | 23139-100   | 116th Circle N Reclaimed Water Main Location                     | 06/09/23                   | 59,064.68              |
| 04                | 24108-130   | Yacht Club Estates Reclaim Replacement<br><b>Amendment No. 1</b> | 12/27/23<br><b>Pending</b> | 159,961.99             |
|                   |             |                                                                  | Total:                     | 302,346.62             |



AMENDMENT NO. 1 TO TASK ORDER NO. 21-04-AEC/W(A)  
YACHT CLUB ESTATES RECLAIM REPLACEMENT  
MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER  
WASTEWATER AND RECLAIMED WATER PROJECTS  
CITY PROJECT NO. 24108-130

This Amendment No. 1 to Task Order No. 21-04-AEC/W(A) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER PROJECTS dated August 5, 2021 ("Agreement") between AECOM, Inc. ("A/E"), and the City of St. Petersburg, Florida ("City"), and upon execution shall become a part of the Agreement.

**I. DESCRIPTION OF PROJECT**

The City retained A/E to replace approximately 2,100 Liner Feet (LF) of 20 Inch Ductile Iron (DI) Reclaim Water Main (RCW) in the Yacht Club Estates area, along 79<sup>th</sup> Street South, Causeway Boulevard South and crossing Central Avenue. The existing DI main has required additional maintenance in the past due to corrosive soils. In addition, A/E conducted a hydraulic analysis of the existing reclaimed system to determine the optimal diameter for the new replacement main. The hydraulic analysis reported that not only could the existing 20" RCW replacement be downsized to 16" but that the 20" main and an additional 3,100 LF of 16" could also be replaced and downsized to 12" DI while maintaining system pressures in the vicinity of 60 psi throughout the system.

At the request of the City, A/E will revise the existing 30% design to replace the existing 20" main and prepare plans and specifications to provide for the replacement of the additional 3,100 LF of existing 16" RCW main. A/E will also provide for surface restoration including signing and pavement marking plans for the length of the RCW replacement alignment. A/E will provide coordination services with the selected Construction Manager (CM).

**II. SCOPE OF SERVICES**

**Task 1 - Project Management - Continued Services**

A/E will set up the Amendment to project within A/E's project management and accounting system to allow work to proceed, conduct coordination meetings, and provide the required additional project management activities, i.e., communication with City staff management, invoicing, and progress reporting as required through the anticipated duration of the added assignment.

## **Task 5 – Proposed Alignment Drawings - Continued Services**

Utilizing the information provided by the City for the project area, and the results of the Hydraulic Analysis, A/E will prepare 30% Design plan view drawings illustrating the proposed additional alignment based on the selected installation techniques. The drawings will include the location of installation pits and/or the limits of construction needed to install the new main. Once the drawings have been accepted by the City, they will be used as basis for preparing construction documents.

## **Tasks 6 – Final Design - Continued Services**

A/E will prepare and submit to the City for review and comment 60%, 100%, and Final Design submittals. Each submittal will include construction plans and specifications and an Engineer's Opinion of Construction Costs (OPCC). The plan set will include plan and profile views of the proposed pipeline, special piping details, if required a construction phasing plan, and a Temporary Traffic Control Plan (TTCP). Following each submittal, A/E will meet with the City to discuss comments. A/E will prepare and distribute meeting minutes and incorporate the City's comments into the subsequent submittal. The final deliverable will be construction plans and specifications.

### **Task 6.1 –Signing and Pavement Marking Plans**

A/E will conduct a roadway signing and pavement marking analysis for the length of the RCW main replacement alignment. Based on the results, A/E will include signing and pavement marking plans per the latest City and FDOT standards for review and comment at 60%, 100% and Final design submittals. The submittals will also include technical specifications. The plans will provide for surface restoration including milling, thermoplastic markings and traffic calming elements. The costs will be included in the Engineer's Opinion of Construction Costs (OPCC).

## **Task 7 – Construction Manager Coordination Services - Continued Services**

A/E will collaborate with the CM selected by the City and provide coordination and support services as needed. A/E will attend constructability meetings, evaluate, and respond to comments and requests for information. A/E will implement design revisions as required and generate a Conformed Set of plans. A/E will attend up to four (4) Public Outreach Meetings at a location to be determined by the City. The CM will facilitate the Outreach Meetings. A/E will review CM Power Point presentations and provide input in support of the meetings. The following will be provided as part of this Task:

- Attend constructability meetings
- Review and respond to comments
- Implement design revisions
- Provide electronic copy of Conformed Drawings
- Provide outreach support and attend meetings

### III. SCHEDULE

Work under this Task Order shall begin no later than 10 days from Notice to Proceed. The below schedule incorporates one week for review of each submittal as directed by the City. Longer review periods may require a schedule revision.

|        |                                     | Number of Days from NTP |
|--------|-------------------------------------|-------------------------|
| Task 1 | Project Management                  | Duration of the Project |
| Task 5 | 30% Plan View Drawings              | 45                      |
|        | 30% Design Review Meeting           | 52                      |
| Task 6 | Final Design                        |                         |
|        | 60% Design Submittal                | 142                     |
|        | 60% Design Submittal Review Meeting | 149                     |
|        | 100% Design Submittal               | 209                     |
|        | 100% Design Review Meeting          | 216                     |
|        | Final Design Submittal              | 246                     |
| Task 7 | CM Coordination Services            | Follow City schedule    |

### IV. A/E'S RESPONSIBILITIES

The A/E will assign a project manager, along with all other required personnel to assure the proper execution of the project and timely delivery of services in accordance with the requirements of Section II, Scope of Services.

### V. CITY'S RESPONSIBILITIES

- The City will provide the A/E copies of the survey, all available record drawings, utility atlas maps, utility GIS data and plans.
- The City will advertise the project and procure a CM with assistance from the A/E.

### VI. DELIVERABLES

Task 1 – Project Management – Design progress review and coordination meetings minutes (electronic pdf)

Task 5 - Proposed Design Drawings – 30% Design development drawings submitted in PDF for City review.

Task 6 – Final Design- 60%, 100% and Final Design drawings and specifications in Word, OPCC, signed and sealed documents in PDF.

Task 7 – CM Coordination Services – Attend meetings, respond to questions. Implement revisions as needed. Electronic copy of Conformed Drawings. Support outreach.

## **VII. A/E'S COMPENSATION**

The A/E was authorized the lump sum amount of \$159,961.99 under the original Task Order for Tasks 1 through 7 (a separate additional Allowance of \$20,000 was not authorized).

For this Amendment No. 1, the City shall compensate the A/E the not-to-exceed amount of **\$119,476.97** for additional services to Tasks 1, 5, 6 and 7, per Attachment 1 to Appendix A. The allowance remains the same at **\$20,000** from the original Task Order.

Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Amendment No. 1 to the Task Order.

The total Task Order amount including Amendment No. 1 shall not exceed **\$299,438.96**.

## **VIII. PROJECT TEAM**

Prime Consultant - AECOM Technical Services, Inc.:

|                         |                                 |
|-------------------------|---------------------------------|
| David Wilcox, PE        | Associate Principal QA/QC       |
| Francisco Bohorquez, PE | Project Manager/Senior Engineer |
| Stephanie Paredes, PE   | Engineer (III-IV)               |
| Terry Sonnenberg        | Senior Designer                 |
| Barbara Larente         | Administrative Assistant        |

Subconsultants:

Geotechnical services by Tierra.

Survey will be provided by the City.

## **IX. MISCELLANEOUS**

In the event of a conflict between this Amendment No. 1 to Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Amendment No. 1 to Task Order to be executed by their duly authorized representatives on the day and date first above written.

AECOM TECHNICAL SERVICES  
(Company Name)

By: [Signature], PE  
(Signature)

David Wilcox PE AUP  
(Printed Name and Title)

Date: 2/24/2025

CITY OF ST. PETERSBURG, FLORIDA

ATTEST

By: \_\_\_\_\_  
Brejesh Prayman, P.E., Director  
Engineering & Capital Improvements

By: \_\_\_\_\_  
Chandrahasa Srinivasa, City Clerk

(SEAL)

DATE: \_\_\_\_\_

APPROVED AS TO FORM FOR CONSISTENCY  
WITH THE STANDARD TASK ORDER.  
NO OPINION OR APPROVAL OF THE SCOPE  
OF SERVICES IS BEING RENDERED BY  
THE CITY ATTORNEY'S OFFICE

By: \_\_\_\_\_  
City Attorney (Designee)

**ATTACHMENT 1 TO APPENDIX A**  
**Work Task Breakdown**  
**City of St. Petersburg**  
**Yacht Club Estates Reclaimed Water Main Replacement**  
**Project No. 24108-130**

**I. Manpower Estimate: All Tasks**

| Direct Labor Rates Classifications |                                               | VP/Principal (QA/QC) | Project Manager | Engineer III | Senior Designer | Administrative Assistant | Total Hours | Labor Cost    |
|------------------------------------|-----------------------------------------------|----------------------|-----------------|--------------|-----------------|--------------------------|-------------|---------------|
| Direct Salary                      |                                               | \$ 95.00             | \$ 68.00        | \$ 48.00     | \$ 48.00        | \$ 32.00                 |             |               |
| Multiplier 2.65                    |                                               | \$ 157.05            | \$ 112.42       | \$ 79.35     | \$ 79.35        | \$ 52.90                 |             |               |
| Billing Rates <sup>1</sup>         |                                               | \$ 252.05            | \$ 180.42       | \$ 127.35    | \$ 127.35       | \$ 84.90                 |             |               |
| TASK                               |                                               |                      |                 |              |                 |                          |             |               |
| 1                                  | Project Management, Cont. Svcs                | 2                    | 40              | 8            | 0               | 12                       | 62          | \$ 9,758.50   |
| 5                                  | Proposed Alignment Drawings, 30%, Cont. Svcs  | 8                    | 32              | 50           | 100             | 8                        | 198         | \$ 27,571.54  |
| 6                                  | Final Design, 60%, 100% and Final, Cont. Svcs | 4                    | 60              | 80           | 160             | 2                        | 306         | \$ 42,567.20  |
| 6a                                 | Signing & Pavement Marking Plans              | 2                    | 8               | 32           | 48              | 2                        | 92          | \$ 12,305.26  |
| 7                                  | CM Coordination Services, Cont. Svcs          | 2                    | 40              | 26           | 48              | 4                        | 120         | \$ 17,484.40  |
| Totals                             |                                               | 18                   | 180             | 196          | 356             | 28                       | 778         | \$ 109,686.90 |

**II. Fee Calculation**

| Task  | Labor Cost   | Expenses <sup>2</sup> | Subconsultant Services | Mark-up on Subconsultant Services <sup>3</sup> | Total Cost Without Allowance |
|-------|--------------|-----------------------|------------------------|------------------------------------------------|------------------------------|
| 1     | \$9,758.50   | \$0.00                | \$0.00                 | \$0.00                                         | \$9,758.50                   |
| 5     | \$27,571.54  | \$0.00                | \$9,323.88             | \$466.19                                       | \$37,361.61                  |
| 6     | \$42,567.20  | \$0.00                | \$0.00                 | \$0.00                                         | \$42,567.20                  |
| 6a    | \$12,305.26  | \$0.00                | \$0.00                 | \$0.00                                         | \$12,305.26                  |
| 7     | \$17,484.40  | \$0.00                | \$0.00                 | \$0.00                                         | \$17,484.40                  |
| Total | \$109,686.90 | \$0.00                | \$9,323.88             | \$466.19                                       | \$119,476.97                 |

**III. Fee Limit**

|                              |                     |
|------------------------------|---------------------|
| <b>Lump Sum Cost</b>         | \$119,476.97        |
| <b>Allowance<sup>4</sup></b> | \$0.00              |
| <b>Total:</b>                | <b>\$119,476.97</b> |

**IV. Notes:**

1. Multiplier (per contract).
2. Includes expenses for:
3. Includes 5.0% percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.



## Approvals - gcc

Report • Printed on March 14, 2025

Approved

### 3/27 Council - AECOM - Yacht Club - TO Amend 1

#### ▼ Attachments



AECOM - Yacht Club - TO Ame

[https://stpete1-my.sharepoint.com/:](https://stpete1-my.sharepoint.com/)

#### ▼ Final status: Approved

CT

Step 3: Approved by

Claude Tankersley

3/14/2025 8:35:35 AM

JC

Step 2: Approved by

Jimmy F. Chism

3/13/2025 1:32:35 PM

BP

Step 1: Approved by

Brejesh Prayman

3/13/2025 10:58:31 AM

SJ

Requested by

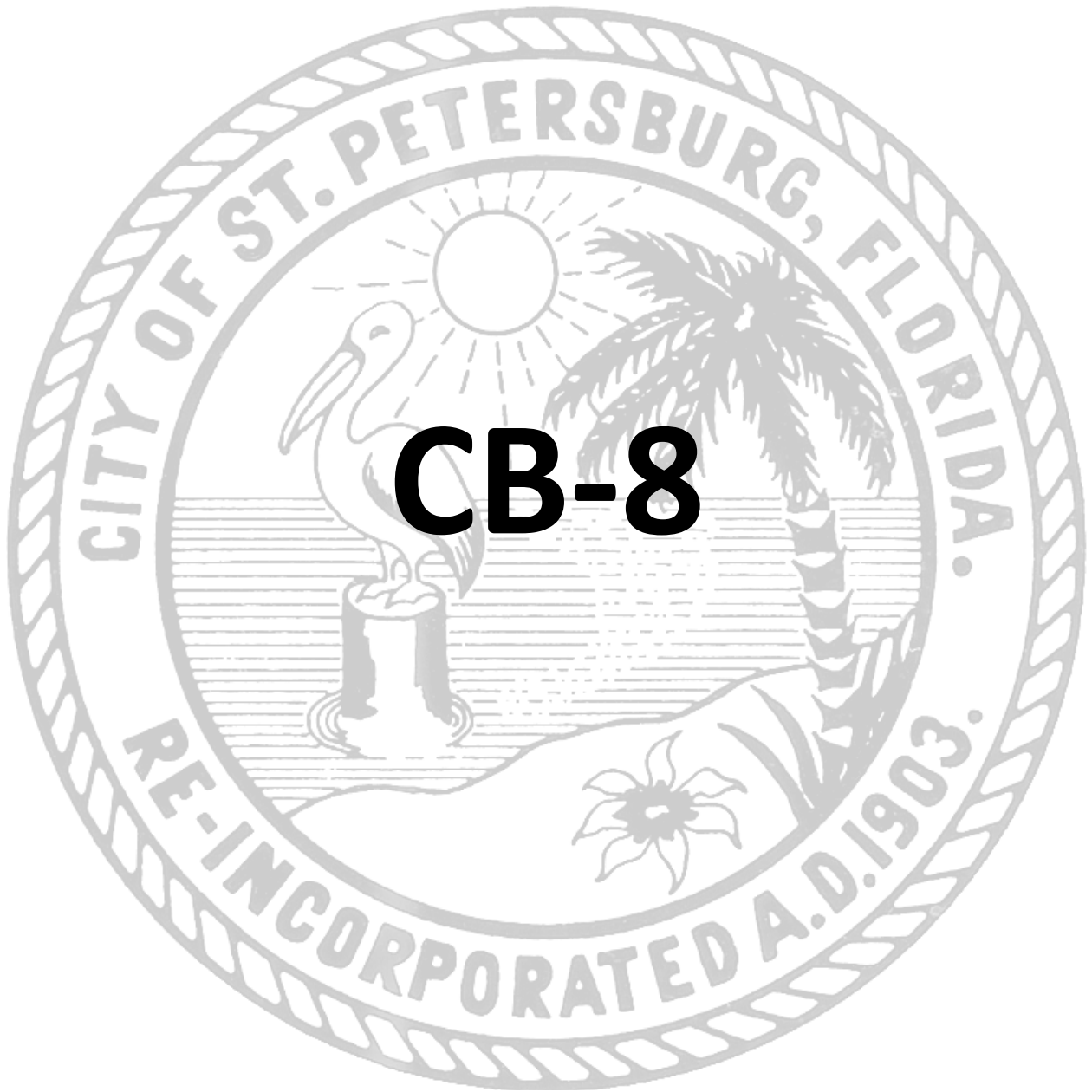
Sarah B. Johnson

3/11/2025 11:27:01 AM

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Task Order No. 24-01-APD/M(A) to the Architect/Engineering Agreement dated February 25, 2025 between the City of St. Petersburg, Florida and Alta Planning + Design, Inc. (“A/E”) for A/E to provide project management and coordination, database assembly, project identification and prioritization, a compliance roadmap, a city policy integration plan, a sidewalk master plan, and public outreach related to the Sidewalk Master Plan Project in an amount not to exceed \$272,764.29 (ECID Project No. 24201-130; Oracle No. 19174); and providing an effective date.

Please scroll down to view the backup material.





**CB-8**

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair and Members of City Council

**SUBJECT:** A Resolution authorizing the Mayor or his designee to execute Task Order No. 24-01-APD/M(A) to the Architect/Engineering Agreement dated February 25, 2025 between the City of St. Petersburg, Florida and Alta Planning + Design, Inc. (“A/E”) for A/E to provide project management and coordination, database assembly, project identification and prioritization, a compliance roadmap, a city policy integration plan, a sidewalk master plan, and public outreach related to the Sidewalk Master Plan Project in an amount not to exceed \$272,764.29 (ECID Project No. 24201-130; Oracle No. 19174); and providing an effective date.

**EXPLANATION:** The City desires to develop a citywide Sidewalk Master Plan as a first step towards establishing safe and convenient walking routes throughout the City to enhance the livability for residents and visitors of the City. The primary focus of the Master Plan is to prioritize sidewalk and curb ramp installation by inventorying gaps in the City’s existing walkway network within the right-of-way and identifying opportunities and constraints to close the gaps in the network to promote pedestrian safety and accessibility. For the purposes of this Master Plan, carriage walks will be classified as sidewalks and will be accounted for similarly. Street crossings between curb ramps, while an important component of the network, are not included in this version of the Master Plan. This Master Plan will not account for walkways and ramps located outside of the City right of way on private property, unless located within a recorded public access easement.

*The Sidewalk Master Plan and future updates shall serve as the primary guide in the allocation of capital, maintenance, administrative, ADA compliance and matching funds. The Master Plan shall also provide staff and the public with flexibility as opportunities and needs arise.*

On February 25, 2025, the City of St. Petersburg, Florida and Alta Planning + Design, Inc. (“A/E”) entered into an architect/engineering agreement for A/E to provide Miscellaneous Professional Services for Multimodal Studies, Evaluations and Projects.

Task Order No. 24-01-APD/M(A) in the amount of \$272,764.29 shall provide professional engineering services including but not limited to project management, database assembly, gap analysis, project identification, project prioritization, a compliance roadmap, a city policy integration plan, a master plan document, and public outreach related to the Sidewalk Master Plan Project. Task Order includes a \$12,500 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 24-01-APD/M(A) includes the following phases and associated not to exceed costs respectively:

|                                           |              |
|-------------------------------------------|--------------|
| Project Management and Coordination       | \$ 27,583.51 |
| Database Assembly                         | \$ 43,949.42 |
| Project Identification and Prioritization | \$ 31,088.19 |
| Compliance Roadmap                        | \$ 21,188.99 |
| City Policy Integration                   | \$ 39,993.04 |

|                      |                     |
|----------------------|---------------------|
| Sidewalk Master Plan | \$ 33,130.25        |
| Public Outreach      | \$ 63,330.89        |
| Allowance            | \$ 12,500.00        |
| <b>Total</b>         | <b>\$272,764.29</b> |

*A/E services and deliverables provided in this project will be used to plan and implement engineering projects throughout the City.*

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to execute Task Order No. 24-01-APD/M(A) to the Architect/Engineering Agreement dated October 30, 2020 between the City of St. Petersburg, Florida and Alta Planning + Design, Inc. (“A/E”) for A/E to provide project management and coordination, database assembly, project identification and prioritization, a compliance roadmap, a city policy integration plan, a sidewalk master plan, and public outreach related to the Sidewalk Master Plan Project in an amount not to exceed \$272,764.29 (ECID Project No. 24201-130; Oracle No. 19174); and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds have been previously appropriated in the General Capital Improvement Fund (3001) Sidewalk Master Plan FY 2023 Project (19174).

**ATTACHMENTS:** Resolution  
Task Order No. 24-01-APD/M(A)

RESOLUTION 2025-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 24-01-APD/M(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED FEBRUARY 25, 2025 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND ALTA PLANNING + DESIGN, INC. (“A/E”) FOR A/E TO PROVIDE PROJECT MANAGEMENT AND COORDINATION, DATABASE ASSEMBLY, PROJECT IDENTIFICATION AND PRIORITIZATION, A COMPLIANCE ROADMAP, A CITY POLICY INTEGRATION PLAN, A SIDEWALK MASTER PLAN AND PUBLIC OUTREACH RELATED TO THE SIDEWALK MASTER PLAN PROJECT IN AN AMOUNT NOT TO EXCEED \$272,764.29 (ECID PROJECT NO. 24201-130; ORACLE NO. 19174); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Alta Planning + Design, Inc. (“A/E”) executed an architect/engineering agreement on February 25, 2025 for A/E to provide professional services on a continuing basis for work of a specified nature as outlined in the agreement related to miscellaneous Multimodal Studies, Evaluations and Projects; and

WHEREAS, Administration desires to issue Task Order No. 24-01-APD/M(A) for A/E to provide project management and coordination, database assembly, project identification and prioritization, a compliance roadmap, a city policy integration plan, a sidewalk master plan and public outreach related to the Sidewalk Master Plan Project in an amount not to exceed \$272,764.29, which amount includes a \$12,500 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Task Order No. 24-01-APD/M(A) to the architect/engineering agreement dated February 25, 2025 between the City of St. Petersburg, Florida and Alta Planning + Design, Inc. (“A/E”) for A/E to provide project management and coordination, database assembly, project identification and prioritization, a compliance roadmap, a city policy integration plan, a sidewalk master plan and public outreach related to the Sidewalk Master Plan Project in an amount not to exceed \$272,764.29.

