

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 2, 2017

TO: The Honorable Darden Rice, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his Designee, to execute a Lease Agreement with Rony and Ellen M. Shubich, for use of the improved property located at 3100 - 66th Street North, St. Petersburg, to provide a temporary location for Fire Station No. 2; approving a transfer in the amount of \$46,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the General Fund (0001); approving a supplemental appropriation in the amount of \$46,000 from the increase in the unappropriated balance of the General Fund (0001), resulting from this transfer, to the Fire Rescue Department, Suppression (150-1497); authorizing the Mayor, or his Designee, to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: In 2016, St. Petersburg Fire Rescue ("SPFR") requested funding from the 2015 Staffing for Adequate Fire and Emergency Response ("SAFER") grant in order to hire 13 firefighters necessary to open a temporary station in the City's west end. The City's west end is made up of 9 different neighborhoods and is home to approximately 34,000 residents. In addition, 5 schools and over 400 commercial properties are located in this area.

In 2016, SPFR responded to over 61,000 calls for emergency service. A demand analysis of the west end area revealed that it accounted for nearly 4,200 of those requests, which represents a typical demand load for a fire station in the City of St. Petersburg. In 2015, approximately 3,500 responses to the area were provided by the limited resources of automatic aid from neighboring communities which are considerably smaller in comparison to the west end. Additionally, SPFR unit responses to this area are 1-3 minutes greater than other areas of St. Petersburg that are serviced with dedicated resources. Therefore, placing a fire station in service on the west end will increase the level of fire protection, EMS service, and quality of life for the area's residents while improving firefighter safety. In August 2016, SPFR was awarded a SAFER grant that will enable the department to address these needs by providing two (2) years of funding for 13 new firefighter positions.

In September 2016, SPFR requested Real Estate & Property Management ("REPM") to compile a list of potential sites for SPFR's consideration for temporarily locating Fire Station No. 2 ("FS2"). While researching potential sites, a former Allstate Insurance office located at 3100 - 66th Street North, St. Petersburg ("Premises"), zoned Corridor Residential Suburban-1 (CRS-1), became available for lease as listed by Roger Gillespie, Agent, RE/Max Metro ("Agent") on behalf of the owners, Rony and Ellen M. Shubich ("Owner"). Following an initial tour of the Premises on January 11, 2017 and a secondary tour the day after, SPFR instructed REPM to begin negotiations with the Owner through the Agent.

Subsequent to negotiations with REPM, the Owner executed a proposed lease agreement ("Lease"), subject to City Council approval, for a term of twenty-four (24) months ("Term"), at rate of Three thousand dollars (\$3,000.00) per month. At the end of the Term, the City may continue to occupy the Premises on a month-to-month basis until terminated by either party with thirty (30) days written notice. Considering the Premises were previously used as office space, the Owner has agreed to a list of initial improvements to the Premises by the City necessary to operate FS2 and accommodate station staff including, but not limited to, plumbing work for bathroom enhancements, electric receptacles for the kitchen range/hood, and installation of a dispatch alert system. In addition, the current zoning, CRS-1, necessitates a Special Exception for the contemplated "Government Use" of the Premises, for which SPFR made application and was approved by the Development Review Commission on March 1, 2017.

Under the terms of the Lease, the Owner shall pay all taxes, if any, levied on the Premises or its contents, in addition to having the following maintenance obligations during the Term: 1) perform all maintenance and repairs to the exterior of Premises and its systems including, but not limited to, the roof, exterior walls, all glass and doors, heating, ventilation, air conditioning, plumbing and electrical systems; 2) perform all maintenance and repairs to the interior of the Premises exceeding Five hundred dollars (\$500.00) of value per occurrence; and, 3) maintain the Premises so as to meet all the requirements of any applicable city, county, state, and federal laws, codes and regulations applicable to the Premises.

The Lease requires that the City shall have the responsibility of performing or payment of the following maintenance obligations during the Term: 1) normal interior custodial services including the removal of trash from the Premises; 2) maintenance and repairs to the interior of the Premises, not to exceed Five hundred dollars (\$500.00) of value per occurrence. In addition, the City shall pay all costs (including installation, deposits, and usage) for utilities and other services including, but not limited to, water, sewer, electric, gas, telephone, internet, cable/satellite service, security services and the removal of trash/garbage associated with its use of the Premises.

