

MINUTES
BOARD OF COMMISSIONERS
CITY OF TARPON SPRINGS
REGULAR SESSION – JUNE 21, 2018

THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON THURSDAY, JUNE 21, 2018 AT 6:30 P.M., WITH THE FOLLOWING PRESENT:

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| CHRIS ALAHOUZOS | MAYOR |
| DAVID BANTHER | VICE MAYOR |
| REA SIEBER | COMMISSIONER |
| SUSAN MICCIO-KIKTA | COMMISSIONER |
| JACOB KARR | COMMISSIONER |

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| ALSO PRESENT: | MARK G. LeCOURIS | CITY MANAGER |
| | JAY DAIGNEAULT | CITY ATTORNEY |
| | K. MICHELE MANOUSOS | DEPUTY CITY CLERK & COLLECTOR |

CALL TO ORDER:

Mayor Alahouzos called the meeting to order at 6:30 p.m.

ROLL CALL:

Deputy City Clerk Manousos called the roll.

1. DISCUSSION: FLORIDA HOSPITAL PROPOSED REVISED LEASE AGREEMENT

Mayor Alahouzos, welcomed hospital representatives and congratulated Jason Dunkel, the newly appointed CEO. The City Manager explained there have been ongoing meetings with the hospital and now ready to present the proposed changes to the current lease to the Board. Mr. Dunkel explained the proposal was to continue the partnership long term and continue community outreach support. He explained the proposal would extend the lease from 2040 to 2070; and the hospital would make a lump sum payment of three million dollars (\$3,000,000) as prepaid rent for the 30-year extension; two proposed renewal options a 15 –year (September 1, 2070-August 31, 2085); and 10-year (September 1, 2085-August 31, 2095); Florida Hospital North Pinellas would make health care decisions; the hospital name could be changed at the hospital’s discretion; Florida Hospital North Pinellas could end the lease with one year written notice; facility improvements, along with any new facilities built on campus are included in the lease; and any hospital assets built off campus remain an asset of corporation. Bruce Bergherm, Hospital Representative, spoke about the rehabilitation and renovations proposed to the hospital as well as upgrades to the current Emergency Room. The City Manager thanked the hospital representatives for recognizing the needs of the City.

The Board thanked the Hospital representatives for the presentation and recognizing the needs of the city. There was lengthy discussion among the Board and Hospital representatives on the hospital name and the need to keep the Helen Ellis name prevalent; reinforcement of the building; and completion time for emergency room renovations.

The consensus was to proceed with bringing a revised lease to the voters of Tarpon Springs.

2. UPDATE: PROPOSED WATER-SEWER RATE PLAN

Paul Smith, Public Services Director, presented a power point presentation, which outlined a revised plan of the proposed water and sewer rate plan (see exhibit 1). He highlighted the changes which included decreasing previously approved water & sewer rates 6.75% for FY 19 to 4%; increasing future years 2.75% FY’s 2020 – 2028; monthly irrigation meter readiness to serve charge will be eliminated; initial irrigation meter backflow prevention charge will be eliminated (\$245) for new residential irrigation accounts; increases to reclaimed water rates; increasing meter/tap in fees for reclaimed water serve from \$300 to \$350; establishing a flat monthly sewer rate for those without water service. The Board thanked Mr. Smith and the team for revisiting the plan and the ability to submitted a revised plan.

**3. DISCUSSION: SALE OF PERPETUAL EXCLUSIVE EASEMENT TO AMERICAN TOWER CORPORATION
1025 GULF ROAD**

The City Manager explained negotiations have been ongoing and both side have reached an agreement for the sale of the perpetual easement and it requires referendum approval. He was looking to the Board for a consensus to proceed and place the question before the electorate. The Board spoke in support of the sale.

ADJOURNMENT:

The meeting adjourned at 7:45 p.m.

CHRIS ALAHOUZOS
MAYOR

ATTEST:

K. MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

CITY CLERK’S NOTE: This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk’s Office for the required retention period.