LEGAL:

  
00796697

DEPARTMENT:



# MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

**DATE:** March 27, 2025

**TO:** The Honorable Copley Gerdes, Chair, and City Councilmembers

**FROM:** Brejesh Prayman, P.E., Director  
Engineering & Capital Improvements Department

**RE:** Consultant Selection Information  
Firm: Alta Planning + Design, Inc.  
Task Order No. 24-01-APD/M(A) in the amount of \$272,764.29

---

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves analyzing the City's sidewalk infrastructure and creating a Master Plan for establishing safe and convenient walking routes throughout the City.

Alta Planning + Design, Inc. has satisfactorily completed similar work under previous A/E Annual Master Agreements in 2020 and is familiar with the City Standards.

Alta Planning + Design, Inc. has significant experience in the planning of sidewalk facilities.

This is the first Task Order issued under the 2024 Master Agreement.

TASK ORDER NO. 24-01-APD/M(A)  
SIDEWALK MASTER PLAN  
MULTIMODAL STUDIES, EVALUATIONS AND PROJECTS  
CITY PROJECT NO. 24201-130

This Task Order No. 24-01-APD/M(A) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR MULTIMODAL STUDIES, EVALUATIONS AND PROJECTS dated February 25, 2025 (“Agreement”) between Alta Planning + Design, Inc. (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

**I. DESCRIPTION OF PROJECT**

The City desires to develop a citywide Sidewalk Master Plan as a first step towards establishing safe and convenient walking routes throughout the City to enhance the livability for residents and visitors of the City. The primary focus of the Sidewalk Master Plan is to prioritize sidewalk and curb ramp installation by inventorying gaps in the City’s existing walkway network within the right of way and identifying opportunities and constraints to close the gaps in the network to promote pedestrian safety and accessibility. For the purposes of this Sidewalk Master Plan, carriage walks will be classified as sidewalks and will be accounted for similarly. Street crossings between curb ramps, while an important component of the network, are not included in this version of the Sidewalk Master Plan. This Sidewalk Master Plan will not account for walkways and ramps located outside of the City right of way on private property, unless located within a recorded public access easement.

The Sidewalk Master Plan and future updates shall serve as the primary guide in the allocation of capital, maintenance, administrative, Americans with Disabilities Act (ADA) compliance, and matching funds. The Sidewalk Master Plan shall also provide staff and the public with flexibility as opportunities and needs arise.

Under this Task Order, the A/E shall provide professional engineering services to the City to develop the Sidewalk Master Plan as outlined in the scope of services.

**II. SCOPE OF SERVICES**

**Task 1 – Project Management and Coordination**

Upon obtaining Notice to Proceed, the A/E shall schedule a virtual kickoff (KO) meeting with the City to discuss the project schedule, key milestones, and communication protocols.

The A/E shall schedule and attend monthly progress meetings throughout the life of the project, providing agendas prior to the meetings, and notes following the meetings. The

A/E shall request any additional meetings with City staff required to complete the project in a timely and effective manner.

The A/E shall provide quality assurance and quality control throughout the life of the project.

## **Task 2 - Database Assembly and Gap Analysis**

The City has an existing geographic information system (GIS) that compiles and maintains identified assets, private and public projects, and planning-level information. This system is intended to serve as a point-source of engineering and planning level information to track assets and provide up to date information, accessed easily and conveniently, to City staff. This system will serve as the backbone of the database for tracking and analyzing City sidewalk and curb ramp assets.

The A/E shall liaise with City staff to locate and procure the identified existing data sources for curb ramp and sidewalk assets. Sources shall include but are not limited to:

- Existing City Sidewalk Inventory (GIS)
  - Surface Type
  - Length
  - Width
  - Ownership Entity
  - Maintenance Entity
- Existing City Curb Ramp inventory (GIS)
- Development Projects (GIS)
- City Projects (GIS)
- SeeClickFix Sidewalk Requests
- Pedestrian Concentration (if available)
- Stormwater, Pavement, and Traffic Operations (SPTO) Construction Projects

The A/E shall review the existing data provided by the City. Based on the review, the A/E will develop a technical memorandum describing the proposed geodatabase structure and data schema, and methods for data assembly, conflation, and gap identification. This will be used to set up metrics based on existing data from the City for prioritization.

The A/E will develop a sidewalk network that will serve as the foundation for the later stages of the project and will be provided to the City in GIS format. Upon approval by the City, the A/E will complete the data assembly and gap identification process and provide a final summary memo documenting any deviations from the proposed methodology, a map exhibit showing the existing inventory and existing gaps, and an updated GIS database.

Key assumptions:

- Basemaps will be developed for the project in this task for static map development.
- City staff will provide city roadway centerlines, existing network, proposed network, planning layers, city projects, draft resurfacing by fiscal year, approved resurfacing

by fiscal year, existing city curb ramp inventory, SeeClickFix sidewalk requests, school zone locations, provide available traffic studies and/or data.

- City will provide documentation of any relevant standards for documentation and development of spatial data (e.g., attribute naming conventions and/or metadata templates)
- Data is assumed to be ready for use (i.e., is spatially referenced). Additional spatial georeferencing would require additional services.
- Any information provided on Carriage walks shall be classified and recorded as sidewalk assets.
- For each deliverable the A/E team will make one round of edits based on consolidated, noncontradictory comments.

### **Task 3 – Project Identification and Prioritization**

The sidewalk and curb ramp asset data collected and analyzed under Task 2 is a comprehensive inventory of the existing walking network throughout the City right of way. Deficiencies in the network can now be identified, prioritized, and corrective actions proposed by means of construction projects.

The A/E will determine the types of data available and propose qualitative scoring or percentile-based scores to compare criteria for the study network as established in Task 2. The A/E will evaluate need and project impact on a block-by-block basis, enabling flexibility in project extents, future assessments, and changing physical conditions. Project scores will be derived from the intersection of project extents with the disaggregated scores of the network.

The A/E shall utilize the results from Task 2 to identify sidewalk deficiencies and gaps. Identification will be dependent upon existing available data and assumes no new analysis or data integration.

Based on the asset deficiencies identified, the A/E shall develop typical engineering project description(s) to identify and categorize the scope(s) of work required to correct or mitigate the deficiencies. The A/E shall develop decision tree and ranking system to prioritize the implementation of the engineering projects. The City's preferred ranking criteria are shown below. Additional criteria, which may or may not be used (depending on data availability), are also shown below.

Preferred ranking criteria include:

- Average Daily Traffic volume from recent Traffic Studies
- Priority Streets identified in the Complete Streets Master Plan or other Special Area/Master Plan
- Pedestrian Opportunity Areas
- Important Community Destinations
- Ease of Implementation (Based on Project Type)



Additional Criteria:

- Citywide Pavement Management Plan and Policy
- Other Roadway CIP Programs

A sample set of guidance for prioritization includes:

High Priority

- Existing assets with reported or recorded deficiencies
- Any designated school walking route
- City owned facilities and property open to the public
- Projects that can be completed in the short term (FY25-FY26)

Medium Priority

- Asset gaps (sidewalks and ramps) of one block or less
- Bus stop/mass transit facilities
- Projects that can be completed in the medium term (FY26-FY28)

Low Priority

- Asset gaps (sidewalks and ramps) of more than one block
- Streets adjoining industrial zoning districts
- Streets with assets on one side
- Projects that can be completed in the long term (FY29+)

Additional deficiency attributes, ranking, and prioritization criteria may be included after discussion and approval from City staff. Once the ranking criteria have been approved, A/E will establish a weighting scheme and rank the projects. The A/E shall summarize the findings in a technical memorandum and accompanying maps.

Key assumptions:

- The A/E team will make one round of edits based on consolidated, noncontradictory comments
- If the City does not have existing data available to score a specific criterion, an alternative data source will be identified, or the criterion will be omitted. This task assumes no new analysis

#### **Task 4 – Compliance Roadmap**

With a list of identified and prioritized projects available, the City requires guidance on best management practices for delivery of the projects as well as fulfilling administrative and/or record keeping requirements under federal law.

The A/E shall review governing regulations and standards and then create a roadmap to guide City staff toward compliance. The roadmap shall outline the recording and documentation required to show compliance, roles, and responsibilities of the City in staying up to date on regulations and standards and known administrative or financial

burdens that inhibit the City's ability to comply. Governing standards and asset deficiencies to include but are not limited to:

- Public Right of Way Accessibility Guidelines
- Americans with Disabilities Act
- Section 504 of the Rehabilitation Act of 1973

The A/E shall summarize the findings and compliance roadmap in a technical memorandum.

### **Task 5 – City Policy Integration**

The City has numerous existing policies, programs, and recurring projects that involve or impact sidewalks and curb ramps. City funds are allocated to these projects and programs through the City budget. The City also pursues various state and local grants as a funding source funding. The City would like to outline how these programs, policies, and projects interact and overlap, how funding is sourced and applied, and what changes and/or new implementations are required to better support the goals of the Sidewalk Master Plan.

The A/E shall review existing City policies, programs, and recurring projects and recommend changes or updates necessary to support the goals of and align with the Sidewalk Master Plan. Overlaps between program directives and goals shall be identified, and a flow chart shall be developed to guide City staff in inter-program coordination. City policies, programs, and recurring projects to include but are not limited to:

- ADA Annual Compliance Report
- ADA Self-Evaluation Transition Plan
- Sidewalk Policy
  - Developer requirements to install sidewalk
  - Protection/replacement of hexblock sidewalks
- CSX railroad crossings
  - City Standard Details for sidewalks
  - City policy references
- FDOT standard plan references
- City Standard Details for driveways with sidewalks
  - City policy references
  - FDOT standard plan references
- Complete Streets Plan
- CIP Programs/Recurring Projects
  - Citywide Pavement Management Plan and Policy
  - Crossings
  - Neighborhood sidewalks and ramps
  - Arterial/collector sidewalks
- Safe Routes to School
- SeeClickFix
  - New request repository

- Work Order Management Software (WACS)
- SPTO policy for maintenance and repairs
  - SPTOP600-003
- Strategic Asset Management Plan (SAMP)
- Capital Asset Management Program (CAMP)

The A/E shall review and identify potential funding sources through grant programs or existing CIP funds. After funding sources have been identified, a CIP outline shall be developed by the A/E to guide City staff in developing a program. The program should include:

- Level 5 planning cost estimates for typical engineering projects identified in Task 3, Project Identification and Prioritization
- An implementation timeline based on identified funding and estimated program overall costs
- Recommendations or Best Management Practices for maintenance of sidewalk and curb ramp assets in GIS
- Asset maintenance and replacement cycles
- Key elements identified in the Compliance Roadmap

The A/E shall summarize all findings in a technical memorandum.

#### **Task 6 – Sidewalk Master Plan**

The A/E shall prepare a Sidewalk Master Plan document capturing and summarizing the results of Tasks 2 through 5. The Sidewalk Master Plan shall be a public facing document accessible to all City residents. A PowerPoint presentation summary of the Sidewalk Master Plan shall be provided to the City that provides a brief overview of key elements and decisions made in the Sidewalk Master Plan development process.

The A/E shall provide a draft document for review by City staff and a final document incorporating City comments.

#### **Task 7 – Public Outreach**

The A/E shall assist the City in engaging with residents and stakeholders. An in-person public workshop will be held in each of the four geographic areas of the City (north, south, west, and central) to present project information and collect resident and stakeholder input on the Sidewalk Master Plan. The workshop will be a public meeting to present the data collected and analyzed, identify needs, and received input on scoring and ranking criteria. Up to three (3) A/E staff members will attend each meeting.

The A/E shall also coordinate and deploy an online survey and engagement tools to gather public input as well as prepare and present maps, graphics, flyers, and posters. The A/E shall collect and review all public comments.

The A/E shall prepare materials and present the draft Sidewalk Master Plan to a City Council workshop. Comments from the Council workshop will be addressed concurrently with City staff comments prior to submitting a final document.

The A/E shall present and be prepared to answer Council questions when the final Sidewalk Master Plan is submitted to City Council for adoption.

### III. **SCHEDULE**

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

#### **Number of Days from NTP**

|                                                    |     |
|----------------------------------------------------|-----|
| Task 1 – Project Management and Coordination       | 10  |
| Task 2 – Database Assembly and Gap Analysis        | 10  |
| Task 3 – Project Identification and Prioritization | 150 |
| Task 4 – Compliance Roadmap                        | 240 |
| Task 5 – City Policy Integration                   | 285 |
| Task 6 – Sidewalk Master Plan                      | 330 |
| Task 7 – Public Outreach                           | TBD |

### IV. **A/E'S RESPONSIBILITIES**

- Perform the tasks as outlined in the scope of services in a timely and efficient manner, in accordance with the agreed project schedule
- Provide deliverables accordance with Section VI of the Task Order
- Provide source documents for all reports, graphics, and other documents prepared for delivery

### V. **CITY'S RESPONSIBILITIES**

- Provide City Roadway Centerlines (GIS)
- Provide Special Area or Master Plans
  - Grand Central District Master Plan (WSP, 2023)
  - Baum Avenue/Edge District Action Plan (WSP, 2023)
  - Union Central District Plan
  - Warehouse Arts District/Deuces Live Action Plan
  - Stormwater Master Plan
- Provide Complete Streets Plan Information
  - Existing Network (GIS)
  - Proposed Network (GIS)
  - Planning Layers (GIS)
- Provide Pavement Maintenance Planning
  - Draft Resurfacing by Fiscal Year (GIS)
  - Approved Resurfacing by Fiscal Year (GIS)
- SPTO maintenance & repair policy and criteria

- Provide draft Sidewalk Master Plan for the City of St. Petersburg (ADA & Diversity Department)
- Provide school zone locations
- Provide available traffic studies and/or data
- Public outreach assistance
  - Review and confirm content to be presented
  - Identify stakeholders for targeted invitations
  - Identify dates, times, and secure venue reservations
  - Provide staffing assistance

## **VI. DELIVERABLES**

### **Task 1 – Project Management and Coordination**

- Meeting notes and minutes
- Project schedule

### **Task 2 – Database Assembly and Gap Analysis**

- Existing sidewalk inventory geodatabase
- Existing curb ramp inventory geodatabase
- Reference data geodatabase
- Technical Memorandum
- Map Exhibit

A comprehensive geodatabase shall be provided to City staff to support future City implementation of the sidewalk master plan and provide a foundation for potential sidewalk inspection, maintenance and program management. A/E will provide GIS metadata and prepare packaging of the GIS geodatabase and associated records for transmittal to City staff. For this task, A/E shall assume the City maintains an ESRI server for which data can be transferred. A/E will participate in a project closeout meeting with City staff to transfer the geodatabase and files to City staff. During this meeting, A/E will review the data and provide a presentation to City staff to ensure their comfort level and understanding of all data. It's assumed that the database will be transferred to City hosted server and/or the City's ESRI server to maintain GIS database up project completion.

### **Task 3 – Project Identification and Prioritization.**

- Sidewalk and curb ramp deficiencies geodatabase
- Typical engineering project list
- Decision tree
- Ranking system
- Technical memorandum

### **Task 4 – Compliance Roadmap**

- Compliance roadmap
- Technical memorandum

#### Task 5 – City Policy Integration

- Policy and program update recommendations
- Inter-program coordination flowchart
- CIP program outline
- Technical memorandum

#### Task 6 – Sidewalk Master Plan

- Master plan document
- PowerPoint summary

#### Task 7 – Public Outreach Assistance

- Prepare maps, graphics, flyers, and posters
- Coordinate online survey and engagement tools to present at 4 public workshops
- Present at City Council workshop
- Present at City Council meeting for adoption

### **VII. A/E'S COMPENSATION**

For Tasks 1 through 4, the City shall compensate the A/E the lump sum amount of \$260,264.29.

This Task Order establishes an allowance in the amount of \$12,500.00 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total Task Order amount is **\$272,764.29**, per Appendix A.

### **VIII. PROJECT TEAM**

Alta Planning + Design, Inc.

### **IX. MISCELLANEOUS**

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

**IN WITNESS WHEREOF** the Parties have caused this Task Order to be executed by their duly authorized representatives on the day and date first above written.

\_\_\_\_\_  
(Company Name)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name and Title)

Date: \_\_\_\_\_

**CITY OF ST. PETERSBURG, FLORIDA**

**ATTEST**

By: \_\_\_\_\_  
Brejesh Prayman, P.E., Director  
Engineering & Capital Improvements

By: \_\_\_\_\_  
Chandrasasa Srinivasa, City Clerk

(SEAL)

DATE: \_\_\_\_\_

APPROVED AS TO FORM FOR CONSISTENCY  
WITH THE STANDARD TASK ORDER.  
NO OPINION OR APPROVAL OF THE SCOPE  
OF SERVICES IS BEING RENDERED BY  
THE CITY ATTORNEY'S OFFICE

By: \_\_\_\_\_  
City Attorney (Designee)

APPENDIX A  
Work Task Breakdown  
City of St. Petersburg  
Sidewalk Master Plan  
Project No. 24201-130

I. Manpower Estimate: All Tasks

| Direct Labor Rates Classifications |                                         | Principal in Charge | Project Manager - Associate Planner | Associate Engineer | Engineering Designer | GIS Manager | Senior Planner | Planner   | Project Accountant | Total Hours | Labor Cost    |
|------------------------------------|-----------------------------------------|---------------------|-------------------------------------|--------------------|----------------------|-------------|----------------|-----------|--------------------|-------------|---------------|
|                                    |                                         | \$ 81.62            | \$ 55.92                            | \$ 67.23           | \$ 44.95             | \$ 54.70    | \$ 45.16       | \$ 33.71  | \$ 33.65           |             |               |
| Multiplier 3.1966                  |                                         | \$ 260.90           | \$ 178.76                           | \$ 214.91          | \$ 143.69            | \$ 174.86   | \$ 144.36      | \$ 107.74 | \$ 107.57          |             |               |
| Billing Rates <sup>1</sup>         |                                         | \$ 342.51           | \$ 234.69                           | \$ 282.14          | \$ 188.64            | \$ 229.56   | \$ 189.52      | \$ 141.45 | \$ 141.22          |             |               |
| TASK                               |                                         |                     |                                     |                    |                      |             |                |           |                    |             |               |
| 1                                  | Project Management & Coordination       | 32                  | 60                                  |                    |                      |             |                |           | 18                 | 110         | \$ 27,583.51  |
| 2                                  | Database Assembly & Gap Analysis        | 8                   | 20                                  |                    |                      | 60          | 120            |           |                    | 208         | \$ 43,949.42  |
| 3                                  | Project Identification & Prioritization | 8                   | 24                                  | 16                 | 40                   | 20          | 32             |           |                    | 140         | \$ 31,088.19  |
| 4                                  | Compliance Roadmap                      | 8                   | 24                                  | 12                 | 20                   |             |                | 40        |                    | 104         | \$ 21,188.99  |
| 5                                  | City Policy Integration                 | 20                  | 32                                  | 24                 | 40                   |             |                | 80        |                    | 196         | \$ 39,993.04  |
| 6                                  | Sidewalk Master Plan                    | 16                  | 32                                  | 8                  | 24                   | 8           | 16             | 60        |                    | 164         | \$ 33,130.25  |
| 7                                  | Public Outreach                         | 40                  | 60                                  | 8                  | 60                   |             |                | 120       |                    | 288         | \$ 58,330.89  |
| Totals                             |                                         | 132                 | 252                                 | 68                 | 184                  | 88          | 168            | 300       | 18                 | 1210        | \$ 255,264.29 |

II. Fee Calculation

| Task  | Labor Cost   | Expenses <sup>2</sup> | Subconsultant Services | Mark-up on Subconsultant Services <sup>3</sup> | Total Cost Without Allowance |
|-------|--------------|-----------------------|------------------------|------------------------------------------------|------------------------------|
| 1     | \$27,583.51  | \$0.00                | \$0.00                 | \$0.00                                         | \$27,583.51                  |
| 2     | \$43,949.42  | \$0.00                | \$0.00                 | \$0.00                                         | \$43,949.42                  |
| 3     | \$31,088.19  | \$0.00                | \$0.00                 | \$0.00                                         | \$31,088.19                  |
| 4     | \$21,188.99  | \$0.00                | \$0.00                 | \$0.00                                         | \$21,188.99                  |
| 5     | \$39,993.04  | \$0.00                | \$0.00                 | \$0.00                                         | \$39,993.04                  |
| 6     | \$33,130.25  | \$0.00                | \$0.00                 | \$0.00                                         | \$33,130.25                  |
| 7     | \$58,330.89  | \$5,000.00            | \$0.00                 | \$0.00                                         | \$63,330.89                  |
| Total | \$255,264.29 | \$0.00                | \$0.00                 | \$0.00                                         | \$260,264.29                 |

III. Fee Limit

|                        |              |
|------------------------|--------------|
| Lump Sum Cost          | \$260,264.29 |
| Allowance <sup>4</sup> | \$12,500.00  |
| Total:                 | \$272,764.29 |

IV. Notes:

1. Rates and Multiplier per contract.
2. Includes expenses for: Travel, Hotel, Meals, Public Engagement Collateral.
3. Includes XX percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.





