



City of Tarpon Springs, Florida

Board of Commissioners
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

SPECIAL SESSION AGENDA TUESDAY, JULY 30, 2024 5:30 PM - CITY HALL AUDITORIUM

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

AGENDA ITEMS:

1. **Ordinance 2024-05:** Authorizing a Referendum Question to Purchase the Stamas Property on L&R Blvd. **(2nd Reading)**
2. Approve Election Contract - November 5, 2024 Special Referendum Election
3. **Resolution 2024-22** Calling for Election/Ballot Language
 - a. Addition to Back-Up

ADJOURNMENT

ORDINANCE 2024-05

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, SUBMITTING TO THE ELECTORS OF THE CITY OF TARPON SPRINGS A REFERENDUM QUESTION AND BALLOT TITLE FOR THE PURCHASE OF “THE STAMAS PROPERTY”, LOCATED ON L & R INDUSTRIAL BLVD., FROM ANCLOTE PROPERTIES, LLC FOR USE AS A PERMANENT DREDGE SPOIL SITE, EXPANDED WATER UTILITY FACILITIES, RECREATIONAL TRAIL PARKING/ACCESS, AND OTHER MUNICIPAL USES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, a Special Referendum Election will be conducted within the City of Tarpon Springs in conjunction with Pinellas County’s General Election on Tuesday, November 5, 2024, and the Board of Commissioners of the City of Tarpon Springs desire to have this referendum question on the ballot for a referendum vote; and

WHEREAS, Anclothe Properties LLC owns a parcel of land known as “The Stamas Property” (see Attachment “A” for legal description and location map) fronting on L&R Industrial Blvd, which is vacant undeveloped land; and

WHEREAS, this property has been previously leased by the City for utilization as a dredge spoil site for more than seven (7) years at a cost of approximately \$770,000; and

WHEREAS, the City was able to offset 80% of the lease cost through grant funds, there is no guarantee in the future that such grant funds will be available; and

WHEREAS, accounting for an expected annual inflation factor of 3%, if a property is available, the future projected lease costs during the next anticipated dredge event between 2039 and 2044 would be approximately \$1.4 million dollars; and

WHEREAS, the property size is 14.01 acres with an average appraised value of \$3.675 million based on two separate appraisals of \$3.6 and \$3.750 million; and

WHEREAS, the City proposes utilization of the property for the purpose of future dredge spoil disposal needs, future expansion of city water utility facilities, recreational trail parking/access, and other municipal uses as allowed by the City’s Comprehensive Plan, Official Zoning Atlas, and Land Development Code; and

WHEREAS, the City Manager, upon direction of the Board of Commissioners, has negotiated an agreement to purchase the Stamas Property in the amount of Five Million Two Hundred Fifty Thousand Dollars \$ 5,250,000.00; and

WHEREAS, funds for the purchase of the property shall be purchased with a 10-year debt obligation to be re-paid with General Government funds; and

WHEREAS, Article I, Section 3, Section 3, of the Charter of the City of Tarpon Springs requires that the purchase of the property be approved by a majority of the electorate voting at a referendum.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS:

SECTION 1. That the purchase of the property from Ancote Properties LLC by the City of Tarpon Springs be proposed to the electors of the City of Tarpon Springs at the Referendum election in conjunction with Pinellas County's General Election on Tuesday, November 5, 2024.

SECTION 2. This Ordinance shall become effective immediately upon final passage and adoption. The closing must take place before December 31, 2024, then the parties must agree in writing to the earlier closing date and give one another at least a five (5) business days advance notice of the earlier closing in such written agreement, if approved by a majority vote of the electors.

ATTACHMENT "A"

Legal Description

THE WEST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LYING SOUTH OF THE ATLANTIC COAST LINE RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF AFORESAID SECTION 1; THENCE SOUTH 89°14'11" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°12'26" WEST, ALONG THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 84, A DISTANCE OF 1276.81 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 45°14'27" EAST, 899.72 FEET ALONG LAST SAID LINE; THENCE SOUTH 00°08'59" EAST, 651.76 FEET; THENCE NORTH 89°14'11" WEST, 636.01 FEET TO THE POINT OF BEGINNING.

Parcel #: 01-27-15-00000-230-0100

Location Map



LEGAL NOTICE

**NOTICE OF PUBLIC HEARING
& ENACTMENT OF PROPOSED
ORDINANCE**

The Board of Commissioners of the City of Tarpon Springs will hold a public hearing (Special Session) on the following proposed ordinance, shown below by title, on Tuesday, July 30, 2024 beginning at 5:30 p.m., or soon thereafter as may be heard, in the City Hall Auditorium/Commission Chambers, 324 East Pine Street, Tarpon Springs, Florida.

ORDINANCE 2024-05

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, SUBMITTING TO THE ELECTORS OF THE CITY OF TARPON SPRINGS A REFERENDUM QUESTION AND BALLOT TITLE FOR THE PURCHASE OF "THE STAMAS PROPERTY", LOCATED ON L & R INDUSTRIAL BLVD., FROM ANCLOTE PROPERTIES, LLC FOR USE AS A PERMANENT DREDGE SPOIL SITE, EXPANDED WATER UTILITY FACILITIES, RECREATIONAL TRAIL PARKING/ACCESS, AND OTHER MUNICIPAL USES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

Copies of the proposed ordinance may be inspected by the public at the office of the City Clerk, 410 North Ring Avenue, Tarpon Springs, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at this meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs does not furnish verbatim transcripts. Interested parties should make necessary arrangements for the verbatim transcripts in advance.

IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR
CITY of TARPON SPRINGS

7/10/2024

0000351025-01



Julie Marcus, Pinellas County Supervisor of Elections

13001 Starkey Rd. (Starkey Lakes Corp. Ctr.), Largo, Florida 33773 • 727 464 6108 • VotePinellas.gov

Agreement for Conducting In-Conjunction Municipal Referendum Election

City of Tarpon Springs

November 5, 2024 General Election

WHEREAS, the City/Town has requested the assistance of the Office of the County Supervisor of Elections (Supervisor) in conducting its Referendum Election; and

WHEREAS, the Supervisor is agreeable to providing such assistance to the City/Town subject to the following conditions, considerations and agreements arrived at between the parties;

IT IS HEREBY AGREED AS FOLLOWS:

GENERAL PROVISIONS

The election is to be conducted under any applicable ordinances of the City/Town and all applicable sections of Chapters 97-106, Florida Statutes (the State Election Code). It is understood that the Supervisor is in charge of the election, and that the County Canvassing Board is responsible for canvassing the election (no cost to the City/Town). The City/Town may have a designated representative in the canvassing board room. This designee may only serve in an “observer” capacity and may not participate in the canvassing of the election. The County Canvassing Board will determine whether a recount is required and advise the City/Town. However, the Supervisor is unable to support any type of runoff election.

The County Canvassing Board will certify the election results and will provide a Certificate of Election to the City/Town (ONE Certificate of Election will include all elections held on the same day). The Certificate of Election will be provided to the City/Town after the County Canvassing Board certifies the official election results.

The post-election automated audit may not begin until the Canvassing Board has certified the official election results.

The City/Town is responsible for the costs associated with conducting an annexation election (mapping annexation areas, reassigning addresses, and mailing new voter information cards). The City/Town is responsible for the costs associated with any legal action or contest of election arising from its election. The City/Town, the Supervisor of Elections and the County Canvassing Board agree that the County Attorney’s Office will represent the Supervisor of Elections and County Canvassing Board in any legal action concerning the canvass or certification of the election.

It is understood that the provisions of this contract are based on current state law, and if any changes in election law should occur during the period of this agreement, those changes will supersede the terms of this contract where applicable.

Agreement for Conducting In-Conjunction Municipal Referendum Election

The City/Town will provide the Supervisor with the current City/Town definition/boundaries and include a list of ALL annexations (actual list of addresses) since your last election, no later than **5:00 p.m., August 9, 2024**. It is the responsibility of the City/Town to ensure the Supervisor has the current definition/boundary information so all eligible voters can participate in the City/Town's election. The City/Town agrees that NO changes to the City/Town definition/boundaries will be made effective between **5:00 p.m., August 9, 2024**, and **Midnight, November 5, 2024**. Contact the IT Department at (727) 464-4958 or **SOEIT@VotePinellas.gov** for all questions concerning annexations and for providing annexation information (City/Town definition/boundary changes).

This contract must be signed by the City/Town and received by the Supervisor no later than the **ballot language deadline of 5:00 p.m., August 9, 2024**.