## Approvals - gcc

Report • Printed on March 14, 2025

Approved

### 3/27 Council - Alta - Sidewalk Master Plan - Task Order

#### ▼ Attachments



Alta - Sidewalk Master Plan - T

[https://stpete1-my.sharepoint.com/:](https://stpete1-my.sharepoint.com/)

#### ▼ Final status: Approved



Step 3: Approved by

Claude Tankersley

3/14/2025 8:35:54 AM



Step 2: Approved by

Jimmy F. Chism

3/13/2025 1:32:12 PM



Step 1: Approved by

Brejesh Prayman

3/13/2025 10:58:40 AM



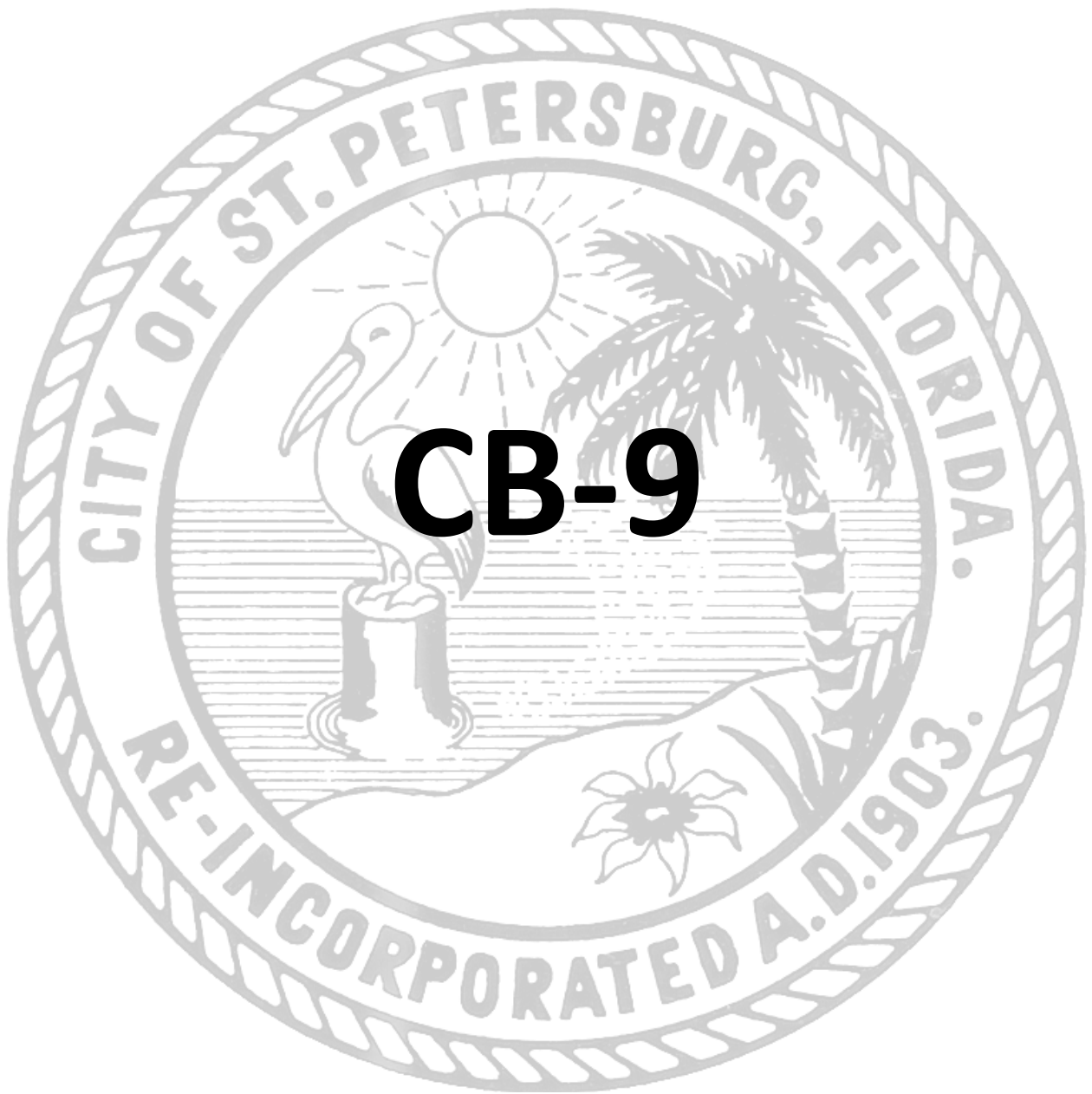
Requested by

Sarah B. Johnson

3/10/2025 8:54:56 AM

The following page(s) contain the backup material for Agenda Item: A resolution confirming the appointments of Carolyn Warren, Sherri Harrod, Colette Florido, and H. Roy Adams as members on the City of St. Petersburg Advisory Commission On Aging, each to serve a term ending on December 31, 2025; confirming the appointments of Aria J. Garling, Herb Casey, Carmen Ruiz, Lisa Kinsella, Shari Hooker, Jane Haskell, and Susan Brehm as members on the City of St. Petersburg Advisory Commission On Aging, each to serve a term ending on December 31, 2026; confirming the appointments of Tom Moore and Lottie Cuthbertson as members on the City of St. Petersburg Advisory Commission On Aging, each to serve a term ending on December 31, 2027; and providing an effective date.

Please scroll down to view the backup material.



**CB-9**



**TO: Mayor Kenneth T. Welch**

**FROM: Richard L. Craft, Recreation & Programming Superintendent  
Carole L. Ware, Recreation Supervisor I, COA Liaison**

**DATE: November 8, 2024**

**SUBJECT: Commission on Aging Appointments**

The City of St. Petersburg Advisory Commission on Aging (COA) consists of 15 members with no minimum number of members. Presently, there are 4 vacancies to fill—with 2 reappointments and 2 new appointments. The attached candidate résumés have been received by the commission and are being forwarded for your review and consideration. The vacancies were posted on the City's website and subsequently, résumés were received.

The commission recommends the reappointments of

1. Tom Moore - Up for first full term- Resume included.
2. Lottie Cuthbertson - Up for second full term – Resume included.

The Commission recommends the following for new appointments.

1. Sherri Harrod - Ms. Harrod represents the business community and brings strong project management skills, she has a passion for the seniors. Ms. Harrod was committed to come to meetings even before she was unanimously voted in by the commission members.
2. Aria J Garling – Ms. Garling is a leader and advocate in the senior community and serves on a variety of boards within the community.

Please let us know if you agree with and approve of our recommendations for the COA vacancies. Thank you for your attention to this matter.

**Attachments: Résumés of Candidates**



City of St. Petersburg  
Parks and Recreation Department  
P.O. Box 2842  
St. Petersburg, FL 33731-2842  
O: 727-893-7441



## MEMORANDUM

TO: Mayor Kenneth T. Welch

THRU: Mike Jefferis, Leisure Services Administrator

FROM: Richard L. Craft, Recreation & Programming Superintendent  
Carole L. Ware, Recreation Supervisor I

DATE February 16, 2023

SUBJECT: Commission on Aging Appointments

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The City of St. Petersburg Advisory Commission on Aging (COA) consists of 15 members with no minimum number of members. Presently, there are eight vacancies to fill—two reappointments and six new appointments. The attached candidate résumés have been received by the commission and are being forwarded for your review and consideration.

The commission recommends the reappointments of Dr. Dorece G. Norris and Patricia Carr Wolfenbarger for three-year terms. These reappointments were not advertised since the COA bylaws allow board members to serve for two consecutive terms if they so desire. The vacancies were posted on the City's website from November 15, 2022 through December 9, 2022. Subsequently, résumés were received. After careful review and consideration, the COA recommends appointing H. Roy Adams, Lottie Cuthbertson, Jimmy Elwell, Jane Haskell, Thomas Moore, and Victoria Ogunleye as new members to the commission.

**Reappointments:** *Approved KTW 2023-04-18*

1<sup>st</sup> Full Term Appointment: Dr. Dorece G. Norris is a retired infectious disease specialist who has worked for a hospice organization and currently serves as a volunteer physician for the St. Pete Free Clinic.

2<sup>nd</sup> Full Term Appointment: Patricia Carr Wolfenbarger is currently working as a Faith Community Nurse Supervisor at St. Anthony's Hospital.

**New Appointments:** *Approved KTW 2023-04-18*

1. H. Roy Adams, currently a public relations specialist for Johns Hopkins All Children's Hospital, previously held several different positions at various organizations throughout his career. He has also been active in the Rotary Club of St. Petersburg and served on local and state boards and organizations. His marketing and public relations background will prove valuable to the commission.
2. Lottie Cuthbertson has a master's degree in nursing, has held various nursing and health-related positions over the years, and is presently a CEO/Program Director of Genuine Healthcare Institute. She has served on several boards.

3. Jimmy Elwell (formal résumé not submitted) is a retired and gregarious individual, interested in advocating and serving older adults in the St. Petersburg community. He has held technical positions throughout his career, namely as an electrician, instrumentation technician, distributive control system programmer, and maintenance manager.
4. Jane Haskell has a master's degree in College Student Development and Counseling. She currently works for EPIC (Empath Partners in Care). She has been involved in various LGTB+ and transgender initiatives locally and in other states.
5. Thomas Moore has been in the insurance industry for over 30 years is employed with United Healthcare and Humana. He is very active in Project Hero a groundbreaking national non-profit organization dedicated to helping veterans and First responders affected by PTSD. He has a finance degree and a strong interest in serving seniors.
6. Victoria Ogunleye has a bachelor's degree in nursing and is currently employed as a registered nurse manager at Bay Pines Veterans Affairs Medical Center. Prior to this, she has held numerous positions in the medical field.

We welcome any questions you may have or any additional information you may require about these candidates. Please let us know if you agree with and approve of our recommendations for the COA vacancies.

Attachments: Résumés of Candidates  
Current COA Membership List



## MEMORANDUM

TO: Mayor Kenneth T. Welch *KTW*

THRU: Mike Jefferis, Community Enrichment Administrator

FROM: Rick Craft, Recreation & Programming Superintendent  
Carole Ware, Recreation Supervisor I

DATE: November 3, 2023

SUBJECT: Commission on Aging Appointments

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The City of St. Petersburg Advisory Commission on Aging (COA) consists of 15 members with no minimum number of members required. Presently, there are 12 vacancies to fill with seven reappointments and five new appointments. The attached candidate résumés were received by the commission and are being forwarded for your review and consideration. The vacancies were posted on the City's website in June 2023. Subsequently, résumés were received.

**The commission recommends the reappointments of the following members:**

1. Arlene Grosso – Up for first full-term appointment
2. Daniel Schuman – Up for second full-term appointment
3. Susan Brehm – Up for first full-term appointment
4. Jane Haskell – Up for first full-term appointment; Mayor Welch approved in April
5. Carmen Ruiz – Up for first full-term appointment
6. Victoria Ogunleye – Up for first full-term appointment; Mayor Welch approved in April
7. Shari Hooker – Up for first full-term appointment

**The commission recommends the following individuals for new appointments:**

1. Lisa Kinsella, currently the Executive Director of Westminster Palms, has been in the senior living profession since 2008. She earned a Bachelor of Science in Nursing from Fairfield University.
2. Carolyn Warren, currently retired, works with a small number of clients advising on investments. She earned a Master of Science in Nursing from the University of Florida.
3. Dr. Rosa Vidal, a retired critical care doctor, is a full-time caretaker for her parents and her disabled sister. She earned a Doctor of Medicine from the Universidad Central del Este, Dominican Republic.
4. Colette Florido, president and cofounder of CR World, earned a Bachelor of Arts in Secondary Education from Bradley University.

5. Herbert Casey, a retired human resources director with the U.S. Department of State, currently serves as a certified retirement coach at Retirement Options. He earned a Master of Science in Human Resource Management from the University of Maryland University College.

Please let us know if you agree with and approve of our recommendations for the COA vacancies. Thank you for your attention to this matter.

Attachments: Résumés



RESOLUTION NO. \_\_\_\_

A RESOLUTION CONFIRMING THE APPOINTMENTS OF CAROLYN WARREN, SHERRI HARROD, COLETTE FLORIDO, AND H. ROY ADAMS AS MEMBERS ON THE CITY OF ST. PETERSBURG ADVISORY COMMISSION ON AGING, EACH TO SERVE A TERM ENDING ON DECEMBER 31, 2025; CONFIRMING THE APPOINTMENTS OF ARIA J. GARLING, HERB CASEY, CARMEN RUIZ, LISA KINSELLA, SHARI HOOKER, JANE HASKELL, AND SUSAN BREHM AS MEMBERS ON THE CITY OF ST. PETERSBURG ADVISORY COMMISSION ON AGING, EACH TO SERVE A TERM ENDING ON DECEMBER 31, 2026; CONFIRMING THE APPOINTMENTS OF TOM MOORE AND LOTTIE CUTHBERTSON AS MEMBERS ON THE CITY OF ST. PETERSBURG ADVISORY COMMISSION ON AGING, EACH TO SERVE A TERM ENDING ON DECEMBER 31, 2027; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the appointments of Carolyn Warren, Sherri Harrod, Colette Florido, and H. Roy Adams as members on the City of St. Petersburg Advisory Commission on Aging, each to serve a term ending on December 31, 2025, are hereby confirmed.

BE IT FURTHER RESOLVED that the appointments of Aria J. Garling, Herb Casey, Carmen Ruiz, Lisa Kinsella, Shari Hooker, Jane Haskell, and Susan Brehm as members on the City of St. Petersburg Commission on Aging, each to serve a term ending on December 31, 2026, are hereby confirmed.

BE IT FURTHER RESOLVED, that the appointments of Tom Moore and Lottie Cuthbertson as members on the City of St. Petersburg Commission on Aging, each to serve a term ending on December 31, 2027, are hereby confirmed.

This resolution shall become effective immediately upon its adoption.

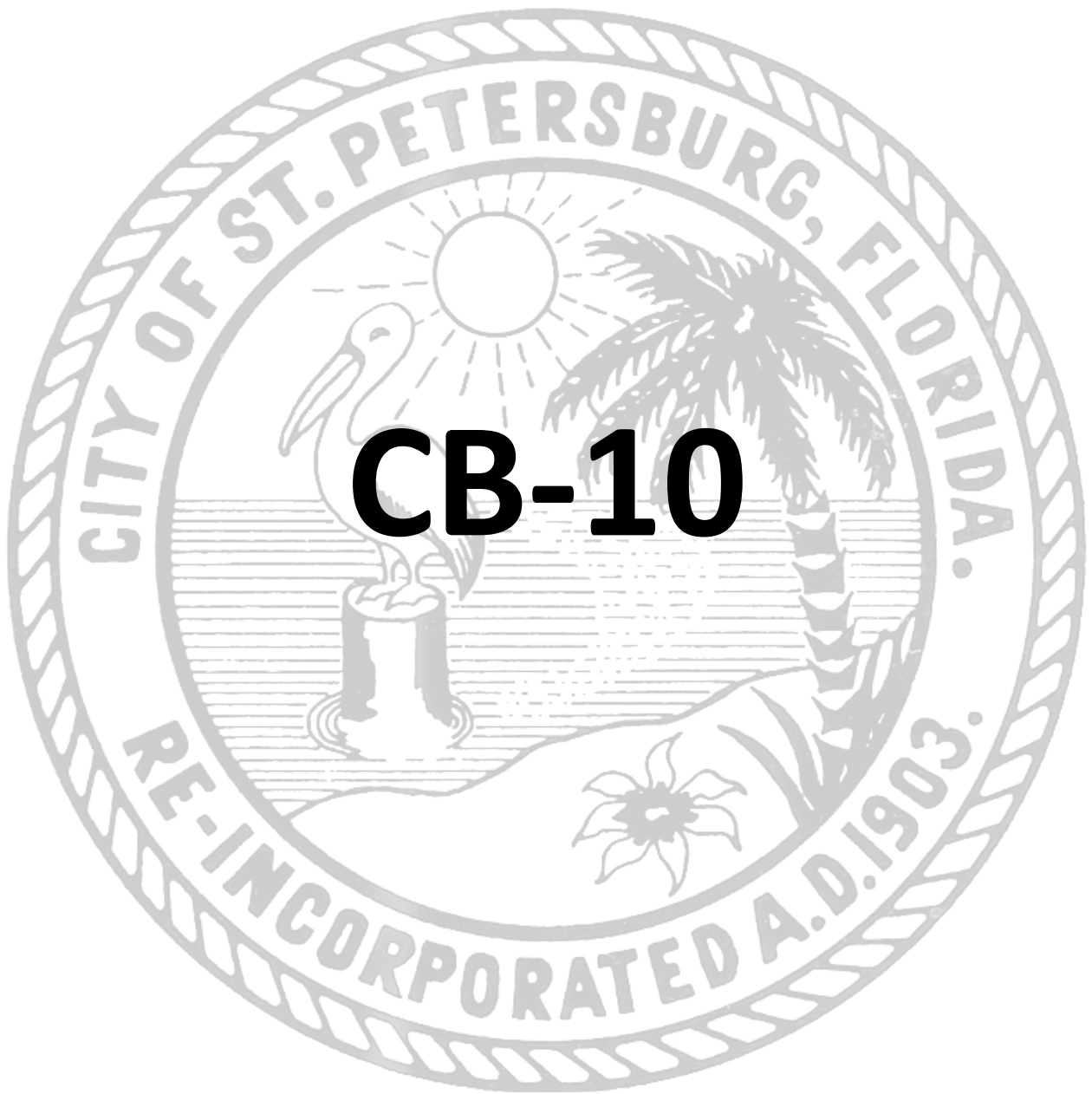
LEGAL:

  
00797138

DEPARTMENT:

  
Richard L. Craft

The following page(s) contain the backup material for Agenda Item: Budget, Finance, and Taxation  
Committee Meeting Minutes (February 27, 2025)  
Please scroll down to view the backup material.



**CB-10**

City of St. Petersburg  
**Budget, Finance and Taxation Committee**  
**February 27, 2025 Meeting Minutes**  
*City Hall, Room 100*

**Present:** Committee Chair Copley Gerdes, Committee Vice-Chair Lisset Hanewicz, Council Member Brandi Gabbard, Council Member Deborah Figgs-Sanders, and Council Member Mike Harting (Alternate)

**Absent:** None

**Also Present:** Chief Assistant City Attorney Jeannine Williams, City Administrator Rob Gerdes, Procurement and Supply Management Director Stephanie Scarbrough, Supplier Diversity Manager Kourey Hendryx-Bell, Supplier Diversity Analyst Admir Delic, Planning and Development Services Director Liz Abernethy, Building Official Don Tyre, Zoning Official Corey Malyszka, Deputy Building Official Angie Phillips, and Deputy City Clerk Paul Traci.

**Support Staff:** Tricia Terry – City Council Legislative Aide

1. **Call to Order** – 1:30 PM
2. **Approval of Agenda** – VC Hanewicz motioned for approval. All voted in favor.
3. **Approval of February 13, 2025 Minutes** – VC Hanewicz motioned for approval. All voted in favor.
4. **New Business** – February 27, 2025

**Office of Supplier Diversity Annual Update: Small Business Enterprise (SBE) Program and Minority/Women Owned Businesses (M/WBE) Program** – *Kourey Hendryx-Bell, Supplier Diversity Manager*

Supplier Diversity Manager Kourey Hendryx-Bell provided a brief overview of the Office of Supplier Diversity's (OSD) mission, vision, and strategic plan. The strategic plan goals include building awareness and engagement, developing baseline metrics and reporting tools, increasing small and diverse supplier participation, enhancing capacity building and technical assistance, strengthening accountability and transparency, and expanding economic impact and community development. After adding further details about the strategic plan, Ms. Hendryx-Bell discussed business enterprise certifications. The Office of Supplier Diversity oversees the certification of small business enterprises (SBE), minority-owned business enterprises (MBE), and women-owned business enterprises (WBE).<sup>1</sup>

Next, Ms. Hendryx-Bell highlighted some of the ways the OSD assists SBE, MBE, and WBE businesses' access opportunities and successfully participate in City contracts. These include contract compliance, certification programs, supplier development, capacity building, and enhancement of operations, as well as outreach and events to engage with these businesses.<sup>2</sup> She reported key results from FY 2024, which include 346 unique business certifications across SBE and M/WBE programs, hosting the City's first Construction Expo that had over 400 attendees and 70 vendors, and 14 out of 93 contracts entered in FY 2024 were awarded to SBEs, making up 15% of prime contracts. Ms. Hendryx-

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<sup>1</sup> SBEs must have 50 full time permanent employees or less, have annual sales of \$5 million or less for goods and services, or \$8 million or less for construction services, and the business must be domiciled in Pinellas, Hillsborough, Pasco, Manatee or Polk Counties. MBEs must be 51% owned by a minority or minorities and be domiciled in Pinellas County. WBEs must be 51% owned by a woman or women and be domiciled in Pinellas County.

<sup>2</sup> OSD also acts as an ombudsman for businesses, helping to resolve disputes and complaints between any parties involved.

Bell provided some data for SBE spending, comparing FY 2023 and FY 2024 spending, as well as SBE spending to total City spending and demographic breakdowns for this spending.

Next, Ms. Hendryx-Bell presented OSD's annual goal recommendation of 10% across all programs. This goal is based on the current trend of program growth and the overall market area availability of small, minority and women-owned firms. She also discussed the aspirational target of 15%. Ms. Hendryx-Bell highlighted initiatives to increase supplier engagement as well as the trends, statistics, and demographics for the certification program. These initiatives include hosting the "Meet the Primes" event for sub-contractors and prime contractors to network, engaging with other agencies and organizations to identify collaboration opportunities, increasing morning huddle sessions to help communicate openly with City partners and vendors, and reaching out to disengaged businesses to increase their participation. Ms. Hendryx-Bell highlighted certifications in FY 2024, representing a 41% increase in overall certified firms since the inception of the OSD.<sup>3</sup> Ms. Hendryx-Bell detailed the following signature programs and initiatives:

- The Certification Lab
- Next Steps Workshop
- Industry Days
- Networking Events and Professional Development
- One-on-One Technical Assistance
- Sheltered Market
- Bid Discounts
- Contract Unbundling
- Forecasts

Lastly, Ms. Hendryx-Bell introduced upcoming events and programs. She discussed the FY 2025 Business Development Summit, which will combine Build St. Pete and Supplier Diversity Day into a two-day summit. Other upcoming programs include the Green Infrastructure Program, "Ready.Set.Bid," RFP hands-on training, Technical Assistance Program (TAP), Blueprint Series with printed spending forecast, and the GIS mapping tool that will showcase SBE and M/WBE participation on City projects.

Vice-Chair Hanewicz inquired about the current combined program goal. Procurement and Supply Management Director Stephanie Scarbrough indicated that the 14% goal was set prior to her time with the City but believed the City Council set it at the time. However, Ms. Scarbrough stated that she was unsure what data guided the 14% goal and added that the recommended 10% is more attainable based on the data collected. Next, VC Hanewicz discussed the signature programs and initiatives and queried if there was any data to demonstrate if each program was working. Ms. Scarbrough stated that they have just begun collecting data in OpenGov, but no historical data exists. She added that the City is sheltering and unbundling more solicitations due to increased capacity. Ms. Scarbrough indicated that the next annual report will include program-specific data. VC Hanewicz asked if there are comparable regions against which to benchmark St. Petersburg's data. Ms. Scarbrough indicated that they would investigate and provide the data.