Upon request, the Supervisor may provide to the City/Town with the number of registered voters for this election.

ELECTION INFORMATION

Election Title: **General Election**
Election Date: **November 5, 2024**
Voter Registration Deadline: **October 7, 2024**

SPECIAL PROVISIONS

City/Town Clerk: **Irene Jacobs**
*Election Day Cell Phone: **(727) 698-8793**
Alternate Phone: **(727) 943-3536**
Email: **cityclerk1@ctsfl.us**
Mailing Address: **P.O. Box 5004, Tarpon Springs, FL 34688**

*The City/Town Clerk MUST be available by phone from 5:00 a.m. to 10:00 p.m. on Election Day.

TRANSLATION (Spanish – Section 203, Voting Rights Act) (Matt Smith – 464-5751)

- a. Pinellas County is a jurisdiction covered by Section 203 of the Voting Rights Act and must provide language assistance (Spanish). ALL municipalities within Pinellas County are also covered by Section 203 of the Voting Rights Act.
- b. Full compliance is a requirement for all jurisdictions (County and Municipal). This means that all information directed to voters or otherwise concerning voting-connected activities must be provided in both English and Spanish. This includes, but is not limited to, voter registration, legal advertisements and/or other notices, forms, voting instructions and procedures at the polls or otherwise, polling place signage, any printed voter information guides or website information concerning elections, communication assistance at the polls and election offices and communication with the jurisdiction's minority language community. The obligations and requirements apply to all elections conducted by the City/Town.

Agreement for Conducting In-Conjunction Municipal Referendum Election

- c. Questions concerning your legal obligations/requirements to comply with Section 203, Voting Rights Act should be directed to your legal counsel.

BALLOT INFORMATION (Wendy Grimes – 464-4987)

- a. Final Ballot Language is due no later than **5:00 p.m., August 9, 2024**, and must include all qualified opposed candidates and resolutions and/or ordinances with ballot questions (English/Spanish).
- b. All ballot language must comply with Florida Statutes 101.161(1) and the Uniform Ballot Rule (1S-2.032).
- c. Using the Ballot Language Submittal Forms – Complete required information. Include information and Candidate Oaths for ONLY qualified opposed candidates in ballot order. All Charter Amendments and/or Referendum Questions with SIGNED/APPROVED Ordinances/Resolutions must include numbering for ballot order and English and Spanish translated text.
- d. Email ballot language to Wendy Grimes at **wgrimes@votepinellas.gov** by the final ballot language deadline.

BALLOT LAYOUT/PRINTING (David Wise – 464-4958)

- a. The Supervisor is responsible for creating the ballot (ballot layout will comply with Florida Statutes and the Uniform Ballot Rule).
- b. The City/Town is responsible for approving the City/Town's portion of ballot.
- c. Precinct ballots will be printed by the Supervisor. The Supervisor will bill the City/Town per ballot card (includes shipping charges) if the City/Town's portion of the ballot creates an additional ballot card.
- d. If the City/Town requires a ballot change after ballots are printed, the City/Town is responsible for additional costs.

CANDIDATE AUDIO RECORDING (Nicole Sokolowski/David Wise – 464-4958)

The deadline for candidates to record their names and office titles for the audio ballot is **5:00 p.m., August 16, 2024**. It is the responsibility of the City/Town to notify City/Town candidates of this deadline. Candidates must call (727) 453-3293; a voice message will prompt the candidate to record his/her name as indicated on the Candidate Oath and the office for which the candidate is running.

MAIL BALLOTS (Esther Weston – 464-6114)

- a. **The deadline for mailing military/overseas mail ballots is September 21, 2024 [F.S. 101.62(3)(a)]. Tentative Mailing Schedule for military/overseas ballots: The week of September 16, 2024, no later than September 21, 2024.**
- a. **Domestic ballots must be mailed no earlier than September 26, 2024, and no later than October 3, 2024 [F.S. 101.62(3)(b)].**
- b. After the initial mailings, ballots will be mailed daily up to the tenth day prior to the election. The deadline to request a ballot be mailed is **5:00 p.m., October 24, 2024**, twelve days prior to the election [F.S. 101.62(3)(c)].
- c. If the City/Town ballot language creates a 2-card ballot, the City/Town is responsible for additional costs.