Council Member Gabbard asked for more information on the upcoming Green Infrastructure Program and how the program collaborates with resiliency planning throughout the City. Ms. Hendryx-Bell stated that OSD works to identify areas with increased need, like flood mitigation and remediation industries. OSD works with established businesses and provides additional training to add a new skill to their business. Ms. Hendryx-Bell added that she has had conversations with the City's Sustainability and Resilience Director and will continue to partner with that office moving forward. CM Gabbard commented on the regional need for contractors who specialize in home elevations, flood mitigation, and know how to rebuild in the floodplain. Ms. Scarbrough stated that while the Green Infrastructure

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<sup>3</sup> The City also surpassed 300 certified businesses, the highest total certified firms since 2018.

Program received \$20,000 in funding, the City has already added the continuance of the program to the budget.<sup>4</sup>

Council Member Figgs-Sanders inquired about the bid discount program. Ms. Scarbrough explained that the \$100,000 threshold is the estimated contract amount. She expanded that this threshold was increased a few years ago from \$50,000. CM Figgs-Sanders asked how to engage smaller businesses below that threshold, helping them leverage the Greenhouse's opportunities to become a City vendor. Ms. Scarbrough explained that vendors seeking to do business with the City just need to register in OpenGov, which is used across most of the area. Once a vendor has subscribed to the City's page in OpenGov, they can access all solicitations of \$10,000 and above. Projects between \$10,000 and \$100,000 are considered quotes that follow a shorter process, while projects \$100,000 and above require a formal solicitation and City Council approval. Ms. Scarbrough stated that projects under the \$100,000 threshold could provide SBEs with a potential discount on the project, giving them an advantage over bigger businesses.

Next, CM Figgs-Sanders inquired about the 9-week programs and asked if OSD is partnering with the Greenhouse. Ms. Hendryx-Bell explained that there are two programs, the first being TAP, which is in partnership with the Greenhouse, and the other being "Ready.Set.Bid," which is an OSD program focused on the procurement process. CM Figgs-Sanders asked what would happen if the business did not require nine weeks. Ms. Hendryx-Bell stated that OSD provides other workshops, like the RFP one-on-one training, that are shorter and may prove more valuable for a business in that situation.

CM Figgs-Sanders commented on the lack of LGBT data in the report. Ms. Hendryx-Bell indicated that OSD is making changes to their data reporting, but it is being tracked and can be provided in the next few weeks. CM Figgs-Sanders also confirmed that council members could forward community events in their district that may benefit from OSD outreach.

Chair Gerdes expressed his desire to focus on Tier 2 spending and growth and asked to have the tier spending data separated in future updates. Chair Gerdes inquired about the marketing for upcoming events, like Industry Days and the Business Development Summit. Ms. Hendryx-Bell discussed OSD's monthly newsletter and the capability to send one-time emails to qualified businesses about upcoming events. She added that the vendor platform, B2G, provides another outreach capability. Ms. Hendryx-Bell indicated that they sometimes work with the Marketing Department to put events on the City's social media pages. Lastly, Chair Gerdes asked that all council members be added to the OSD newsletter mailing list.

***VC Hanewicz motioned to accept the recommendation of a combined program participation goal of 10% for the next four years, as required by the City Code. All voted in favor.***

## **Planning and Development Services Management Evaluation – Annual Progress Update – Liz Abernethy, Planning and Development Services Director**

Planning and Development Services Director Liz Abernethy provided an update on the Planning and Development Services Management Study completed last year by Matrix Consulting Group.<sup>5</sup> Ms. Abernethy detailed the report's goals, including evaluating efficiencies, effectiveness of operation, workload analysis, performance goals, organizational structure, analyzing technology needs, and

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<sup>4</sup> The Green Infrastructure Program was made possible by a \$20,000 grant from the National League of Cities through its economic mobility grant program.

<sup>5</sup> Matrix Consulting Group provided the final Management Evaluation of Planning and Development Services Department on January 17, 2024.

reviewing customer service methods. Matrix Consulting identified the following departmental strengths: a proactive approach to reviewing and updating land use regulations, a streamlined process with strong performance goals, strong customer focus, and the implementation of a new permitting system in 2025.<sup>6</sup> Areas of opportunity include the new permitting system (Tyler), expanding staff training, reorganizing some of the teams, formalizing procedures related to the new Floodplain Management Team, and equipping staff to make decisions at the appropriate level of the organization. Lastly, Ms. Abernethy briefly discussed the key recommendations, all of which are included in a table to track the levels of implementation for each item.<sup>7</sup> She noted several of the recommendations will be taken care of with the implementation of Tyler.

VC Hanewicz highlighted the staffing recommendations and noted that many of these recommendations were put on hold for storm recovery. Ms. Abernethy indicated that her team had reassessed positions, looked at salaries, and worked with the unions to reset some ranges to get the positions where they needed to be. Recruitment remains to be a challenge. Ms. Abernethy noted that the City had six private provider companies on contract before the storms, none of which were able to provide any additional support staff after the hurricanes hit. However, she was able to find another company to provide six additional plan examiners.<sup>8</sup> Building Official Don Tyre added that the department has many senior staff members, which will require significant transition planning when those staff members begin retiring. Mr. Tyre stated that they are always looking for qualified applicants, but the current situation has the City competing with other jurisdictions and the private sector. Mr. Tyre also highlighted the volume of residential post-disaster permits and how that backlog has started to delay reviews of new developments, which have statutory requirements for turnaround times.

VC Hanewicz inquired about the ongoing management training program. Ms. Abernethy indicated that Human Resources has been working on additional training for leadership and mentoring that will help the departments in the future.

***Chair Gerdes adjourned the meeting at 2:46 PM.***

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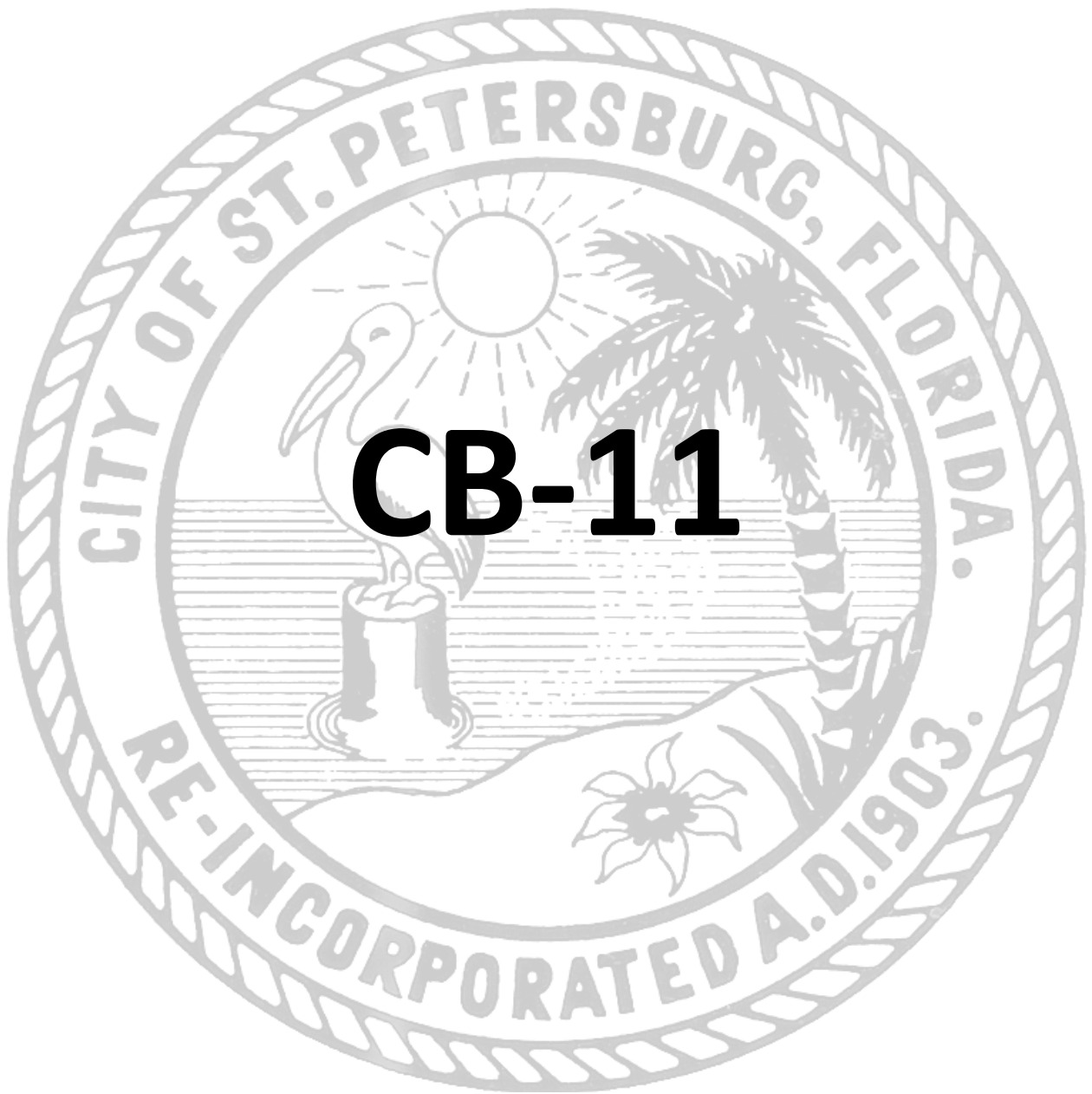
<sup>6</sup> The City currently uses the NaviLine software system, which is being phased out by the vendor. The City is in the process of implementing a new permitting software system by Tyler Technology.

<sup>7</sup> Matrix Consulting Group identified 36 recommendations that fall under the following categories: Mission and Goals, Management and Administration, Technology, and Organization and Staffing.

<sup>8</sup> On February 6, 2025, City Council approved the eight-month agreement for supplemental plan review and inspection services with Tew and Taylor Holdings Group, Inc.

The following page(s) contain the backup material for Agenda Item: Committee of the Whole Meeting Minutes (January 23, 2025)  
Please scroll down to view the backup material.





**CB-11**

City of St. Petersburg  
**Committee of the Whole**  
**January 23, 2025 Meeting Minutes**  
*City Hall, Room 100*

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**Present:** Chair Copley Gerdes, Vice-Chair Lisset Hanewicz, Council Members Mike Harting, Deborah Figgs-Sanders, Gina Driscoll, Corey Givens Jr., and Richie Floyd.

**Absent:** Council Member Brandi Gabbard

**Also Present:** City Administrator Rob Gerdes, Assistant City Administrator Tom Greene, City Attorney Jacqueline Kovilaritch, Chief Assistant City Attorney Jeannine Williams, Community Enrichment Administrator Mike Jefferis, Real Estate and Property Management Director Aaron Fisch, Engineering Director Brejesh Prayman, Budget and Management Director Elizabeth Makofske, and City Clerk Chan Srinivasa.

**Support Staff:** Kimberly Amos, Senior Legislative Aide

1. **Call to Order** – 9:30 AM
2. **Approval of Agenda** – CM Figgs-Sanders motioned for approval. All voted in favor.
3. **Approval of December 12, 2024 Minutes** – VC Hanewicz motioned for approval. All voted in favor.
4. **New Business** – January 23, 2025

**New Business:**

**Salt Creek Property currently on the Weeki Wachee Project List** – *Mike Jefferis, Community Enrichment Administrator, Brejesh Prayman, Engineering Director, and Aaron Fisch, Real Estate and Property Management Director*

CM Driscoll reviewed the project considerations, which included expanding the greenspace at Bartlett Park and exploring the possibility of adding a new pump station to support flood mitigation. Real Estate and Property Management Director Aaron Fisch provided geographic statistics of the 2.96-acre property and used a map to demonstrate the proposed drainage options if the city purchases the property. Community Enrichment Administrator Mike Jefferis explained that the pump station, initially planned for Bartlett Park, would be relocated to the west corridor of the purchased property. It would be placed underground, with native plants added to the area to create a nature preserve atmosphere. Engineering Director Brejesh Prayman expanded on the proposed drainage impacts and discussed how the project could be helpful to the city's CRS (Community Rating System) score for flood insurance discounts. CM Driscoll highlighted the opportunity for public education signage and emphasized the minimal estimated maintenance cost. CM Driscoll moved approval of the project. VC Hanewicz requested to clarify that Weeki Wachee funding would not be used for the pump station portion of the project; Mr. Prayman confirmed the pump station would be a stormwater infrastructure cost. VC Hanewicz asked legal if the Weeki Wachee funding requirements were met; Assistant City Attorney Jeannine Williams responded that if the project was approved with no funding amount assigned the item would need to return to a Committee of the Whole Meeting for approval of the funding appropriation. Attorney Williams provided a recommendation to approve the funding in phases as the cost of long-term maintenance needs and

other financial impacts are unknown; phase one would involve the property purchase, with the additional phases requiring discussion at a Committee of the Whole and a resolution of approval at a City Council meeting.<sup>1</sup>

CM Driscoll amended her previous motion to send a resolution to the City Council for an allocation from the Weeki Wachee fund not to exceed \$2.9M for the Salt Creek Project.

CM Figgs-Sanders inquired whether the city would consider subdividing the property; City Administrator Rob Gerdes responded that the Administration prefers to purchase the entire property. CM Figgs-Sanders then asked for clarification on the red boundary area shown; Mr. Jefferis explained that the area would be preserved, similar to marshland, and referenced Clam Bayou as an example of the intended approach. CM Figgs-Sanders asked when the project may progress; Mr. Fisch responded that negotiations with the seller and due diligence studies require at least ninety days. CM Floyd requested more information on the impact of the planned pump station; Mr. Prayman used several storms as examples to explain how the pump station would help prepare for and resolve issues created by significant rain events. CM Floyd asked for clarification on the east side of the property; Mr. Jefferis explained the area will be an expansion of Bartlett Park with traditional park features such as benches, walkways, and lamps through a grassed area.

Chair Gerdes called for a vote on the motion on the floor, and all committee members voted in favor.

#### **FY26 City Council Budget Priorities – Elizabeth Makofske, Budget and Management Director**

Budget and Management Director Liz Makofske provided a brief overview of the Fiscal Year 2026 (FY26) budget process, highlighting important dates, issues anticipated to impact the General Fund, and preliminary budget assumptions. Council Chair Gerdes opened the floor to Councilmembers to provide their priorities for the Administration's use during the development of the FY26 budget. Their budget priorities memos are attached in the order in which each Council Member spoke during the meeting.

#### Attachments:

Councilmember Floyd FY26 Budget Priorities Memo  
Councilmember Driscoll FY26 Budget Priorities Memo  
Council Vice Chair Hanewicz FY26 Budget Priorities Memo  
Councilmember Figgs-Sanders FY26 Budget Priorities Memo  
Councilmember Harting FY26 Budget Priorities Memo  
Councilmember Givens Jr. FY26 Budget Priorities Memo  
Council Chair Gerdes FY26 Budget Priorities Memo

#### **Review of Committee of the Whole Referral List<sup>2</sup>**

CM Harting requested that items #14 (Fleet Maintenance Master Plan) and #15 (Integrated Water Resources Master Plan Update), previously sponsored by Council Member Montanari, be assigned to him. CM Driscoll motioned to remove #16 (Historic Gas Plant Redevelopment) from the referral list. All members voted

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<sup>1</sup> Attorney Williams noted later in the meeting that a new referral to the Committee of the Whole for discussion would be required when any additional phases are considered.

<sup>2</sup> Committee referral lists may be reviewed periodically to allow Council Members to remove their items or refer items to another appropriate committee. Additionally, as Council Members term off City Council, their referral items may require a new sponsor. A review also allows Council Members and City Administration to provide updates on an item's timeframe.

in favor. VC Hanewicz motioned to remove #19 (City Initiated Historic Designation) from the referral list. All members voted in favor.

**With no further business, the meeting was adjourned at 11:42 AM.**



## ST. PETERSBURG CITY COUNCIL

January 31, 2025

Mayor Welch,

Thank you for considering City Council's recommendations for the 2026 budget. Below is a list of my top priorities.

- Funding for a citywide Right to Counsel Program. These programs are shown to save municipalities money by lowering the need for more costly housing services
- Funding for lighting upgrades on Central Ave in the Grand Central District (including tree trimming), specifically to improve pedestrian safety after multiple fatalities in the last two years
- \$500k for public funding of elections to ensure that our elections garner sufficient focus during the busier even years. Funding for this is to come from savings on the moving of election years
- Funding for a study on the future of our electrical grid; particularly affordability, energy sources, and municipalization
- Funding for expansion and creation of city owned mixed income (social) housing, as well as connected city owned commercial space
- Funding for complete streets, traffic calming in neighborhoods, and side walks
- Funding for crosswalk design on 1st Ave N and S in the Grand Central District
- Utility rate decreases prioritized over property tax decreases
- Funding for the council office to do constituent outreach like mailers to our districts
- Funding for SPFR:
  - Make all engines ALS and place second firefighter paramedic on each rescue
  - Truck 9
  - Heavy Rescue 4
  - Request County Funding for Rescue 2
  - Fourth person back on Engine 12
- Funding for the SPAR public works projects, specifically for stormwater funding outside of the CHHA. Additionally, using ad valorem revenue from new development for infrastructure projects
- Increased spending on public arts
- Funding for piloting community outreach in the CRA area specifically to connect youth to our recreational and educational programs, similar to the "Save our Streets" campaign championed by community groups like Dream Defenders
- Funding for increase the amounts of roads we pave per year
- Continued support for the CALL program

- Funding for a City owned and run grocery store
- Continued support for PSTA partnerships
- Grand Central Masterplan implementation funding

Sincerely,

Richie Floyd  
City Council Member, District 8

cc:  
City Administrator Robert Gerdes  
Chief of Staff Doyle Walsh  
Assistant City Administrator Tom Greene

# MEMORANDUM

## Office of City Council



TO: Mayor Kenneth T. Welch

FROM: City Council Member Gina Driscoll

SUBJECT: FY 2026 Budget Priorities

DATE: January 23, 2025

Mayor Welch,

Following City Council's Committee of the Whole meeting on January 23, 2025, I respectfully submit my Fiscal Year 2026 budget priorities for consideration. I look forward to working with you along with my colleagues and City Staff to develop a budget that reflects our city's values and prepares St. Petersburg for a sustainable and vibrant future.

My budget priorities for Fiscal Year 2026 are as follows:

### Fire Rescue

1. Station #2 and Fire/K9 training compound – any funding still needed to complete both projects
2. Sufficient allocation to meet staffing goals with an emphasis on increasing the number of firefighter/paramedics
3. Hire recruiter as recommended by the recent management study of SPFR ordered by City Council
4. New ladder Truck 9 for west side service along with the required staffing
5. Heavy Rescue 4 fully staffed (City's only extrication unit, used for all vehicle extrications and technical rescue incidents)
6. Reinstate fourth position for E12 which was needed but eliminated in order to create the District Chief 6 position

### Police

1. Budget to meet goal for sworn strength
2. Chiller for police headquarters
3. Fire/K9 training compound

### Human Resources

1. Establish a new childcare benefit for City employees (New Business Item forthcoming)

### Office of Sustainability & Resiliency

1. Funding for implementation of ISAP
2. Energy efficiency residential grant program to close the financing gap for residents who don't qualify for programs like SELF but still need assistance with affordability
3. Fund Green Business Academy currently in development for sustainable business practices (zero-waste, energy efficiency measures); this could also be funded through City Development Administration/Greenhouse
4. Implementation of new resilience plan currently in development and investments in community resilience initiatives such as neighborhood resilience hubs, coastal restoration, green infrastructure, and hardening of utility infrastructure

#### Public Works

1. Focus on resilience and implementing projects based on lessons learned from 2024 storms
2. Road paving, including current needs and paving the city's remaining unpaved roads based on residents' requests
3. Sidewalk repairs
4. Increase budget for stormwater to help balance rate increases; match needs to be available for grants

#### Transportation and Parking

1. Complete Streets – fund properly to get plan on pace
2. Screening for City-owned parking garages that cause light pollution in neighboring homes
3. EV infrastructure

#### Community Enrichment

1. Facility repairs and maintenance
  - a. Williams Park bandshell
  - b. Enoch Davis Center
  - c. Mirror Lake Library
2. Fully fund swim lessons for all eligible residents along with cost of marketing and outreach to maximize participation
3. Adequate funding to meet staffing goals
4. Consider moving a portion of Penny for Pinellas funding back to Parks
5. Trees for parks

#### Housing and Neighborhood Services

1. Affordable housing initiatives
2. Food assistance – increase efforts to provide free breakfast and lunch for students as the State continues to refuse funding and ignore new proposals to fill the nutrition gap
3. Utility assistance – increase funding enough to expand eligibility to offset rate increases
4. Increase street outreach to assist the unhoused – currently one staffer for the entire city
5. Startup funding for new “Clean & Safe” program for the downtown core (New Business Item forthcoming)
6. Trees for neighbors

#### Arts, Culture & Tourism

1. Increase funding for local arts organizations and artists using 1% of the operating budget as a guideline and create a new Artist Sustainability Fund dedicated to ensuring that artists can live, work, and create in St. Petersburg
2. Increase funding for The Florida Orchestra to assist with rising costs
3. Allocation of \$140,000 for St. Petersburg Museum of History for preservation of City archives and collections, including digitization, cataloging, protective measures, and climate controlled storage

#### City Development Administration

1. Significant investment in the Mahaffey Theater for maintenance and upgrades
2. Funding for next steps for the Innovation District and Center for the Arts as recommended by the master plan processes currently underway
3. Initial funding for a new Legacy Business Program (New Business Item forthcoming)
4. Albert Whitted Airport ongoing improvements as well as implementation of next steps based on recommendations from the Advanced Air Mobility Task Force

#### City Attorney's Office

1. Keep the lawyers happy



I look forward to discussing these items with you in more detail as we continue the budget process. Thank you for taking these priorities into consideration as we work together to serve our great city.

Best regards,  
Gina L. Driscoll

# MEMORANDUM

## Office of City Council



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TO: Mayor Ken Welch

FROM: Council Vice Chair Lisset Hanewicz

SUBJECT: Fiscal Year 2026 Budget Priorities

DATE: February 19, 2025

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Mayor Welch,

At the January 23<sup>rd</sup> Committee of the Whole, my colleagues and I announced our individual budget priorities for Fiscal Year 2026. This memorandum will formalize my priorities while providing details and rationale for each. My priorities, many of which are shared by my fellow City Council Members, are divided into the following categories: Public Safety, Traffic Safety Improvements, Public Works, Affordable and Workforce Housing, Teen Programs, Parks and Recreation Improvements, Urban Forestry, Economic Stability, and Arts and Culture. I am confident these priorities can be elevated and achieved through collaboration with you and your Administration.

### 1. Public Safety

#### a. Public Safety Training Facilities: Police K-9 Training and Fire Training

- i. **Goal:** Increase funding as needed to continue project in FY 26.
- ii. **Appropriation History:** \$3 million in FY 25.
- iii. **Budget Location:** Public Safety Capital Improvement Fund (3025)
- iv. **Rationale:** This project provides funding for the design and pre-construction services for the replacement of the existing Fire Rescue Training and Police K-9 compound at Lake Maggiore Park with a new combined facility to include a multipurpose shared classroom, logistics building, fire and rescue training grounds, a climate-controlled kennel, vehicle parking, and other necessary support facilities.

#### b. St. Petersburg Police Department (SPPD)

- i. **Goal:** Maintain SPPD's sworn strength personnel, ensure PD has the appropriate resources to improve roadway safety, and maintain funding for take-home vehicles and the Community Assistance and Life Liaison (CALL) program.
- ii. **Appropriation History:** \$160.3 million and 1.7 million allocated for the CALL program in FY 25. \$480,000 allocated for the Police Take Home Vehicle Program in the Public Safety Capital Improvement Fund (3025).
- iii. **Budget Location:** General Fund (0001), Public Safety; Public Safety Capital Improvement Fund (3025).
- iv. **Rationale:** Maintain funding for personnel and resources to ensure residents receive a level of service consistent with the City's growth, especially considering the number of retiring officers.

c. **St. Petersburg Fire Rescue (SPFR)**

- i. **Goals:** Adequate funding in FY 26 to ensure SPFR has the support and resources to follow the recommendations of the recent SPFR management evaluation and meet the demands of our growing City. Specific requests include:
  1. Prioritize hiring firefighter/paramedics to make all Engines ALS and place a second FF/PM on each rescue.
  2. Support for Engine 1 personnel costs as needed.
  3. Funding to support placing Truck 9 back in service.
  4. Funding to support placing Heavy Rescue 4 back in service.
  5. Leverage a partnership with the County to fund Rescue 2.
  6. Funding for a reserve apparatus facility adjacent to Station 3.
  7. Funding to place a fourth person on Engine 12.
  8. Funding to carry out completion of Station 2.
  9. Funding to carry out the replacement of Station 4 within the next 10 years as identified in the SPFR management evaluation.
- ii. **Appropriation History:** Total appropriation of \$71.1 million in FY 25. \$47.3 million from the General Fund (operating), \$23.5 million from the Emergency Medical Services Fund (1009).
- iii. **Budget Location:** General Fund (0001), Emergency Medical Services Fund (1009), and Public Safety Capital Improvement Fund (3025).
- iv. **Rationale:** Many of the goals mentioned above reflect the need to increase SPFR's level of service and response times due to the City's growth and are in accordance with the 2024 SPFR management evaluation.

2. **Traffic Safety Improvements**

a. **Complete Streets**

- i. **Goal:** Increase funding for Complete Streets in FY 26 through General and Citywide Capital Improvement funding.
- ii. **Appropriation History:** \$800,000 total in FY 25. \$400,000 from the Citywide Infrastructure Capital Improvement Fund (3027) and \$400,000 Multimodal Impact Fees (3071).
- iii. **Budget Locations:** Citywide Infrastructure Capital Improvement Fund (3027) and Multimodal Impact Fees (3071).
- iv. **Rationale:** Complete Streets implementation is vital to our community's safety; a safe, efficient, and inclusive transportation network is inextricably linked to the quality of life and upward mobility. Pedestrian fatalities are far too frequent in the City and Pinellas County. With construction costs continuing to rise, a meaningful increase to the Complete Streets budget is necessary to stay on track with our goals for safer streets.

b. **Bicycle and Pedestrian Safety Improvements**

- i. **Goal:** Maintain necessary funding in FY 26 for the various projects and grant funding associated with the Bicycle and Pedestrian Safety Improvements program in FY 26.
- ii. **Appropriation History:** \$2.5 million from the Bicycle and Pedestrian Safety Improvements (Grant Fund) (3004) and \$250,000 Multimodal Impact Fees (3071) in FY 25.

- iii. **Budget Location:** General Capital Improvement Fund (3001), Bicycle and Pedestrian Safety Improvements (Grant Fund) (3004), and Multimodal Impact Fees (3071).
  - iv. **Rationale:** The projects in this category seek to create an interconnected network of safe and accessible pedestrian and bicycle options. Projects are sometimes supplemented by grant funding.
- c. **School Zone Upgrades and Safety Improvements**
  - i. **Goal:** Maintain funding in FY 26 to provide the upgrades and safety improvements for the project.
  - ii. **Appropriation History:** \$300,000 in FY 25, \$600,000 in FY 24.
  - iii. **Budget Location:** Citywide Infrastructure Capital Improvement Fund (3027).
  - iv. **Rationale:** This project provides funding to upgrade school zone traffic and pedestrian safety measures.
- d. **Traffic Safety Program**
  - i. **Goal:** Maintain necessary funding in FY 26 to address traffic safety concerns citywide. Specific request includes increased funding for new traffic signals/mast arm conversions.
  - ii. **Appropriation History:** \$125,000 in FY 25.
  - iii. **Budget Location:** Multimodal Impact Fees (3071).
  - iv. **Rationale:** This program supports and funds improvements identified by a citywide review and analysis of various countermeasures to address traffic safety concerns. Priority locations have been identified in neighborhood traffic planning, bicycle and pedestrian planning, and city safety planning activities.
- e. **Neighborhood Sidewalks and ADA Ramps**
  - i. **Goal:** Maintain or increase funding in FY 26.
  - ii. **Appropriation History:** \$350,000 in FY 25.
  - iii. **Budget Locations:** Citywide Infrastructure Capital Improvement Fund (3027).
  - iv. **Rationale:** This project provides funding for the Administration, design, inspection, and construction of approximately 4,200 linear feet of new five-foot-wide sidewalks and ADA ramps in neighborhoods that their respective associations have approved.
- f. **Sidewalks (Reconstruction)**
  - i. **Goal:** Maintain or increase funding in FY 26.
  - ii. **Appropriation History:** \$1.3 million in FY 25.
  - iii. **Budget Locations:** Citywide Infrastructure Capital Improvement Fund (3027).
  - iv. **Rationale:** This funding provides for reconstructing approximately 20,000 linear feet of five-foot-wide sidewalks identified as noncompliant with current standards.
- g. **Sidewalks (Expansion)**
  - i. **Goal:** Increase funding in FY 26, achieved through a mixture of CIP and Multimodal Impact Fees.
  - ii. **Appropriation History:** \$350,000 in FY 25 from the Citywide Infrastructure Capital Improvement Fund (3027).
  - iii. **Budget Locations:** Appropriations for new sidewalks generally come from the Multimodal Impact Fees (3071) and the Citywide Infrastructure Capital Improvement Fund (3027).

- iv. **Rationale:** This funding provides for designing and constructing new sidewalks in the city. The Sidewalk Master Plan will be completed later this year and will identify specific needs for expanding our sidewalk system. Additional funding is needed in FY 26 in order to implement swift and measurable improvements.

### 3. Public Works

#### a. Street and Road Improvements – Paving (Roads and Alleys)

- i. **Goal:** Increase funding \$1 million or more in FY 26.
- ii. **Appropriation History:** \$6.5 million in FY 25.
- iii. **Budget Location:** Citywide Infrastructure Capital Improvement Fund (3027)
- iv. **Rationale:** This funding is for reconstructing segments of paved roadways to complete at least 110 lane miles per year. An aggressive funding increase is needed to keep up with the rising costs of labor, materials, and maintenance.

#### b. Seawall Renovations & Replacement

- i. **Goal:** Increase funding in FY 26.
- ii. **Appropriation History:** \$1,500,000 in FY 25 from the Citywide Infrastructure Capital Improvement Fund (3027).
- iii. **Budget Locations:** Citywide Infrastructure Capital Improvement Fund (3027).
- iv. **Rationale:** Appropriations for seawall renovations and replacement will need to increase dramatically based on the upcoming seawall vulnerability study. There are approximately 74,000 feet of city owned seawalls and 500,000 feet of privately owned seawalls in the city. With sea level rise, aging seawalls, and increasing costs, substantial investments are needed to increase our coastal city's resiliency. The upcoming Seawall Vulnerability Study will identify critical projects and their prioritization.

#### c. Water Resources

##### i. Water Resources Operating Fund

- 1. **Goal:** Increase funding levels in FY 26, keeping in mind the increasing cost of materials and labor.
- 2. **Appropriation History:** \$215.7 million in FY 25.
- 3. **Budget Location:** Water Resources Operating Fund (4001).
- 4. **Rationale:** Increase funding levels to support the capacity and reliability of the City's water, wastewater, and reclaimed water systems. Continue to follow the recommendations of the Master Water Plan, as well as support transfers to the Capital Projects Fund to maintain the 50/50 cash-to-debt funding ratio.

##### ii. Water Resources Capital Improvement Fund

- 1. **Goal:** Increase funding levels in FY 26 with a specific emphasis on Water Reclamation Facilities Improvements, Water Distribution System Improvements, and backup emergency generators for wet wells, with a potential for reimbursement from Tampa Bay Water.
- 2. **Appropriation History:** \$120.6 million in FY 25, with \$16.9 million allocated to Water Distribution System Improvement projects.
- 3. **Budget Location:** Water Resources Capital Projects Fund (4003).
- 4. **Rationale:** Increase in funding is necessary to replace pipes and perform necessary repairs and upgrades for water treatment plants.

d. **Stormwater**

i. **Stormwater Utility Operating**

1. **Goal:** Increase funding levels in FY 26, specifically emphasizing maintaining or increasing transfers for debt payments and capital projects.
2. **Appropriation History:** \$41.4 million in FY 25. Transfers from Operating to Stormwater Drainage Capital Projects Fund totaled about \$9.9 million, estimated to be a 50/50 cash-to-debt funding ratio of the capital program. Transfers to Stormwater Debt Fund totaled about \$3.8 million.
3. **Budget Location:** Stormwater Utility Operating Fund (4011).
4. **Rationale:** Stormwater revenue is derived almost exclusively from stormwater fees. Responsible stormwater rates and strategic investments significantly impact the City's ability to cover stormwater's operational expenses while maintaining the necessary annual transfers to capital projects and debt service funds.

ii. **Stormwater Drainage Capital Projects**

1. **Goal:** Increase funding levels in FY 26, keeping in mind the increasing cost of materials and labor.
2. **Appropriation History:** \$22 million in FY 25.
3. **Budget Location:** Stormwater Drainage Capital Projects Fund (4013).
4. **Rationale:** Increase funding levels to ensure the city has the resources needed implement the Stormwater Master Plan, replacing and upgrading critical stormwater infrastructure. We need to be investing about \$50 million a year to complete \$1 billion in stormwater projects over the next 20 years based on our Stormwater Master Plan.

iii. **Stormwater System Resiliency Enhancements**

1. **Goal:** Increase funding to \$1 million in FY 26 rather than the planned amount of \$200,000.
2. **Appropriation History:** \$500,000 in FY 25. Currently, there is a total of \$3.2 million budgeted in the five-year plan; \$500,000 in FY 24 and FY 25, \$200,000 in FY 26, and \$1 million in FY 27, FY 28 and FY 29.
3. **Budget Location:** Stormwater Drainage Capital Projects Fund (4013).
4. **Rationale:** This project provides funding for implementing resiliency strategies within the city limits as identified in the completed Basin C analysis, Shore Acres resiliency study, the integrated master plan, and other pertinent resiliency studies. These studies identified various projects that will help address common flooding concerns.

e. **Lake Management and Water Quality**

- i. **Goals:** Increase funding in FY 26 to support maintenance activities on City lakes to protect and enhance water quality.
- ii. **Appropriation History:** Approximately \$510,000 in FY 25 from the Stormwater Operating Fund (4011) and \$600,000 from the Stormwater Drainage Capital Projects Fund (4013) to Crescent Lake Water Quality Improvements.
- iii. **Budget Location:** Stormwater Operating Fund (4011) and Stormwater Drainage Capital Projects Fund (4013).
- iv. **Rationale:** To address the extreme environmental stress on our lakes from various sources, including but not limited to contaminants, invasive species, and nutrient



loading. Promote the City's environmental stewardship of its lakes, stormwater infrastructure, and water quality.

f. **Crescent Lake Water Quality Improvements Project**

- i. **Goal:** Maintain funding in FY 26.
- ii. **Appropriation History:** \$600,000 in FY 25.
- iii. **Budget Location:** Stormwater Drainage Capital Projects Fund (4013).
- iv. **Rationale:** To support the improvement of Crescent Lake's water quality, which is currently considered impaired and does not meet state standards. The city was awarded \$1,300,000 federal funding through a community project grant for FY26.

4. **Sanitation**

a. **Sanitation Operating Fund**

- i. **Goal:** Provide the funding necessary for the Sanitation Department to implement a new routing and optimization software.
- ii. **Appropriation History:** N/A.
- iii. **Budget Location:** Sanitation Operating Fund (4021).
- iv. **Rationale:** The Sanitation Department would benefit significantly from a cloud-based and real-time routing software that improves efficiency internally and provides a higher level of service externally.

5. **Affordable and Workforce Housing**

a. **Housing Capital Improvements Fund**

- i. **Goal:** Maintain necessary funding in FY 26.
- ii. **Appropriation History:** \$1.02 million in FY 25.
- iii. **Budget Location:** Housing Capital Improvements Fund (3000).
- iv. **Rationale:** This funding source aids with affordable and workforce housing programs and serves as the credit line for the repayments of economic stability fund loans. The fund also supplements State or Federal funding when needed.

b. **Affordable Housing Land Acquisitions**

- i. **Goal:** \$1.75 million in FY 26, with the five-year CIP plan of \$8.75 million from Penny for Pinellas funding.
- ii. **Appropriation History:** \$1.75 million in FY 25.
- iii. **Budget Location:** Citywide Infrastructure Capital Improvement Fund (3027)
- iv. **Rationale:** This funding source provides land acquisition or an agreement with a special district that owns the land for affordable residential housing (City Council Res. 2018-385).

6. **Planning and Development**

- i. **Goal:** Provide necessary funding to procure consulting services for a Pinellas Trail Special Area Plan
- ii. **Appropriation History:** N/A.
- iii. **Budget Location:** General Fund, Planning and Development Services.
- iv. **Rationale:** Funding is required to engage a consultant to assist with preparing a Special Area Plan for the Pinellas Trail in order to advance a TEC-Local designation to allow alternative uses and trail-supportive development standards.

7. **Community Enrichment**

a. **Teen Programs**

- i. **Goal:** Increase department funding in FY 26 and leverage grant funding opportunities. Continue to support programming at TASCO, Workforce Readiness Programs, literacy/STEM, and mentoring programs while intentionally engaging the underrepresented Hispanic community.
  - ii. **Appropriation History:** Approximately \$4 million total towards teen and youth programs in FY 25.
  - iii. **Budget Location:** General Fund, Community Enrichment Administration, Economic and Workforce Development, Parks and Recreation, and Neighborhood Relations.
  - iv. **Rationale:** Programs targeted towards teens—grades 9-12, specifically—provide immeasurable benefits to teens and the community. Teen programs, such as those offered by TASCO, give teens the skills they need to succeed in life and as they enter the workforce.
- b. **Urban Forestry**
  - i. **Goal:** Increase funding for tree programs, including the Mini-Grant Tree Program, which provides trees to neighborhoods, businesses, and organizations interested in increasing our urban tree canopy.
  - ii. **Appropriation History:** \$100,000 in FY 25 for the Mini-Grant Tree Program.
  - iii. **Budget Location:** General Fund, Neighborhood Relations.
  - iv. **Rationale:** Tree programs are an excellent way for the city to protect and grow its urban canopy while involving neighbors and business owners who care about improving and beautifying their surroundings.
- c. **Parks and Recreation - Facility Maintenance**
  - i. **Goal:** Increase the Parks and Recreation Department funding for facility maintenance needs and necessary repairs and renovations. Prioritize the purchase of backup generators for employee shelter locations such as the J.W. Cate and Roberts Recreation Centers.
  - ii. **Appropriation History:** \$4.3 million in FY 25 for facility repairs and maintenance.
  - iii. **Budget Location:** General Fund, Parks and Recreation.
  - iv. **Rationale:** Increased funding is needed to address aging infrastructure and cover any gaps due to the prior rebalancing of Penny for Pinellas resources. The recent hurricanes have highlighted the city's need to be prepared with generators at critical facilities as opposed to having to lease generators.
- d. **Vinoy Park Master Plan Implementation**
  - i. **Goal:** Provide the necessary funding to support the recommended improvements described in the study completed by AECOM in December 2024.
  - ii. **Appropriation History:** N/A.
  - iii. **Budget Location:** Vinoy Park is within the Intown CRA and the Intown Redevelopment Plan's objective for the downtown waterfront area entails the continued revitalization of the waterfront parks.
  - iv. **Rationale:** Vinoy Park is a vibrant event and social hub and a cornerstone of the waterfront park system. To ensure the park can recover and thrive without being damaged by frequent events, the city commissioned a Vinoy Park Master Plan to guide future improvements. These infrastructure upgrades were also highlighted as a priority in the 2022 Downtown Waterfront Master Plan.



e. **St. Petersburg Shuffleboard Club**

- i. **Goal:** Provide the necessary funding to support the renovation of the grandstand at the St. Petersburg Shuffleboard Club.
- ii. **Appropriation History:** N/A.
- iii. **Budget Location:** City Development Administration General Fund.
- iv. **Rationale:** The grandstand at the shuffleboard courts is deteriorating. As the world's largest and oldest shuffleboard club, the St. Petersburg Shuffleboard Club is a vibrant community asset and historic landmark worth preserving for future generations.

8. **Economic Stability**

a. **Economic Stability Fund**

- i. **Goal:** \$1 million transfer to the fund in FY 26.
- ii. **Appropriation History:** Total contribution of \$1 million in FY 25.
- iii. **Budget Location:** Economic Stability Fund (0008).
- iv. **Rationale:** The Economic Stability Fund's crucial role as an interfund loan source to aid in the City's affordable housing goals highlights the need to continue replenishing the stability fund.

9. **Arts and Culture**

a. **Funding for the Arts**

- i. **Goal:** Continue increasing funding in FY 26 as our budget increases.
- ii. **Appropriation History:** \$3.2 million in FY 25.
- iii. **Budget Location:** City Development Administration General Fund (Arts, Culture, and Tourism Division and Community Support Allocations), Enterprise Facilities Department, and Neighborhood Relations.
- iv. **Rationale:** As an internationally recognized City of Arts, the city needs to continue investing in our arts community to foster our artistic development and fuel our eclectic arts ecosystem.

b. **The Palladium**

- i. **Goal:** Maintain funding of \$250,000 in FY 26.
- ii. **Appropriation History:** Four annual installments of \$250,000 for per fiscal year beginning in FY 25.
- iii. **Budget Location:** City Development Administration General Fund.
- iv. **Rationale:** In October 2023, the Palladium launched its capital campaign to raise \$10 million to renovate the historic church building into a state-of-the-art performing arts center. City support would help to fund the building renovation, including newly configured staging, new seating, and production/sound reinforcement. This funding arrangement mirrors the City's previous support of the Museum of History's capital campaign, wherein the City pledged \$1 million over four \$250,000 installments.

c. **St. Petersburg Museum of History**

- i. **Goal:** \$140,000 in FY 26 to continue to support the Museum's archival and collections effort and complete deferred maintenance such as waterproofing and HVAC.
- ii. **Appropriation History:** \$87,000 in FY 25.
- iii. **Budget Location:** General Fund, City Development Administration (Community Support Allocations).

- iv. **Rationale:** Continued support of the Museum of History's archival efforts will provide the proper care for its priceless collection. The current funding arrangement has laid the groundwork for permanently protecting the City's historical archives and collections in line with industry standards. The funding also goes towards digitizing documents, photographs, and maps dating back to the original settlers of the lower Pinellas peninsula, allowing the Museum of History to share the City's rich history online with a press of a button.

I look forward to working with you and your Administration to implement these and other shared priorities. Please do not hesitate to contact me if you have any questions or wish to discuss these priorities in greater detail.

Sincerely,



Lisset Hanewicz  
Vice Chair, District 4

cc: Rob Gerdes, City Administrator  
Tom Greene, Assistant City Administrator  
Doyle Walsh, Chief of Staff  
Liz Makofske, Budget & Management Director  
Jayne Ohlman, City Council Administrative Officer  
Members of the City Council

# MEMORANDUM

## Office of City Council



TO: Mayor Kenneth T. Welch

FROM: Council Member Figgs-Sanders

SUBJECT: Fiscal Year 2026 Budget Priorities

DATE: February 3, 2025

Mayor Welch,

Thank you for considering the needs of our constituents identified by my list of Budget Priorities for the 2026 Fiscal Year. They are not listed in any order of importance since all would greatly impact the quality of life for many St. Petersburg residents. Italicized items are repeated requests.