Agreement for Conducting In-Conjunction Municipal Referendum Election

TESTING BALLOT COUNTING EQUIPMENT (David Wise – 464-4958)

The County Canvassing Board will certify test results of the ballot counting equipment and file the election parameters with the Division of Elections. All tests will be performed at the Election Service Center, 13001 Starkey Road, Largo.

LEGAL NOTICES (Ashley McKnight-Taylor – 453-7553)

- a. The Supervisor is responsible for publishing the canvassing board meeting schedule.
- b. The Supervisor is responsible for creating and publishing the Sample Ballot in accordance with F.S. 101.20.
- c. The Supervisor is responsible for mailing any necessary polling place change notices and in accordance with F.S. 101.71(2).
- d. If the City/Town is conducting a special election or special referendum election, the City/Town is responsible for any additional notices required by Florida law. The City/Town is responsible for any notices required in its charter or by ordinance.

CANVASSING BOARD MEETING SCHEDULE (Ashley McKnight-Taylor – 453-7553)

- a. **The Supervisor will publish the Canvassing Board Meeting/Testing Schedule at no cost to the City/Town.**
- b. All Canvassing Board Meetings will take place at the Election Service Center, 13001 Starkey Rd., Largo.
- c. A Canvassing Board Schedule will be emailed to the City/Town Clerk as part of this contract.
 - i. The Canvassing Board/testing schedule reflects ALL possible meeting days.
 - ii. The Canvassing Board will modify the schedule as needed based on the number of mail ballots received. Updates to the canvassing board schedule will be posted to the Supervisor's website (VotePinellas.gov).

EARLY VOTING (Tim Closterman – 642-2919)

- a. The Supervisor will provide early voting locations. Locations, dates and times will be included in each mail ballot kit and posted to the Supervisor's website (VotePinellas.gov).
- b. Early Voting ballots will be printed by the Supervisor; if the City/Town ballot language creates a 2-card ballot, the City/Town is responsible for additional early voting ballot costs.

SECURE BALLOT RETURN LOCATIONS (Tim Closterman – 642-2919)

The Supervisor will provide secure ballot return locations. Locations, dates and times will be included in each mail ballot kit and posted to the Supervisor's website (VotePinellas.gov).

Agreement for Conducting In-Conjunction Municipal Referendum Election

POLL WATCHERS (Wendy Grimes – 464-4987)

- a. Early Voting poll watcher designations for municipal candidates/committees must be submitted to the City/Town or Supervisor **prior to Noon, October 7, 2024** [F.S. 101.131(2)].
- b. The City/Town must submit Early Voting poll watcher designations to the Supervisor **prior to 5:00 p.m., October 7, 2024**.
- c. Election Day poll watcher designations for municipal candidates/committees must be submitted to the City/Town **prior to Noon, October 22, 2024** [F.S. 101.131(2)].
- d. The City/Town must submit Election Day poll watcher designations to the Supervisor **prior to 5:00 p.m., October 22, 2024**.
- e. Poll watchers shall produce identification to the early voting site manager or precinct clerk upon entering the early voting site or polling place (this information will be verified against a list of designated poll watchers compiled prior to election day).
- f. The Supervisor of Elections shall provide to each designated poll watcher a poll watcher identification badge that identifies the poll watcher by name. Each poll watcher must wear his or her identification badge while in the early voting area or polling room. [F.S. 101.131(5)].

OVER-THE-COUNTER BALLOT PICKUP (Esther Weston – 464-6114)

In-office ballot pickup will be available in each of the Supervisor of Elections locations during the following dates and times:

*Only permitted in cases of emergency, pursuant to F.S. 101.62(4)(c).5

- September 23 – October 18: Monday - Friday, 8:00 a.m. - 5:00 p.m. (Closed weekends and holidays)
- October 21 – November 3: Monday - Friday, 7:00 a.m. - 7:00 p.m.; Saturdays and Sunday 7:00 a.m. - 7:00 p.m.
- *November 4: 7:00 a.m. - 7:00 p.m.
- *November 5 (Election Day): 7:00 a.m. - 7:00 p.m.

VOTING EQUIPMENT AND SUPPLIES (Tim Closterman – 642-2919)

- a. The Supervisor will contract with a moving company to transport the voting equipment and supplies to and from polling locations.
- b. Supplies not transported by the moving company will be picked up by the precinct clerks after Clerks' Class at the Election Service Center.