### HOUSING

- Expand City assistance to affordable workforce housing programs catered to organizations of proven housing stock productivity with a highlighted focus on a multi-family business model. The organizations should also be willing to incorporate emergency rental assistance programs and utilize LEED-certified construction shaping our communities to become more environmentally responsible.
- Increase resources to address rental inspection of high call complaint volumes regarding code infractions/violations
- *Increase dollars to continue rental legal aid*
- *Continued incentives for ADUs and Tiny Home Developers*
- *Increase capital to acquire auctioned lots for affordable housing*

### NEIGHBORHOODS/DISTRICTS

- *Strategic Plan for neighborhood associations in each District*
- *Continued Youth Farm program funding*
- *Increase N-Team funding to assist with small non-permitted homeowner projects. Particularly for the elderly. Recommended existing job training community programs. This has been a request since 2020.*
- *Expedite shorelines, seawalls maintenance and restoration*
- *Bayway Landscaping Project*

### SOCIAL ACTION/SOCIAL SERVICES & ARTS

- *\$250,000 funding for the Lincoln Cemetery Restoration Project*

- *Retain funding and resources for teens transitioning out of foster care*
- *Increase funding for the Carter G. Woodson African American History Museum*
- *Expand Citywide sidewalk and road maintenance plans*
- *Increase funding for the Social Action Funding Committee (other needs not specifically tied to homeliness such as those combating food deserts etc.)*
- *Increase N-Team funding for Hidden Voices Program (\$50,000 – non-permitted jobs)*
- *Sustain or increase funding for the CALL Program*
- *Replace/update the acoustics/audio equipment at the St. Petersburg Coliseum*

## **EDUCATIONAL & ECONOMIC WORKFORCE DEVELOPMENT INITIATIVES**

- *Disparity Study initiatives and assistance for small, women and minority-owned businesses*
- *Partner with and assist funding for local educational systems to upskill, retrain, and provide certifications that would lead to increased opportunities for city employment (i.e., Educational Ecosystem started in 2020 with SPC)*
- *\$150,000 - \$100,000 for Saturday Shoppes Entrepreneur Academy*

## **ENVIRONMENTAL**

- *Continue funding lake maintenance and equipment needed to perform the maintenance. Specifically, regarding the cattails at Lake Maggiore and Childs Park*
- *Continue funding for Private Lateral Loans citywide program*

## **YOUTH PROGRAMS & SERVICES**

- *\$325,000 for Arts Conservatory for TEENS Program Funding*
- *\$140,000 funding for Museum of History*
- *Funding to educate constituents*
- *Expand our youth programs to include STEM, STEAM, and mental health services, including immediate household members as prescribed for holist family healing*
- *Increase funding for Youth Development Grants with emphasis on those not focused on STEM/STEAM (apprenticeships etc.)*
- *Increase funding for Directions for Living and homeless children (i.e., Maximo Elementary)*
- *Jordan Park Youth Sports Program for Martial Arts*

## **TRANSPORTATION**

- *Increase funding for Traffic Safety Programs: calming devices, rapid flashing beacons, crosswalks, etc.*
- *Increase dollars for road maintenance (i.e., potholes, unpaved roads, restriping, resurfacing & alleys etc.)*
- *Incentives for Downtown Employees Parking Program*

- *Review and identify completion of Complete Streets Projects. Especially focusing on pedestrian and bicyclist safety and accessibility. It would be advantageous to continue consideration for additional funding for alternative modes of transportation. Review and identify completion of Complete Streets Projects. Especially focusing on pedestrian and bicyclist safety and accessibility. It would be advantageous to continue consideration for additional funding for alternative modes of transportation.*

#### **ST. PETERSBURG POLICE/FIRE & RESCUE**

- Merge operations and HR division into a single division
- Add a recruitment officer to the Administration division
- Funding for Explorer and Camp Unite Programs
- Truck 9 for West St. Pete service
- Separate stations #1 and #5
- Funding for Heavy Rescue Unit 4 staff. Unit needs at least 3 specially trained people by 2026

# MEMORANDUM

## Office of City Council

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TO: Mayor Kenneth T. Welch

FROM: Council Member Mike Harting

SUBJECT: FY2026 Budget Priorities

DATE: February 20, 2025

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Mayor Welch,

My priorities for FY2026 are listed below:

### **Budget and Finance**

- Economic Stability Fund -Increase transfer by \$500k to get to \$1M.
- Continue shifting \$9M of Penny Funds used for the Annual Pip CIPP and Pipe Repair and Replacement Programs back to the Water Resources Capital Projects Fund
- Finance software to allow all departments flow seamlessly through Finance Dept

### **City Development**

#### City Development Administration

- \$140,000 for the Museum of History Archives Support

#### Enterprise Facilities

- Continued acceptance of FAA and FDOT grants to Albert Whitted Airport capital projects per CC Resolution 2022-469 passed 9/15/2022

#### Economic & Workforce Development

- \$100K additional funding for the study of the downtown area around Dali/Mahaffey/Grand Prix and Al Lang Field
- Funding for apprenticeship programs, skilled training, and transferable skills initiatives

#### Transportation

- \$750K for Signal Mast Arms
- \$1 million for the Sidewalk Expansion Program
- Supplemental funding for North Shore Safe Routes to School
- Funding for a permanent dock for the CrossBay Ferry

### **Community Enrichment**

#### Parks & Recreation

- Increase Parks and Recreation Dept funding for facility maintenance needs and necessary repairs and renovations

- Funding to repair the Shuffleboard grandstand
- Funding to reconstruct the Willow Marsh Boardwalk
- Funding for 2 generators (Roberts Rec & JW Cate) for recreation centers that serve as storm shelters

## **Housing & Neighborhood Services**

- \$1.75M with the five-year CIP plan of \$8.75MM from Penny money for Affordable Housing Land Acquisitions

## **Sanitation**

- Provide necessary funding for the Sanitation Dept to implement a new routing and optimization software

## **Marketing**

- Additional capital funding for the Print Shop

## **Planning**

- Creation of Flood Mitigation Revolving Loan Fund with an initial \$1.5M
- Land Use Study for Industrial Corridor between 5th Ave S and 9th Ave S from 34th & 49th Streets to determine alternate uses and impact on citizens health

## **Public Safety**

- Funding to relocate and construct a new K-9 Facility
- Funding to renovate/reconstruct the Fire Rescue Training Facility
- Continued funding for CAD RMS system (Funding for the CAD/RMS System -\$480K for current Legacy System; 500K for new system)
- Increase SPFR budget for recruitment activities to meet hiring goals
- Evaluate behavioral health assistances services contracted with Dr. Benson for SPPD and SPFR to fund any expanded needs

## **Public Works**

### **Engineering & Capital Improvements**

- Increase funding for the Street and Road Improvements CIP project
- Maintain funding to provide the School Zone Upgrades Safety Improvements
- Additional funding for Bridge Life Extension Program & Bridge Replacement Program
- Funding for Public Seawalls and Prioritization Plan
- Pavement Priorities of 62nd Avenue and 47th Avenue NE

### **FLEET**

- Adjust budget to meet equipment/vehicle goals based on no normal -longer lead times required

### **PWA**

- Funding to implement the findings of the Utility Rate Affordability Analysis
- Funding to plant an additional 1,000 shade trees

### **SPTO**

- Increase funding for road maintenance (i.e. potholes, unpaved roads, restriping, resurfacing and alleys)

- Funding to create a dedicated crew for unpaved alley repair and maintenance
- Increase funding for Sidewalk Reconstruction
- \$5.7M Denver Street Flooding Improvements
- \$9M Arizona Avenue Flooding Improvements
- Appian Way Drainage Project
- Continued funding for updating infrastructure in Shore Acres and Snell Isle
- Funding for any gap for Connecticut Ave and Vicinity Flood Project
- Funding for Lake Maggiore & Childs Park Lake Issues
- Funding for tidal gates at Butterfly Lake (Shore Acres Mini Park & Overlook Bridge)
- Funding to identify specific projects to alleviate flooding in repetitive loss areas
- Increase budget for Stormwater to help balance rate increases
- Increase funding levels for Stormwater Drainage Capital Projects
- Funding for a second stormwater construction team with equipment - \$600,000
- Funding for traffic signal cabinet replacement program
- Modernize traffic signal equipment to bring us closer to a smart grid and regional standard
- Funding for solar powered emergency beacons to operate intersections during power outages

#### Water Resources

- Continue funding for Private Lateral Loans citywide program



Mike Harting  
Council Member, District 3

Cc: City Administrator Rob Gerdes  
Assistant City Administrator Tom Greene  
Budget Director Elizabeth Makofske  
City Council  
City Attorney Jacqueline Kovilaritch



# MEMORANDUM

## Office of City Council



TO: Mayor Ken Welch

FROM: Council Member Corey Givens Jr.

SUBJECT: Fiscal Year 2026 Budget Priorities – District 7

DATE: February 18, 2025

Mayor Welch,

Please consider this memo as my formal request for 2026 Fiscal Year Budget Priorities. This budget is not merely a financial plan but a commitment to the future well-being of our community. Our ability to effectively serve the residents of St. Petersburg relies on our collective efforts to develop this budget collaboratively. By aligning our goals and fostering open communication, we can deliver the positive outcomes our residents expect and deserve, helping make St. Pete a safer and more connected place for all.

Below are the top priorities I propose for the upcoming fiscal year:

### **Education & Youth Opportunities**

1. Funding for youth & adult programs providing work-based learning opportunities to conduct home repairs, housing renovations, and construction. Increase the hourly wage and number of hires for the N-Team collaboration with the Pinellas County Job Corps
2. Support the Fund Our Future initiative providing educational resources and scholarship assistance
3. Commit \$1M to a grant program for childcare & transportation needs in order to remove the financial barriers to accessing youth programs
4. \$500,000 to create three Community Engagement Specialist positions that will actively engage with the community and connect families with available programs
5. Subsidize workforce training programs for pre-schools and/or resident led home day cares (support of small business in our community) centers
6. \$50,000 investment in the Arts Conservatory for Teens (ACT) Program
7. \$75,000 investment in The Gathering of Women, Inc. Food Pantry and Youth Development Program
8. \$75,000 investment in the Life from the Inside Out Citizen Re-Entry Housing Program
9. \$50,000 investment in the Sanderlin Center's After School Tutorial Program
10. \$50,000 investment in the Next Stepp Center's Pregnancy and Parenting Programs
11. \$100,000 investment in the STORY 727 Youth Development program aimed at reducing recidivism among juvenile and young adult offenders by enhancing moral reasoning and encouraging civic engagement
12. Continued funding for existing programs and creation of new educational programs at Clam Bayou
13. Funding to implement the St. Pete Youth Farm site plan
14. Funding for Apprenticeship Programs, Skilled Training, and Transferable Skills initiatives
15. Increased funding for Youth Employment Programs & Youth Development Grants

16. Increased funding for St. Pete Works Program
17. Funding for educational workshops on acquiring deeds and navigating probate

### **Neighborhood Health & Safety: Public Safety**

1. Increase the St. Petersburg Fire Rescue Department budget \$4M to supplement the recommendations and priorities of the St. Petersburg Association of Fire Fighters Local 747
2. \$100,000 funding to provide stipends for community members to participate in planning and promoting city initiatives
3. Increases in funding for the annual Collard Green Festival and Juneteenth events by \$15,000
4. Increase Neighborhood Mini Grants Program to \$750 annually
5. Funding for Neighborhood Association development and capacity building initiatives
6. Fund a City-owned grocery store and Co-Op in a food desert
7. \$1M investment in collaborative initiatives with the St. Pete Free Clinic, Reach St. Pete, and other community partners who to improve access to an inclusive and equitable food system in St. Petersburg
8. Continued funding for Police & CALL Programs to meet staffing and training needs
9. \$100,000 in funding for Twin Brooks Golf Course renovation and restoration needs
10. Increase funding for city parks, recreation centers, and library upgrades
11. Fund any considerations for ADA accessibility including translation services and diverse communication methods
12. City-owned incinerator to be proactive rather than reactive during future storm events

### **Housing Opportunities for All**

1. Increased investments in programs that assist with addressing code violations and provide housing rehab assistance. Increase Codes Compliance Department's General Fund by \$100K to create a program assisting homeowners within 100% AMI with compliance repairs that are not currently covered in existing programs. Create at least two Codes Compliance Specialist positions who are tasked with identifying properties that could qualify for assistance and working with property owners to correct the violation
2. Create and fund a city-wide program that supports 20 low to moderate income homeowners with subsidies, loan access, and technical assistance to build ADU's on their properties
3. \$6M funding investment in Habitat for Humanity and The St. Petersburg Housing Authority to prepurchase 200 transitional and workforce housing units for Section 8 & Public Housing Program (\$30,000/unit)
4. Increased funding for the Eviction and Diversion Program
5. Continued funding for the N-Team
6. \$100,000 increase in funding for CASA to facilitate rapid re-housing programs

### **Environment, Infrastructure, and Resilience**

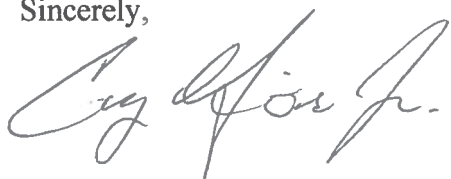
1. Funding for the installation and implementation for a city-owned solar co-op power grid to address rising utility costs
2. Funding for the Lake Maggiore & Childs Park Lake Improvement Projects
3. Funding for Complete Streets projects with a focus on pedestrian safety initiatives, particularly those that address safety concerns for elementary students at schools such as Perkins, Sanderlin, & Fairmount Park
4. Funding for expansion of drainage options and the installation of a new pump station at Bayview retention ponds; considerations for a new sluice gate or dredging of the pond
5. \$250,000 increase funding to the Pinellas Suncoast Transit Authority (PSTA) to expand rapid transit programs and address transportation woes
6. \$2M Increase funding for infrastructure and stormwater repairs and upgrades

### **Equitable Arts, Development, & Business Opportunities**

1. Investment in Performing Arts Facilities outside of downtown
2. Fund the basic improvement projects outlined in the Warehouse Arts District Association (WADA)/Deuces Joint Action Plan
3. Fund the Street Scape Improvements on 22<sup>nd</sup> Street South in accordance with the WADA/Deuces Joint Action Plan
4. Increase funding stipend for city's business districts to \$75,000 annually to coincide with the rising cost of inflation
5. Funding to collaborate with organizations that will work to address the city's digital divide. Trainings should be offered on digital literacy skills, cybersecurity, and privacy. Ensure all city owned facilities including recreation centers have broadband access
6. Increased funding for public art projects, artist residencies, or cultural events to enhance community vibrancy and ensure that all museums receive equitable funding opportunities

Thank you in advance for your consideration of these recommendations, I look forward to working with you and your Administration to continue to move our city forward. Please do not hesitate to contact me if you have any questions or would like to discuss any of these priorities further.

Sincerely,

A handwritten signature in black ink, appearing to read "Corey Givens Jr.", written in a cursive style.

Corey Givens Jr.  
Council Member, District 7

cc: Rob Gerdes, City Administrator  
Tom Greene, Assistant City Administrator  
Doyle Walsh, Chief of Staff  
Liz Makofske, Budget & Management Director  
Jayne Ohlman, City Council Administrative Officer  
Members of the City Council

# MEMORANDUM

## Office of City Council



TO: Mayor Kenneth T. Welch

FROM: Council Chair Copley Gerdes

SUBJECT: FY26 Budget Priorities

DATE: February 5th, 2025

Mayor Welch,

At the beginning of each year, City Council convenes a Committee of the Whole meeting where each council member outlines their budget priorities. City Administration and staff carefully review and integrate these priorities, alongside input from every department, to create a unified and thoughtful approach to the budgeting process. This collaboration allows us to understand and prioritize the needs of all areas of our community, and I continue to be impressed by the depth and thoroughness of this process year after year.

As we move forward with the Fiscal Year budget, I want to express my gratitude for your continued partnership. The work we do together is essential in shaping the future of our city, and I truly appreciate your leadership in guiding us through these complex and important decisions.

Following the City Council Budget Priorities Committee of the Whole meeting, I am submitting for your consideration my proposed budget priorities for FY26. These priorities reflect my commitment to addressing our growing community's needs and the long-term investments required for its continued prosperity. As our city evolves, so do the challenges and opportunities we face. We must remain proactive and strategic in how we allocate resources to ensure we're fostering sustainable growth, improving the quality of life for our residents, and investing in our future.

With that in mind, my budget priorities for FY26 are as follows:

### 1. Fiscal Responsibility and Workforce Management

- **Millage Rate:** Maintain the current millage rate to ensure fiscal stability for both the city and its residents.
- **No New FTE Additions:** Rather than adding new Full-Time Equivalent (FTE) positions, our primary focus should be on addressing the current vacancy list, specifically within Public Safety (Police and Fire). Focusing on this goal will help to ensure our departments are fully staffed and operating at full strength, with a goal of reaching 602 officers in the Police Department. In conjunction with our focus on reaching our goal of 602 officers, I recommend the addition of a third Community Service Officer (CSO) to further support our public safety efforts and community engagement.
- **Legal Team Retention:** It is crucial that we ensure our legal team is retained, enhancing the long-term stability of our operations. By providing the necessary support and resources, we can maintain a skilled and experienced team that will continue to guide and protect the city's interests.

### 2. Program Funding and Data-Driven Decisions

- **Program and Operational Funding Review:** Conduct a comprehensive evaluation of the city's funding for programming across various sectors and subsidies for operations outside of the Community Development Block Grant (CDBG) funding. This process should be data-driven to ensure contractual programs and operational funding align with city priorities.

### 3. Public Safety Investments

- **K-9 Center and Training Facility Support:** Continue to support the K-9 Center and the necessary training facilities for both Police and Fire departments.

- **Take-Home Vehicles:** Make certain that all officers have access to take-home vehicles at no fee.
- **Support for New CAD/RMS System:** Support the implementation of a new Computer-Aided Dispatch (CAD) and Records Management System (RMS) to improve operational efficiency and strengthen communication between the department and surrounding municipalities.
- **Police Station Infrastructure:** Fund the installation of new chillers at the police station to improve cooling efficiency, especially during power outages when the building is running on generator power.
- **Fire Department Management Study:** Support the Fire Department's management study to optimize operations and support our first responders.

#### 4. Housing and Affordability Initiatives

- **Affordable Housing and Broader Issues:** Continue discussions around affordable housing and broaden the conversation to include transportation, job creation, and other areas that influence affordability for our residents.
- **Continued Investment in PSTA:** Maintain ongoing investment in the Pinellas Suncoast Transit Authority (PSTA) initiative to ensure reliable and accessible transportation options for our residents.
- **SPAR Program:** Continue support for the St. Pete Agile Resilience (SPAR) program, as it is vital in promoting resilience and strengthening infrastructure in our city.
- **Housing and Neighborhood Services:** Continued support of the Housing and Neighborhood Services department to ensure we remain committed to affordable housing and community revitalization, ensuring neighborhoods are safe and well-maintained for all.

#### 5. Utility Rates and Resiliency

- **Utility Rates:** Continue conversations and explore innovative ways to address rising utility rates, accomplishing sustainability and affordability for all residents.
- **Mobile Generators:** Fund the purchase of two mobile generators to allow for better flexibility and support during power outages.
- **Swim Lessons:** Expand access to swim lessons for all residents to promote community safety, health, and wellness.
- **Shuffleboard Club Repairs:** Allocate funding for necessary repairs to the Shuffleboard Club Grandstand to preserve this historic venue for future generations.
- **Manhattan Casino and Coliseum:** Ensure proper investment in the Manhattan Casino and Coliseum to guarantee they are well-maintained, preserved, and treated with the care they deserve.

#### 6. Infrastructure and Neighborhood Investments

- **Safe Streets and Sidewalks:** Prioritize continued investment in safe streets and sidewalks to enhance walkability and safety throughout our neighborhoods.
- **Neighborhood Connection Grant:** Support the Neighborhood Connection Grant and promote the outcomes this program will bring to our communities.
- **Sprinkler System and Accessibility in Vinoy Park:** Support funding to expand the sprinkler system and widen walkways in Vinoy Park to improve accessibility during festivals and events, aiding in the park's vitality.
- **Al Lang Stadium and Center for the Arts:** Al Lang Stadium and the Center for the Arts should be preserved as cultural gems of our city. These venues should be considered for hosting diverse events that bring people together and support the local economy.
- **Partnership Between Dali, Mahaffey, and Al Lang:** Create a collaborative partnership between the Dali Museum, Mahaffey Theatre, and Al Lang Stadium to enhance cultural offerings and create a stronger, unified arts presence along our waterfront.

#### 7. Education and Youth Initiatives

- **Mayor's Future Ready Academy:** Continue supporting the Mayor's Future Ready Academy to provide youth with the skills and opportunities they need to succeed.

#### 8. Arts and Cultural Enrichment

- **Arts Funding:** Allocate between \$500,000 and \$1 million for arts programming and initiatives to support St. Petersburg's cultural landscape.

#### 9. Economic and Cultural Investments

- **Support for the St. Pete Chamber of Commerce:** Continue funding for the Grow Smarter initiative and assist the Chamber in securing a permanent home to ensure their continued success in fostering community partnerships and sustainable growth.

#### 10. Council Budget for Enhanced Communication and Travel

- **Ensure Adequate Funding For City Council:** Providing council members with opportunities to engage both within our community and beyond to stay informed on best practices, emerging trends, and regional developments that influence effective decision-making.

In conclusion, these budget priorities are designed to continue St. Petersburg's progress by addressing critical infrastructure needs, supporting public safety, investing in affordable housing, and fostering economic and cultural vitality. I appreciate your careful consideration of these priorities and look forward to collaborating to make the FY26 budget a success for our city and its residents.

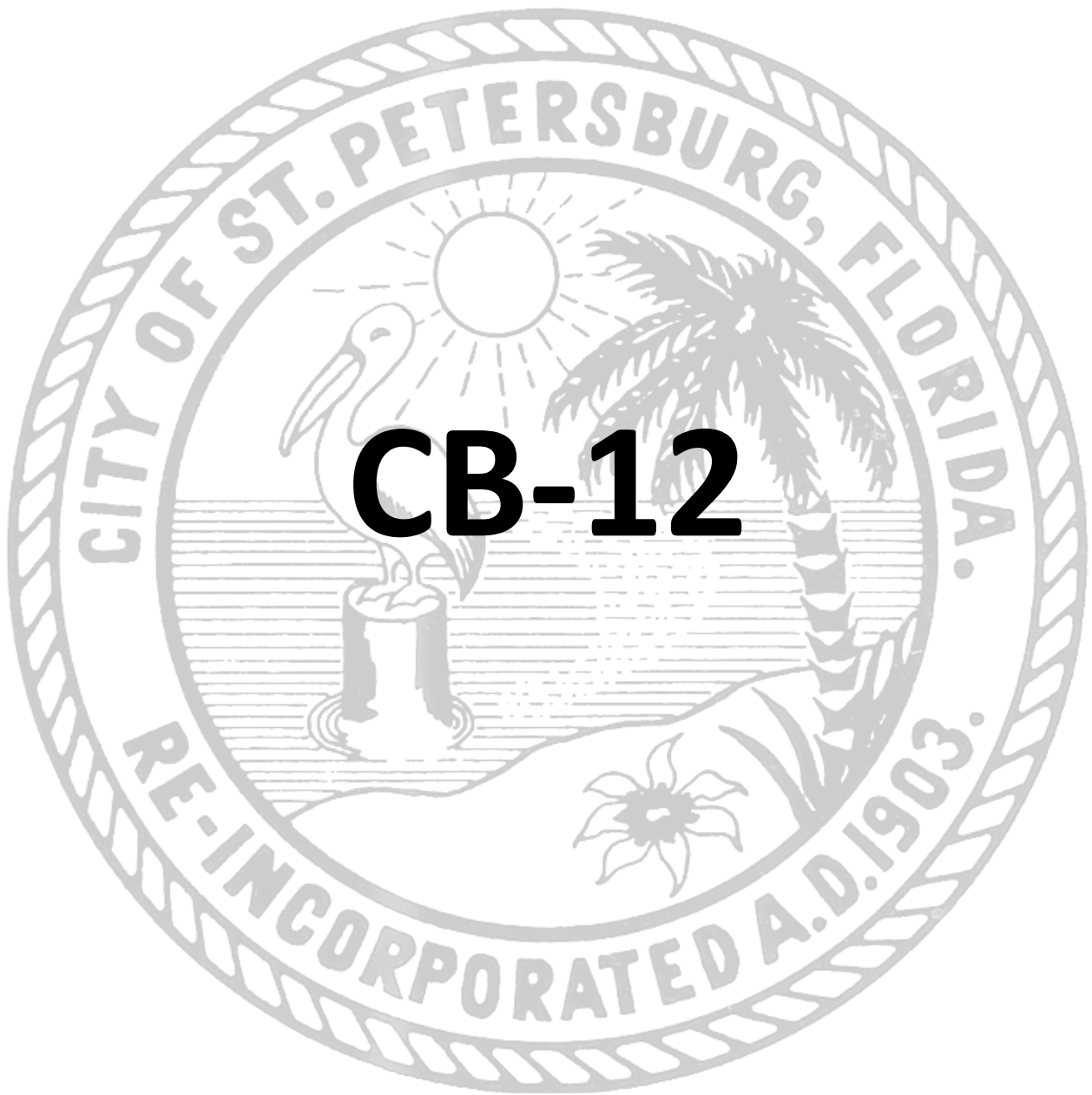
Very Respectfully,

A handwritten signature in dark ink, appearing to be 'C. Gerdes', with a stylized, looping flourish at the end.

**Council Chair Copley Gerdes, District 1**

The following page(s) contain the backup material for Agenda Item: Committee of the Whole Meeting Minutes (February 20, 2025)  
Please scroll down to view the backup material.





**CB-12**



City of St. Petersburg  
**Committee of the Whole**  
**February 20, 2025 Meeting Minutes**  
*City Hall, Room 100*

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**Present:** Chair Copley Gerdes, Vice-Chair Lisset Hanewicz, Council Members Brandi Gabbard, Mike Harting, Deborah Figgs-Sanders, Corey Givens Jr., and Richie Floyd.

**Absent:** Council Member Gina Driscoll

**Also Present:** City Administrator Rob Gerdes, Assistant City Administrator Tom Greene, City Attorney Jacqueline Kovilaritch, Chief Assistant City Attorney Jeannine Williams, Assistant City Attorney Jane Wallace, Assistant City Attorney Heather Judd, Community Enrichment Administrator Mike Jefferis, Parks and Field Operations Superintendent Barbara Stalbird, Real Estate and Property Management Director Aaron Fisch, Interim Billing and Collections Director Candice Winter, Billing Manager Lauren Gewandter, Customer Support Manager David Flintom, Field Operations Manager Chris Barnes, Public Works Administrator Claude Tankersley, Water Resources Director John Palenchar, Xylem Account Development Manager Mark Costello, and City Clerk Chan Srinivasa.

**Support Staff:** Kimberly Amos, Senior Legislative Aide

1. **Call to Order** – 10:57 AM
2. **Approval of Agenda** – VC Hanewicz motioned for approval. All voted in favor.
3. **New Business** – February 20, 2025

**New Business:**

**Puryear Park Expansion Project currently on the Weeki Wachee Project List** – *Mike Jefferis, Community Enrichment Administrator & Aaron Fisch, Real Estate and Property Management Director*

Community Enrichment Administrator Mike Jefferis and Real Estate and Property Management Director Aaron Fisch provided an overview of private property for sale that, if acquired, would be used to expand the footprint of Puryear Park. CM Gabbard inquired about the cost of demolition and infill; Mr. Jefferis responded that the estimate is between \$50,000 and \$60,000, but due diligence will occur if the property goes under contract. Chair Gerdes asked about what is currently available in the Weeki Wachee Funds; Assistant City Administrator Tom Greene responded that after the funds for the Salt Creek Property are expended, \$4M remains.

CM Harting motioned to send a resolution to the City Council approving funding for the Puryear Park Expansion Project in an amount not to exceed \$300,000 from the Weeki Wachee funds. All committee members voted in favor.

**Utility Billing** – *Tom Greene, Assistant City Administrator, Candice Winter, Interim Billing and Collections Director, Lauren Gewandter, Billing Manager, David Flintom, Customer Support Manager, & Field Operations Manager Chris Barnes*

Mr. Greene discussed the analysis of billing data requested by the City Council and asked for feedback on the proposed resolutions and ordinance changes intended to provide flexibility at the department level to assist utility customers.

Field Operations Manager Chris Barnes reviewed the reading process for the approximately 98,000 meters city-wide and explained the differences between three work orders handled by field operations staff: inspection, customer requested, and non-payment/unauthorized use. Mr. Barnes explained the Check High Consumption Work Order process is generated automatically when consumption is four or more times greater than usual. Mr. Barnes ended his presentation by highlighting how the implementation of Tyler software, the installation of additional digital registers, and the potential use of Advanced Metering Infrastructure (AMI) would assist in providing consistently accurate readings.

Billing Manager Lauren Gewandter provided an overview of high consumption, estimated, and delayed billings, explaining how the customer is impacted and what steps are taken to resolve any issues. Next, Ms. Gewandter discussed the adjustment process using three categories: private property leaks, city responsibility, and overread adjustments comparing the Fiscal Year 2024 & 2025 water consumption tiers and applicable billing rates. Ms. Gewandter proposed two resolutions drafted with the legal department, one outlining procedures for leak repairs in flooded structures and the other offering relief options for high mechanical water meter readings. Additionally, Ms. Gewandter proposed two ordinance revisions drafted to address water rate adjustments for leaks and adjustments requested during a declared state of emergency. Ms. Gewandter and Mr. Greene reviewed the high-consumption utility billing data tables provided in supplement. They informed the committee that additional information would be provided as staff collaborates with consultants from Stantec to compile the data properly. Customer Support Manager David Flintom explained the operations of the customer service call center and the Utility Billing Review Committee (UBRC).

CM Gabbard discussed the misconception that an inspection by a plumber is the first response when a customer calls regarding a leak; Mr. Flintom reviewed the recommendations that the staff provides before considering a leak specialist or plumber. CM Gabbard requested details on account credits; Mr. Flintom responded that the default refund is an account credit, but a check can be requested for more significant sums. CM Gabbard asked for clarification on which leaks are the city's responsibility; Ms. Gewandter explained that if the water does not pass through the meter or is leaking directly at the meter, it is considered the city's responsibility. CM Gabbard asked when digital meter replacement is anticipated; Public Works Administrator Claude Tankersley responded that the project is in the city's five-year CIP (Capital Improvement Projects) Plan beginning in Fiscal Year 2028. CM Gabbard expressed interest in accelerating the timeline and inquired whether damaged meters requiring replacement are upgraded to digital meters. Water Resources Director John Palenchar confirmed that replacements made within the last five years have been with AMI-capable digital meters and estimated that nearly 25 percent of the city's meters have been upgraded. CM Gabbard asked what threshold is used to deem a bill high; Ms. Gewandter responded that four times the bill average is considered a high bill.

VC Hanewicz requested that the areas that experienced more significant levels of billing discrepancies be prioritized during the digital meter conversion process.

CM Floyd requested clarification on the digital meter replacement process; Mr. Palenchar responded that an estimated 6,000 meters are being replaced annually, with the complete conversion occurring within the next ten years. CM Floyd asked how many customers utilize autopay and how paying an average amount during bill discrepancies could be accomplished. Ms. Gewandter responded that less than two percent of users are on autopay, and the function can be paused when necessary. CM Floyd asked if the proposed ordinance changes would be retroactive, and staff confirmed they would not. CM Floyd inquired about leak adjustment rates in the proposed ordinance change; Mr. Greene explained that the Tampa Bay Water rate would be substituted in lieu of the lowest tier rate. CM Floyd asked for clarification on the proposed ordinance change considering leak adjustments for abnormal circumstances. City Administrator Rob Gerdes explained that the current language requires evidence of repair to allow an adjustment and provided an example of an abnormal circumstance for

context. Assistant City Attorney Jane Wallace added that the ordinance changes would enable staff to provide relief opportunities if parameters are met. Atty Wallace gave additional context on leak adjustments during weather events, explaining staff observance of high water use during flooding that ceased directly after the storm; in this circumstance, the water receding would be considered a repair. CM Floyd asked whether other unusual circumstances beyond flooding had been contemplated; Assistant City Attorney Heather Judd explained that the proposed ordinance changes would allow for such considerations.

CM Givens requested that follow-up information be provided to the City Council on how many water meters in the city are over ten years old. CM Givens asked if the city has a consultant for this data; Mr. Greene responded that Stantec has been the city's consultant for approximately fifteen years. CM Givens asked if there were opportunities to change consultants due to consistent annual rate increases. Mr. Tankersley explained that consideration is given each time a contract expires but emphasized that the consultant's recommendations are based on the parameters set by the city to accomplish necessary upgrades and maintenance costs. CM Givens requested additional notification methods like email or text to communicate billing issues to residents. Ms. Gewandter responded that the pending upgrade to the Tyler software system will offer alternative notification methods.

CM Gabbard inquired about the current status of the proposed ordinance changes in the Bond Counsel review process. Atty Wallace responded that the proposed changes are similar to those passed by Sarasota County and Pasco County, which use the same Bond Counsel as the city. CM Gabbard asked what would happen if the City Council moved forward with the proposed changes, and Bond Counsel rejected them. Atty Wallace responded that Bond Counsel would be consulted before the public hearings once the City Council decided which items to move forward. City Attorney Jacqueline Kovilaritch added that the proposed changes are anticipated to proceed smoothly and efficiently and that if issues arise, the Council Members will be provided status briefings. CM Gabbard motioned to approve all three resolutions before the committee and move them to the full City Council for the February 20, 2025, meeting.

VC Hanewicz asked for an explanation of why Bond Counsel is involved in the approval process. Atty Wallace explained that utilities operate as special enterprise funds, funded by revenue from rates and bills. These funds are bonded when borrowing money, with bond documents requiring that water not be given for free and that revenue covers costs. Any changes that occur need to be reviewed in light of these bond provisions.

Chair Gerdes asked for information on how the digital water meters are checked to ensure they are operating correctly. Account Development Manager Mark Costello, a representative from the meter manufacturer Xylem, explained that all products use AWWA standards<sup>1</sup> and the city meters have not only met but exceeded these standards. Mr. Costello informed the committee that depth tests, pressure analysis, and ambient temperature readings are part of the analysis. Mr. Palenchar added that when staff pulls a meter, digital or mechanical, a bench test occurs. Chair Gerdes asked for clarification on customer service phone lines, specifically what happens if all lines are busy. Mr. Flintom responded that the customer hears a message stating all lines are busy and to try their call again later. Chair Gerdes requested a one-on-one follow-up meeting to discuss expanding the number of phone lines available. Chair Gerdes asked if the Tyler system would allow an ACH (Automated Clearing House) refund; Interim Billing and Collections Director Candice Winter responded that ACH refunds are possible. Chair Gerdes expressed interest in accelerating the digital meter conversion process.

Chair Gerdes called for a vote on the motion on the floor. All committee members voted in favor.

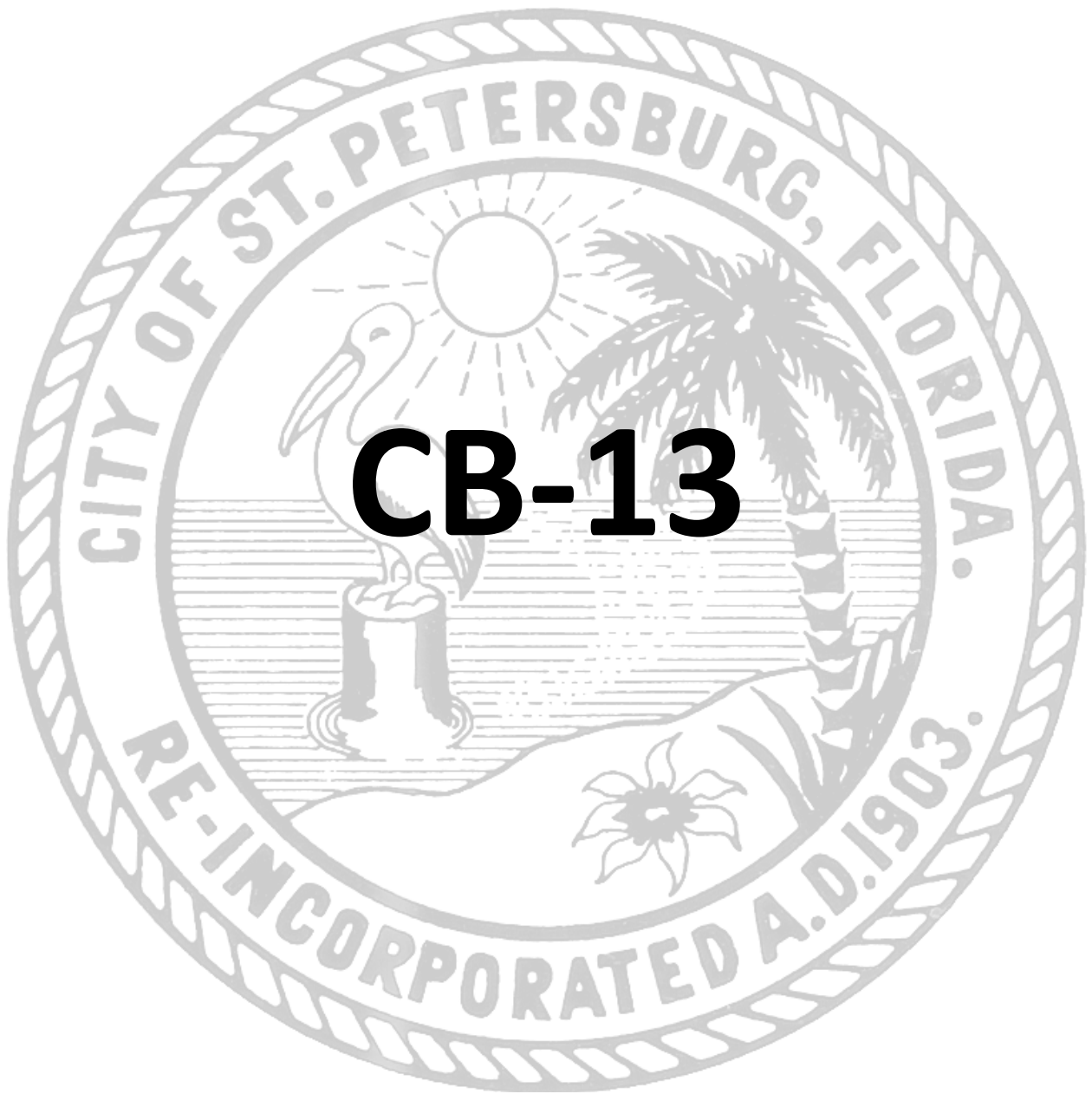
CM Gabbard motioned to approve the two ordinances and move them to the March 6, 2025, City Council Meeting for first reading. All committee members voted in favor.

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<sup>1</sup> The American Water Works Association is an international, nonprofit, scientific, and educational association dedicated to a better world through better water.

**Chair Gerdes adjourned the meeting at 1:04 PM.**

The following page(s) contain the backup material for Agenda Item: Housing, Land Use, and Transportation Committee Meeting Minutes (February 13, 2025)  
Please scroll down to view the backup material.



**CB-13**

City of St. Petersburg  
**Housing, Land Use, and Transportation Committee**  
**February 13, 2025 Meeting Minutes**  
*City Hall, Room 100*

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Members: Committee Chair Richie Floyd, Vice Chair Mike Harting, Council Member Brandi Gabbard and Council Member Gina Driscoll

Also present: Council Chair Copley Gerdes, Council Member Corey Givens, Jr., Council Member Lisset Hanewicz

Staff: City Administrator Rob Gerdes, Housing and Neighborhood Services Administrator Amy Foster, Planning and Development Director Liz Abernethy, Housing and Community Development Assistant Director Mark Vanlue, Assistant City Attorney Michael Dema, Assistant City Attorney Brett Pettigrew, Deputy City Clerk Jordan Wilson

Alternate: Council Member Deborah Figs-Sanders

Support Staff: Cortney Phillips – City Council Legislative Aide

1) Call to Order

2) Approval of Agenda - CM Gabbard moved approval; all voted in favor.

3) Approval of the January 9, 2025 Minutes - CM Gabbard moved approval. All voted in favor.

4) New Business – Affordable housing and mixed-use development in the CRT 1 and 2 zoning categories and potential updates to the Affordable Housing Site Plan Review regulations related to state updates to the Live Local Act (17.5)

In connection with the new business, Administrator Foster shared a PowerPoint Presentation regarding Corridor Residential Traditional (CRT) 1 and 2 zoning and provided a background of State legislation related to the item, including House Bill 1339, Senate Bill 102 and most recently Senate Bill 328. Planning and Development Director Liz Abernethy outlined the language changes to City Code Section 17.5 that will be needed to comply with SB 328, including:

- Allowing floor area ratio (FAR) up to 150% of what the local jurisdiction permits, which is 6.0 FAR at that the maximum density of our largest base allowance in downtown.
- Exclusion of airport impact areas, which will affect areas adjacent to Albert Whitted Airport.
- Allowing parking exemptions for any approved Transit-oriented Developments (TOD)
- Clarifying when a project is conforming or non-conforming, and what happens in the future if a project were to no longer include affordable housing.

CM Gabbard inquired if the airport impact area exclusion would affect any of District 2, as the Gateway area is listed as the maximum allowed height by the FAA. Ms. Abernethy replied that no, those impacts don't fall within that jurisdiction.

Ms. Abernethy went on to discuss that staff is looking for feedback today on whether the committee would want to change the code so that Chapter 16 zoning code defines a residential district

as including CRT. Currently, CRT is not included as a district that qualified for the affordable housing site plan because it's defined in chapter 16 as residential. Ms. Abernethy went on to explain the areas of St. Petersburg which CRT would affect, and the height limitations of properties by zoning.

CM Gabbard questioned Ms. Abernethy if she sees redevelopment opportunity in these corridors by adding mixed-use developments that could potentially have ground floor retail, small scale groceries, small scale childcare, etc. Ms. Abernethy replied that there are two different provisions of Section 17.5, an "optional", which is where local government may approve projects right in certain districts. Under this provision we could have language that required a mixed-use component. Under the other "mandatory" provision, she doesn't think we would have any ability under the statutory language to require there to be that mixed-use component. Assistant City Attorney Michael Dema added that the City would be specifically preempted from requiring it, but we have the provision there now to accommodate mixed-use if developers want to bring it with a project. City Administrator Gerdes discussed looking at rezoning some of the CRT neighborhoods to Corridor Commercial Traditional (CCT) to allow mixed-use. Chair Floyd added that he would be interested in a discussion of rezoning some of the CRT as areas of District 8 along Fifth Avenue North, where people in the neighborhood want more restaurants.

Ms. Abernethy noted that staff had anticipated proposing rezoning the blocks around the SunRunner stops from the CRT to the CCT to open up some of those additional uses, like restaurants, but this was sidetracked by two hurricanes, and staff is still working to reset that schedule to come back to Council. Administrator Foster added that much of the CRT-1 along Central Avenue would fit in with the Union Central Plan that was done. The neighborhoods along that portion CRT-1 were very supportive of wanting more development along that corridor, even while wanting to protect residential neighborhoods. Ms. Abernethy added that Neighborhood Traditional Mixed Residential (NTM) was rezoning, but it also allowed CRT the use of the NTM higher density option.

Housing and Community Development Assistant Director Mark Vanlue discussed that we've had a few developers approach us wanting to know about the potential of using the Live Local Act or our Section 17.5 process on CRT zoned parcels. The proposed parcels have been relatively small, and so the projects would be limited in scope. However, the developers intended to use the full capability of those programs to develop as much housing as possible on a on a smaller site, and none of them were proposed as being mixed-use. He went on to say that in his research there have been differing interpretations across the State of the allowability of mixed-use and how people have approached it. Until someone decides to press the matter further and get a legal opinion or the State to weigh in, there is room for interpretation. Mr. Dema concurred and added that it's inherently reasonable to have this discussion and to see that developers wouldn't feel comfortable going forward with mixed-use properties because in Section 17.5 we say where it's allowed, and it's not currently allowed in the CRT. The simple fix is to amend the language and that use to 17.5.

CM Gabbard inquired what the possibility is for us to be able to encourage or mandate developments to build at the maximum of the FAA height limit. Ms. Abernethy responded that we have a lot of flexibility with buildings under 13 stories, and when these proposed projects come in, we have conversations about compatibility, step down to the neighborhood, and how close the buildings are to residential properties. She noted that she doesn't think we have the ability to make that provision mandatory. Mr. Dema agreed that we're preempted in that area, but that we have retained site plan approval, even if it's administrative. Mr. Vanlue elaborated that staff has pre application and pre site plan application meetings, and most developers want to build something that we want in the city, and that the neighborhood is satisfied with. We do negotiate. Developers try to do the maximum number of units that the site area might allow, but they still have to be able to allow for parking, drainage,



setbacks, green space, and impervious surface ratio. All of those factors come together and tend to limit what's possible to do on a site.