POLL WORKERS AND POLLING PLACES (Tim Closterman – 642-2919)

- a. The Supervisor will recruit, assign, train, and compensate ALL poll workers.
- b. A Deputy Sheriff will deputize the poll deputies.
- c. The Supervisor will bill the City/Town for additional poll workers needed to support voters eligible to vote only in City/Town's election.
- d. The Supervisor will select, contract with and compensate polling places [F.S. 101.71, 101.715].

Agreement for Conducting In-Conjunction Municipal Referendum Election

CANVASSING MAIL BALLOTS (Carriane McQuay – 464-5723)

The Supervisor, in the presence of the County Canvassing Board will open and prepare mail ballots for tabulation at the Election Service Center. Questionable ballots will be presented to the County Canvassing Board for decision. The Canvassing Board/testing schedule reflects ALL possible meeting days. The Canvassing Board will modify the schedule as needed based on the number of mail ballots received. Updates to the canvassing board schedule will be posted to the Supervisor's website (VotePinellas.gov).

PROVISIONAL BALLOTS (Carriane McQuay – 464-5723)

The Supervisor will research each provisional ballot to determine the voter's eligibility and will present the provisional ballots to the County Canvassing Board for decision. Voters casting a provisional ballot have two days after Election Day to provide written proof of eligibility to the County Canvassing Board. The deadline for this election is **5:00 p.m., November 7, 2024** [F.S. 101.048]. All provisional ballots will be canvassed at the Election Service Center.

ELECTION NIGHT PROCEDURES (Dustin Chase – 464-4988)

- a. The Supervisor will have unofficial election results modemed from the polling places to the Election Service Center.
- b. The Supervisor will have the precinct scanner memory sticks, voted precinct and provisional ballots, and election supplies transported to the Election Service Center.
- c. Results will be released throughout the night and posted to the Supervisor's website (VotePinellas.gov). The Supervisor will provide unofficial results on election night.
- d. Campaign Signs – If candidates wish to reuse their campaign signs left at the polls on Election Day, the signs must be collected by campaign staff prior to poll workers removing and disposing of them after the polls close.

AFTER ELECTION DAY (Dustin Chase – 464-4988)

- a. Provisional ballots will be canvassed. All ballots accepted by the County Canvassing Board will be processed and added to the election night results to produce Official Election Results. Provisional ballots cannot be rejected until after the deadline for provisional ballot voters to provide written proof of eligibility [F.S. 101.048].
- b. The County Canvassing Board will certify the election results and will provide a certificate of election to the City/Town (One Certificate of Election will include all elections held on the same day). This document will be provided to the City/Town via email after the County Canvassing Board certifies the official election results.
- c. The County Canvassing Board will conduct a post-election manual audit in accordance with F.S. 101.591 and Division of Elections Administrative Rule 1S-5.026. The Supervisor will post the required post-election audit notices to the Supervisor's website (VotePinellas.gov) and at each election office. The Supervisor will post the final post-election audit report to the Supervisor's website (VotePinellas.gov) after the County Canvassing Board completes the audit.
- d. The Supervisor of Elections in accordance with F.S. 98.0981(2) will report precinct-level results to the Department of State within 30 days following the election.

Agreement for Conducting In-Conjunction Municipal Referendum Election

DATA PROCESSING ORDERS (Nicole Sokolowski – 464-4958)

The City/Town is to place data orders directly with an IT staff member by contacting (727) 464-4958 or SOEIT@VotePinellas.gov.

VOTER HISTORY (David Wise/Nicole Sokolowski – 464-4958)

When voter history is completed, the City/Town may request the names of those who voted by contacting (727) 464-4958 or SOEIT@VotePinellas.gov.

ELECTION COSTS (Susan Morse – 464-6108)

- a. There will be a 10-cent election administration fee per registered voter.
- b. The City/Town will be provided an invoice based on election cost estimates. Payment must be received no later than **5:00 p.m., August 9, 2024.** After the election, based on actual election costs, the Supervisor will reimburse the City/Town for unused funds or provide the City/Town with an invoice for additional costs incurred.
- c. In the event the election is cancelled or otherwise not conducted after the ballot language deadline, the City/Town is responsible for all costs associated with preparations and/or conduct of this election.

By affixing their signatures hereto, the parties acknowledge each to the other that they have full authority to enter into this Contract.