CM Hanewicz questioned what outreach has been done with the neighborhoods. Ms. Abernethy replied that no outreach has been done, as it depends on the feedback they get from the committee today. CM Hanewicz explained that the neighborhoods in District 4 had quite a lot of feedback for the zoning changes with NTM, and many of the neighborhoods would be affected by these changes. She went on to say that she'd like to know about the practical effect this will have on residents, not just in terms of height or density, but in parking and other issues. She inquired if there was a way to divide areas with more impact to the traditional neighborhoods, versus some areas that are more commercial where CRT may be more appropriate. Ms. Abernethy explained that it would not be her approach to say certain areas qualify and certain areas do not, the language makes this zoning complicated. Because of the preemption language, we can't tell developers a property must be a specific height and size. This is much broader in saying that 82 units are allowed, you can have four stories, you figure out what fits, and you bring it to us. It's less predictable than what we currently have in our zoning. CM Hanewicz added that unpredictability is not something that the residents like to hear, and that the neighborhoods in District 4 have a diversity of housing to take into consideration.

CM Driscoll noted that it's interesting that in downtown there is a large overlap of the Intown Activity Center and the SunRunner Activity Center, and she wonders if any special attention should be given to an area that has not one but two impacts from activity centers. Ms. Abernethy noted that some of that area is also part of the new SunRunner 22nd overlay, and that there was consideration during the evaluation of that station area with additional changes in the part two that we haven't gotten back yet that addresses the remainder of that corridor. She reiterated that their focus right now is still post-storm permitting, and that the second part of the SunRunner plan may not come back in 2025.

Chair Floyd agreed with other Council Members that his interest is in getting uses in the neighborhoods that want the uses. He also shared his concern to the potential threats of legal action around this zoning and the lack of clarity, and unease if in the future we're challenged and it's not our choice to approve this kind of process in CRT. Mr. Dema stated that while we don't know what that would look like in the long run, a legal challenge would be subject to preemption, attorneys' fees, and other provisions that have been put in the preemptive statute over the last couple of years. Chair Floyd asked for clarity on the outcome if we were to lose a legal challenge, and if we would lose control over how CRT gets included in our code. Mr. Dema explained that it's speculative, but his guess would be that the City makes CRT eligible, and that the court would not be within its power to do more than that. The larger question is if CRT belongs in Section 17.5.

*CM Gabbard moved that the committee accept the Senate Bill 328 amendment suggestions and move to first reading at full Council.*

Administrator Gerdes added that based on the discussion today, it may make more sense to leave CRT-1 alone for right now on this issue and focus on possible targeted CCT rezonings and come back to committee. Chair Floyd shared that he believes there are some Councilmembers interested in CRT being included as well.

*Chair Floyd called CM Gabbard's motion to a vote. All were in favor of the motion.*

CM Gabbard questioned what a potential motion would look like if we wanted to include CRT, as she would like to see it move forward but does understand the concern about community feedback.

Mr. Dema responded that a motion would not be required for this item to stay on the referral list. Chair Floyd agreed that this item will be kept on the referral list to come back when staff is ready.

New Business - A Discussion on City Council Affordable Housing Priorities (Business Item was Previously Titled "City Council Resolution 2018-385 Concerning Penny for Pinellas Guidelines for Affordable Housing")

In connection with the new business, Chair Floyd introduced the item with a discussion of its background, with favorable community feedback and changes to the housing market being contributing factors. Previously in HLUT it was discussed that the Penny for Pinellas guidelines were set by Council, and had been referenced in a lot of affordable housing projects regardless of whether they were Penny projects. This item proposes having a priority from Council that blankets all of the affordable housing projects through resolution that includes prioritizing housing for people making 80% of the area median income (AMI) or below. He added there has been a lot of discussion about housing policy that has flowed down from the State recently, and they have produced opportunities to create 120% AMI without Council's input. This resolution was brought forward to state that when we subsidize outside development, City Council's priority is for it to be for people making 80% of the AMI or below and asks administration to justify the decision if it is above that 80%. It does not completely stop administration from making the decision, but it does give Council an opportunity to analyze as to whether that's what they want to approve.

CM Gabbard stated that she supports the resolution, but questioned if there was a target percentage of 80% AMI or below units for a given development. Administrator Foster replied that Mayor Welch supports lower income units as well, and when administration gives an update to the Housing Opportunities for All Plan in April, the data will show the majority of the units brought forward are under 80% AMI, as it has been in previous years. Right now, it's about a 50/50 split of 80% AMI and 120% AMI units. In order to subsidize those units that are a little bit less expensive, they have to be able to get some of those higher AMI units. CM Gabbard continued that if the goal is 100% of units at 80% AMI, there will be a much higher subsidy per unit. She would like to make sure that when new Councilmembers come in and they go back to this resolution, she wants it to be clear about what expectations can actually come to fruition. CM Gabbard added that she supports this, but would like to see language that clarifies the percentage of units at 80% AMI. Chair Floyd discussed that the reason that no such language is included is because this doesn't contemplate 100% affordable housing or workforce housing projects. These are all projects where just a portion of it is affordable or workforce, and his thinking in this draft is that Council is often considering projects that are 30% affordable, with 15% of the units are 120% AMI and 15% of the units are at 80% AMI. He believes it would be a better priority for Council to see 20% of units at 80% AMI and not have any units at 120% AMI in it, because he doesn't see any point in the City subsidizing units that cost \$3,000 a month.

Administrator Foster stated that in practice you could take the upcoming Raytheon deal, with 1000 units. 300 of them are affordable, with 50% of the units at 80% AMI, and 50% of units at 120% AMI. They will have a \$6 million ask of the City, so even if the City only pays for the 80% AMI units, the numbers are going to be the same. She has never seen a developer build 80% AMI units without the 120% AMI units, because they need that to help subsidize the lower units. CM Gabbard noted that she feels that having guidance around some level of split within the affordable units helps Council get to a place where we are actually producing projects that will put more units overall. She would like to make sure that we are still working towards all of those AMIs and the market rate. Mr. Vanlue noted that the difference between current 120% AMI and market rate is that 120% AMI is restricted for the period of affordability, which is typically 30 years or more in our deals, whereas market rates can go wherever the market takes them. So even though 120% AMI today may be current with market rents,

it may not be five years, 10 years, or 20 years from now. Historically, market rents have grown faster than the increases in restricted rent levels.

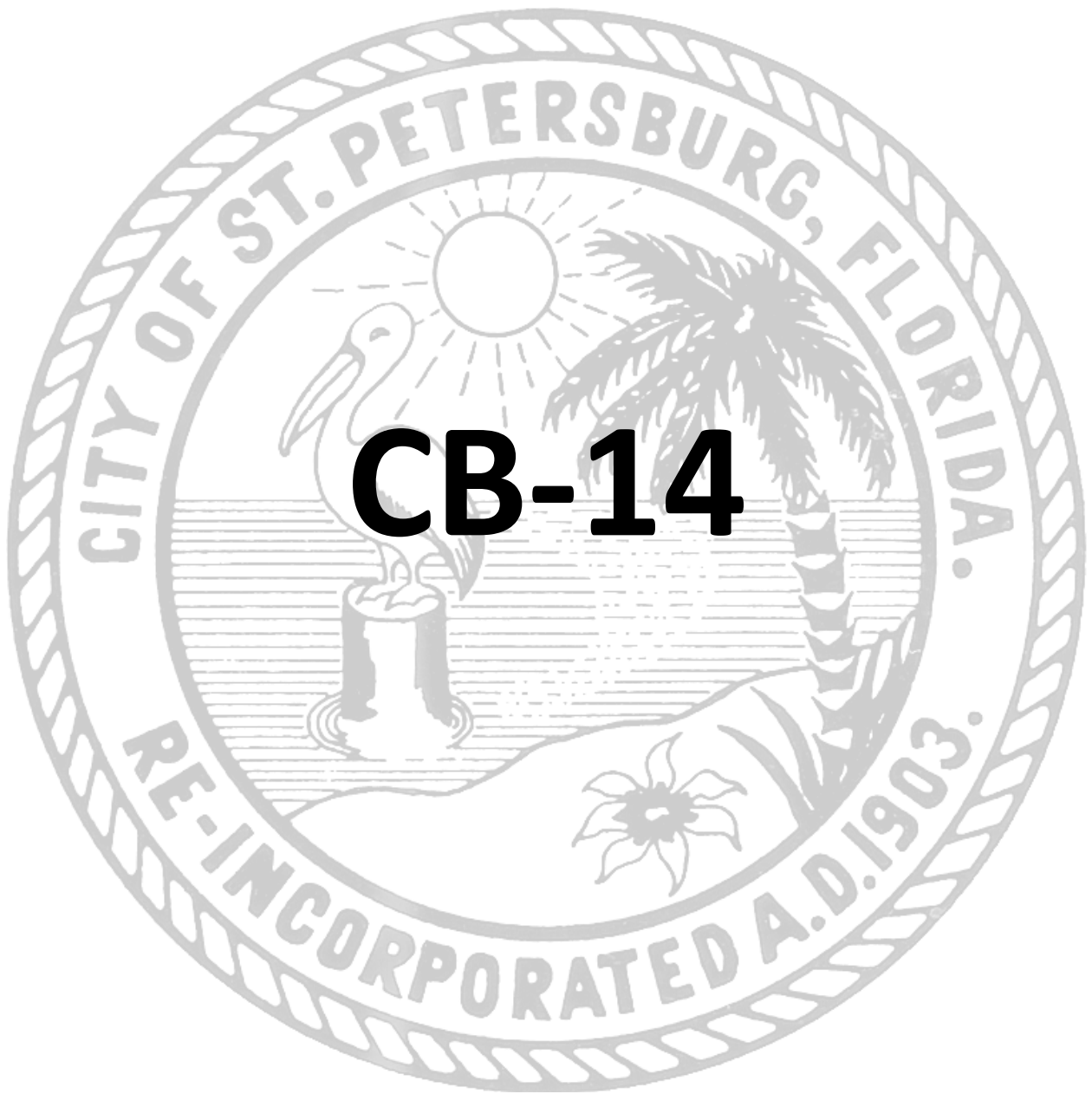
CM Driscoll voiced her concerns that this resolution could have a chilling effect on developments and projects that could provide real benefit to our city. Mr. Vanlue continued that developers don't like uncertainty, and they will often not invest the time on a project if they're going to be right down to the end before they know whether Council is willing to move forward. CM Driscoll asked for clarification if this resolution was establishing policy goals with no enforcement. Mr. Pettigrew explained that structure of the resolution is to promote efficient and informed discussion in front of Council, so that instead of a project coming that has a mix of AMI that was unexpected or undesirable, Council will have an explanation from administration directly accompanying the item. CM Driscoll questioned if this would require a separate meeting for staff. Mr. Vanlue explained that he does tell developers up front when they start talking about needing funding assistance, he makes sure they understand the goals and the focus of the City with regard to affordable housing, and that we have more requests for funding than we have funding to provide. His only concern with providing this information within the backup materials is that developers could see this on the surface, and it could have a chilling effect on projects.

Council Chair Gerdes agreed with Councilmember Gabbard's concerns of needing a blend of 80% AMI and 120% AMI to meet different needs within a given development, and while he's appreciative of the intent of the resolution, he's worried about unintended consequences.

Chair Floyd stated that this item will be left on the referral list to see if we can make some changes and bring back to committee, although he will probably not bring anything back if the committee can't support 80% AMI. He will reach out to community advocates and see what's possible in the future.

There being no further business, the meeting was adjourned at 10:10 AM.

The following page(s) contain the backup material for Agenda Item: Public Services and Infrastructure Committee Meeting Minutes (February 13, 2025)  
Please scroll down to view the backup material.



**CB-14**

City of St. Petersburg  
**Public Services & Infrastructure Committee**  
**February 13, 2025, Meeting Minutes**  
*City Hall, Room 100*

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**Present:** Committee Chair Lisset Hanewicz, Council Chair Copley Gerdes, Council Member Richie Floyd, Council Member Mike Harting, and Council Member Corey Givens, Jr (Alternate)

**Absent:** None

**Also Present:** Council Member Gina Driscoll, City Administrator Rob Gerdes, Managing Assistant City Attorney for Land Use and Environmental Matters Michael Dema, Assistant City Attorney Devon Haggitt, City Development Administrator James Corbett, Director of Planning and Development Services Liz Abernethy, Building Official Don Tyre, Public Works Administrator Claude Tankersley, Engineering and Capital Improvements Director Brejesh Prayman, Water Resources Director John Palenchar, Senior Water Resources Manager Ivy Drexler, Senior Water Resources Manager Thomas Menke, Floodplain Manager Hannah Rebholz, Deputy Building Official Angela Phillips, and Assistant City Clerk Jordan Wilson.

**Support Staff:** Elisabeth Moore – City Council Legislative Aide

- 1. Call to Order – 10:18 AM**
- 2. Approval of Agenda –** CM Gerdes motioned for approval. All voted in favor.
- 3. Approval of January 9, 2025 Minutes –** CM Floyd motioned for approval. All voted in favor.
- 4. New Business – February 13, 2025**

**A Discussion Regarding Construction Crane Safety –** *Liz Abernethy, Director of Planning and Development Services, Don Tyre, Building Official, Brejesh Prayman, Engineering & Capital Improvements Director, and James Corbett, City Development Administrator*

Council Member Driscoll introduced the business item, noting she filed after the downtown crane incident during Hurricane Milton. CM Driscoll highlighted the need for crane regulations and a discussion concerning the city response.

Building Official Don Tyre began with an overview of the State's preemption of construction crane regulations. The preemption prohibits local governments from regulating cranes, with the preemption specifically including Hurricane preparedness measures.<sup>1</sup> Mr. Tyre explained that the Building Department's hurricane preparedness plan includes emails to contractors, on-site inspections to ensure construction sites are secured, and crane-related directions for portable and tower cranes. Mr. Tyre detailed the differences between portable and tower cranes, noting the complexities of wind design speeds, unbraced heights, boom types, load capacity, and rotation within the tower crane category.

Mr. Tyre discussed identifying and warning residents of potential crane hazards during Hurricane Milton, detailing the collaboration between the Fire and Building Departments, as well as public safety media outreach. Mr. Tyre outlined options moving forward, including support for Senate Bill 346, which seeks to repeal the preemption, and a reinvigorated push for state-wide reforms through the Florida Building Commission and Technical Advisory Committees (TAC). Mr. Tyre noted that

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<sup>1</sup> [489.113\(11\), Florida Statutes](#)

Miami-Dade County passed a resolution concerning crane regulation in 2017 after Hurricane Irma and more recently in January 2025 urging the State Legislature to remove the preemption barring local governments from regulating crane safety. Managing Assistant City Attorney for Land Use and Environmental Matters Michael Dema noted that in their January 2025 resolution, the Miami-Dade Commission specifically references the City of St. Petersburg's crane incident during Hurricane Milton.

CM Driscoll thanked Senator Rouson and Representative Cross for filing Bill 346 and agreed with Mr. Tyre on the resolution. She suggested forwarding the discussion to the Legislative Affairs and Intergovernmental Relations (LAIR) Committee. CM Driscoll emphasized persisting fear in her district and inquired about requiring crane type information in construction action plans. Mr. Dema approved requesting crane type information for planning purposes. Mr. Tyre mentioned that City staff is incorporating this information into the process and developers would provide it when asked.

CM Driscoll noted a proposed project using a luffing crane withstanding up to 149 mph wind. Mr. Tyre said it required FAA approval. Mr. Dema noted that the applicant is tied to the Development Review Commission (DRC) approved wind load, not a specific crane type.

CM Driscoll requested a report on cranes in her district, and Mr. Tyre affirmed his team could provide that information. CM Driscoll brought up the disaster operations plan involving inspections seven days before the storm and sought clarification on the timing of crane risk identification and public notification. Mr. Tyre explained that the initial seven-day inspection covers all issues, and the crane issue arose with the storm's rapid intensification. Mr. Dema noted the issue became apparent four days before landfall. Mr. Tyre mentioned the disaster operations plan activates with 40 mph winds in the Gulf and expressed concerns about public safety announcements without sufficient information but agreed on the feasibility of early notification with a clear storm track.

CM Driscoll emphasized the need for earlier notice, providing examples of constituents who felt unprepared. She requested two types of notifications: one for construction projects posing potential danger and another for storm preparation. Mr. Tyre agreed earlier notification is best. Planning & Development Services Director Liz Abernethy assured CM Driscoll that staff had learned from the past situation and that storm preparedness procedures for notifying property owners now exist. City Development Administrator James Corbett emphasized the importance of gathering wind load capacity and fall radius information upfront. He acknowledged the challenges of conducting assessments just before the storm and the need for early information. Mr. Corbett supported notifying residents near crane construction projects about potential risks but raised concerns about over-notification and predicting storm intensity in advance. He stressed the balance between timely warnings and avoiding unnecessary evacuations. CM Driscoll agreed that lessons had been learned and urged city staff to consider tenant turnover, suggesting annual notices at the beginning of hurricane season.

Council Member Harting inquired about the cause of the crane failure. Mr. Tyre explained that the crane's wind speed was different from the building's due to being a temporary structure, designed for high 120s mile per hour wind speed. He noted the higher wind gusts at the top of the crane and described the potential ways tower cranes can fail and the implications for the collapse zone.

CM Harting asked for Administration's opinion on Bill 346. While Mr. Tyre noted that repeal would allow local jurisdictions to develop standards, he expressed concern about inconsistencies. He mentioned Miami-Dade and New York City's comprehensive crane regulations. Mr. Dema added that the Miami-Dade ordinance was struck down due to OSHA preemption, but left room for hurricane preparedness and public safety regulations, leading to specific preemption in Florida Statute by 2012. City Administrator Rob Gerdes explained that Administration is working with Representative Cross on getting regulation into the Florida Building Code. CM Harting confirmed that the City is advocating for changes and regulation at the state level. Mr. Gerdes confirmed.

Council Member Floyd asked for clarifications on state regulations. Mr. Dema confirmed there are none. CM Floyd raised the issue of debris from the crane collapse and inquired if the trail is still closed. Mr. Tyre confirmed the closure, stating that though the building may soon be safe enough for reopening, the sidewalk and parking would likely remain closed. CM Floyd asked about fees for trail closure. Engineering Director Brejesh Prayman confirmed the contractor is being charged and would provide the fee schedule.

Council Chair Gerdes suggested linking a list of crane construction sites on the emergency preparedness website. ***CC Gerdes then made a motion for staff to draft a resolution letter asking the State to repeal and replace the preemption. All voted in favor.*** Mr. Dema suggested that Mr. Tyre advise on the resolution. Mr. Gerdes agreed.

CM Givens raised concerns about communication during emergencies and inquired about using SMS for localized notifications. Mr. Corbett responded that a valid list of contact numbers would be necessary. Mr. Gerdes added that targeted notification would involve marketing and communications experts. CM Givens also asked about regulations for non-evacuation zones near unsecured cranes, referencing the Princess Martha building. Mr. Dema expressed doubt about mandating evacuations in such cases.

**An Update on the City's Wastewater Collection Facilities and the Capital Projects Identified (funded and not funded) to Address the Natural Hazards Associated with the Three Facilities -**  
*Claude Tankersley, Public Works Administrator and Ivy Drexler, Senior Water Resources Manager*

Public Works Administrator Claude Tankersley began the discussion with an explanation of potential risks to the City's wastewater collection facilities, including excessive rainfall, storm surge, and hurricane winds. He expressed that rainfall flooding and hurricane winds are not a substantial risk due to design. He emphasized that the most vulnerable plants – the Northeast and Southwest plants – are at the greatest risk of sustaining damage from a storm surge due to their low elevation. He explained an ongoing project to raise the critical electrical components at the Northeast plant to eleven feet, which is above the Federal Emergency Management Agency's (FEMA) base flood elevation of nine feet. The department is currently exploring options to bring all critical electrical components at both plants up to fifteen feet.

Mr. Tankersley emphasized that another main concern is staff evacuation in mandatory evacuation zones. He underscored that staff need to be able to stay as long as possible and be safe as long as possible. He mentioned the already scheduled raising of the staff operations facilities, currently at seven and eight feet at the Northeast and Southwest plants, respectively.

Mr. Tankersley then outlined several projects in the Capital Improvement Program (CIP) ready for design and construction, with \$64 million estimated for additional work at the Northeast plant and \$26 million for the Southwest plant, totaling \$90 million. Mr. Tankersley noted significant construction costs and added a 20% construction cost contingency in the five-year CIP for an estimate of \$108 million. Mr. Tankersley mentioned a climate vulnerability report for the Southwest plant finalized in July 2024, recommending projects including a \$55 million wall around the plant, with a 50% contingency bringing the cost to \$83 million. The estimated maximum cost over the next five years is about \$191 million, with a minimum of \$90 million.

Committee Chair (CC) Hanewicz asked if systems in the evacuation zone could be turned off remotely to aide in evacuating staff. Mr. Tankersley explained that while it is possible to remotely operate the plants, the City has been hesitant due to security concerns. He used an analogy of a television to illustrate that the plants cannot currently be de-energized remotely, requiring manual



intervention. Staff are now exploring solutions with manufacturers to develop remote de-energizing capabilities.

CC Hanewicz inquired about a vulnerability assessment for the Northeast plant, similar to that conducted for the Southwest plant. Mr. Tankersley stated that the assessment is included in the Vulnerability Implementation Project. Mr. Prayman confirmed that the vulnerability assessment is concurrent with the Implementation Project. CC Hanewicz then inquired about the impact of a total loss of a wastewater facility, asking if \$400 million was an accurate estimate. Mr. Tankersley explained that each of the three wastewater facilities serves approximately a third of the city, and that in the case of a total loss, temporary sewage treatment solutions would be needed. He provided examples of other communities' responses, such as during Hurricane Sandy, where wastewater was allowed to flow into waterways.

CC Hanewicz further inquired about the vulnerability of the collection systems feeding the plant. Mr. Tankersley highlighted the primary vulnerabilities at the lift stations and mentioned the measures in place, including dedicated generators and portable generators for power outages. He noted the recent approval of the AquaFence purchase for Lift Station 85.

CC Hanewicz also requested an overview of the areas served by each plant. Mr. Tankersley provided details on the locations and service areas of the Northeast, Southwest, and Northwest plants.

CC Lisset Hanewicz inquired about the \$83 million perimeter flood barrier project for the Southwest plant. Mr. Tankersley confirmed that the barrier would be a combination of a berm and a wall, which could be visually imposing to travelers and the neighborhood.

***With no further business, Chair Hanewicz adjourned the meeting at 11:23 AM.***