APPROVED:

OFFICE OF THE SUPERVISOR OF ELECTIONS

Print Name: _____

Dated: _____

APPROVED AS TO FORM:

OFFICE OF THE COUNTY ATTORNEY

Print Name: _____

Dated: _____

APPROVED:

☐ CITY/TOWN MANAGER OR ☐ MUNICIPAL CLERK (CHECK BOX)

Print Name: _____

Dated: _____

REVIEWED AND APPROVED:

CITY/TOWN ATTORNEY

Print Name: _____

Dated: _____

ATTEST TO:

☐ MUNICIPAL CLERK OR ☐ CITY/TOWN MANAGER (CHECK BOX)

Print Name: _____

Dated: _____

RESOLUTION NO. 2024-22

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, CALLING FOR THE SPECIAL REFERENDUM ELECTION TO BE HELD IN CONJUNCTION WITH PINELLAS COUNTY'S GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 5, 2024 FOR THE PURPOSE OF PROVIDING FOR ESTABLISHMENT OF THE BALLOT TITLE AND SUBSTANCE FOR A REFERENDUM QUESTION FOR THE PURCHASE OF THE "STAMAS PROPERTY" ON L & R INDUSTRIAL BOULEVARD FROM ANCLOTE PROPERTIES, LLC FOR USE AS A PERMANENT DREDGE SPOIL SITE, EXPANDED WATER UTILITY FACILITIES, RECREATIONAL TRAIL PARKING/ACCESS, AND OTHER MUNICIPAL USES; PROVIDING FOR SAID ELECTION; SUBMITTING SAID REFERENDUM QUESTION TO THE VOTERS; PROVIDING FOR NOTICE TO THE SUPERVISOR OF ELECTIONS; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, Pinellas County will hold a General Election on Tuesday, November 5, 2024; and

WHEREAS, the Board of Commissioners desires to have their Special Referendum Election question on the ballot at which time the Board of Commissioners of the City of Tarpon Springs desires to pose one (1) referendum question to the electors of the City of Tarpon Springs purchasing land; and

WHEREAS, the Board of Commissioners of the City of Tarpon Springs, pursuant to Ordinance 2024-05 propose to purchase property from Anclothe Properties, LLC "Stamas Property" located on L & R Industrial Boulevard and proposes utilization of the subject property for use as a permanent dredge spoil site, expanded water utility facilities, recreational trail parking/access, and other municipal uses as allowed by the City's Comprehensive Plan, Official Zoning Atlas and Land Development Code; and

WHEREAS, Article 1, Section 3, of the Charter of the City of Tarpon Springs requires that the purchase of the property be approved by a majority of the electorate voting at a referendum; and

WHEREAS, the provisions of Section 101.161, Fla. Stat., require that the wording of the substance of the referendum question and the ballot title to appear on a ballot shall be embodied in an enabling resolution and it is the purpose of this Resolution to meet the requirements of that said statutory requirement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. A Special Referendum Election is hereby called to be held in conjunction with Pinellas County's General Election on Tuesday, November 5, 2024, to submit to the electors one referendum question.

Section 2. The ballot title and substance of the referendum question concerning the purchase of the property located at L & R Boulevard appear on the ballot at the Special Referendum Election to be conducted within the City of Tarpon Springs on Tuesday, November 5, 2024, shall be as follows:

**City of Tarpon Springs
Referendum Question**

Authorize the purchase of the "Stamas Property" on L and R Industrial Boulevard

The City proposes to purchase a 14-acre vacant parcel that is located on the north side of the Anclote River from Anclote Properties, LLC for \$ 5,250,000.00 for the purpose of a permanent dredge spoil site, expanded water utility facilities, recreational trail parking/access, and other municipal uses. This acquisition supports the City's infrastructure and sustainability efforts, future dredging needs, enhanced public amenities, and provides long-term benefits for the community.

Shall this purchase be approved?

Yes

No

Section 3. The City Clerk is directed to notify the Pinellas County Supervisor of Elections that the special referendum item provided above shall be considered by the electors of the City of Tarpon Springs at the Special Referendum Election to be held in conjunction with Pinellas County's General Election on Tuesday, November 5, 2024, and the ballot accordingly published.

Section 4. The polls shall open at the hours established. As provided in Chapter 2 of the Code, the polling places shall be established by contract between the City Clerk and the Supervisor of Elections of Pinellas County.

Section 5. The Mayor and the City Clerk are hereby authorized to execute the standard agreement with the Pinellas County Supervisor of Elections for the procurement

of the necessary ballots and equipment for said election, which contract shall include the testing, equipment, ballots, poll workers, polling places, procurement of absentee ballots and processing thereof, and the tabulation of the ballots at the election.

Section 6. This Resolution shall become effective immediately upon final passage and adoption.

From: Costa Vatikiotis <cvatikiotis@ctsfl.us>

Sent: Tuesday, July 30, 2024 12:09 PM

To: Mark LeCouris <mlecouris@ctsfl.us>; Irene Jacobs <ijacobs@ctsfl.us>; Andrew Dickman <andrew@dickmanlawfirm.org>

Cc: Costa Vatikiotis <cvatikiotis@ctsfl.us>

Subject: Ballot language for spoil site property referendum

I apologize for the late email, and I would not offer the recommendation below unless I thought it was important. I believe the most important aspect of the proposed acquisition is that it is consistent with the City's Strategic and Comprehensive Plans. The resolution's proposed ballot language is shown here:

"The City proposes to purchase a 14-acre vacant parcel that is located on the north side of the Anclote River from Anclote Properties, LLC for \$5,250,000.00 for the purpose of a permanent dredge spoil site, expanded water utility facilities, recreational trail parking/access, and other municipal uses. This acquisition supports the City's infrastructure and sustainability efforts, future dredging needs, enhanced public amenities, and provides long-term benefits for the community

I believe we need to work in that the acquisition is consistent with the City's Comprehensive and Strategic Plans. Here is a ballot language that I would like for all to consider. It's also shorter than the resolution's version:

"The City proposes to purchase a 14-acre vacant parcel that is located on the north side of the Anclote River from Anclote Properties, LLC for \$5,250,000.00 for the purpose of a permanent dredge spoil site, expanded water utility facilities, recreational trail parking/access, and other municipal uses. This acquisition is consistent with the City's Comprehensive and Strategic Plans and provides for the City's future needs."

Thank you.



REFERENCES TO THE ANCLOTE RIVER AND DREDGING

FUTURE LAND USE

FLU 3.4: Ensure that dredge spoil disposal sites are coordinated and managed by the City of Tarpon Springs when required for intermittent recreational dredge projects and dredging of the federal channel within the Anclote River.

FLU 3.4.1: Utilize existing City owned property, where practical, as temporary dredge spoil disposal sites.

FLU 3.4.2: Coordinate with and assist the Army Corps of Engineers in procuring suitable temporary dredge spoil disposal sites for the federal channel within the Anclote River.

COASTAL ELEMENT

Strategic Plan Alignment 2023 Update Summary

The revised Coastal Management Element aligns with the following goals and objectives of the City's Strategic Plan:

⇒ **Objective B.1.4: Maintain navigable river and waterways.**

CONSERVATION ELEMENT

Strategic Plan Alignment 2023 Update Summary

The revised Conservation Element aligns with the following goals and objectives of the City's Strategic Plan:

Goals, Objectives, and Policies

⇒ **Objective B.1.4: Maintain navigable river and waterways.**

RECREATION/OPEN SPACE ELEMENT

Strategic Plan Alignment 2023 Update Summary

The revised Recreation/Open Space Element aligns with the following goals and objectives of the City's Strategic Plan:

Goals, Objectives, and Policies

⇒ **Objective B.1.4: Maintain navigable river and waterways.**

INTERGOVERNMENTAL AND INTERAGENCY COORDINATION ELEMENT

Goals, Objectives, and Policies

IC 1: PROMOTE INTERGOVERNMENTAL AND INTERAGENCY COORDINATION TO EFFECTIVELY IMPLEMENT THE COMPREHENSIVE PLAN.

IC 1.2.10: Coordinate the management of the Anclote River Harbor with public entities having jurisdiction, including continued provision for maintenance dredging and disposal of dredge spoil.

IC 1.2.11: Continue to coordinate and participate in multi-jurisdictional and multi-agency efforts towards ecosystem management of the Anclote River, bayous, Lake Tarpon, and Gulf of Mexico through such programs as watershed management plans, the Florida Aquatic Preserve program, basin management action plans and similar programs.