For the remainder of FY17, funding for the lease (\$18,000) and improvements (\$28,000) will be covered by a transfer from the General Capital Improvement Fund (3001) and will be taken from an assignment in the fund's balance that has been held for future purchases of bunker gear for the SPFR.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute a Lease Agreement with Rony and Ellen M. Shubich, for use of the improved property located at 3100 - 66th Street North, St. Petersburg, to provide a temporary location for Fire Station No. 2; approving a transfer in the amount of \$46,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the General Fund (0001); approving a supplemental appropriation in the amount of \$46,000 from the increase in the unappropriated balance of the General Fund (0001), resulting from this transfer, to the Fire Rescue Department, Suppression (150-1497); authorizing the Mayor, or his Designee, to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available for the lease and improvements after the approval of a transfer in the amount of \$46,000 from the unappropriated balance of the General Capital Improvement Fund (3001) to the General Fund (0001) and a supplemental appropriation in the amount of \$46,000 from the increase in the unappropriated balance of the General Fund (0001), resulting from this transfer, to the Fire Department, Suppression (150-1497).

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration: Joseph F. Zerk 86

Budget: DEUKIS L. Fuller 2.15.17

Legal: RS

Legal: 00308833.doc V. 1

ILLUSTRATION OF PREMISES



Resolution No. 2017 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LEASE AGREEMENT WITH RONY AND ELLEN M. SHUBICH, FOR USE OF THE IMPROVED PROPERTY LOCATED AT 3100 - 66TH STREET NORTH, ST. PETERSBURG, TO PROVIDE A TEMPORARY LOCATION FOR FIRE STATION NO. 2; APPROVING A TRANSFER IN THE AMOUNT OF \$46,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001) TO THE GENERAL FUND (0001); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$46,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001), RESULTING FROM THIS TRANSFER, TO THE FIRE RESCUE DEPARTMENT, SUPPRESSION (150-1497); AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2016, St. Petersburg Fire Rescue ("SPFR") requested funding from the 2015 Staffing for Adequate Fire and Emergency Response ("SAFER") grant in order to hire 13 firefighters necessary to open a temporary station in the City's west end; and

WHEREAS, the City's west end is made up of 9 different neighborhoods and is home to approximately 34,000 residents, in addition, 5 schools and over 400 commercial properties are located in this area; and

WHEREAS, in 2016, SPFR responded to over 61,000 calls for emergency service; and

WHEREAS, a demand analysis of the west end area revealed that it accounted for nearly 4,200 of those requests, which represents a typical demand load for a fire station in the city of St. Petersburg; and

WHEREAS, in 2015, approximately 3,500 responses to the area were provided by the limited resources of automatic aid from neighboring communities which are considerably smaller in comparison to the west end; and

WHEREAS, additionally, SPFR unit responses to this area are 1-3 minutes greater than other areas of St. Petersburg that are serviced with dedicated resources; and

WHEREAS, placing a fire station in service on the west end will increase the level of fire protection, EMS service, and quality of life for the area's residents while improving firefighter safety; and

WHEREAS, in August 2016, SPFR was awarded a SAFER grant that will enable the department to address these needs by providing two (2) years of funding for 13 new firefighter positions; and

WHEREAS, in September 2016, St. Petersburg Fire & Rescue ("SPFR") requested Real Estate & Property Management ("REPM") to compile a list of potential sites for SPFR's consideration for temporarily locating Fire Station No. 2 ("FS2"); and

WHEREAS, while researching potential sites, a former Allstate Insurance office located at 3100 - 66th Street North, St. Petersburg, ("Premises"), , zoned Corridor Residential Suburban-1 (CRS-1), became available for lease as listed by Roger Gillespie, Agent, RE/Max Metro ("Agent") on behalf of owners, Rony and Ellen M. Shubich ("Owner"); and

WHEREAS, following an initial tour of the Premises on January 11, 2017 and a secondary tour the day after, SPFR instructed REPM to begin negotiations with the Owner through the Agent; and

WHEREAS, subsequent to negotiations with REPM, the Owner has executed a proposed lease agreement ("Lease"), subject to City Council approval, for a term of twenty-four (24) months ("Term"), at rate of Three thousand dollars (\$3,000.00) per month; and

WHEREAS, at the end of the Term, the City may continue to occupy the Premises on a month-to-month basis, under the terms of the Lease, until terminated by either party with thirty (30) day written notice; and

WHEREAS, considering the Premises were previously used as office space, the Owner has agreed to a list of initial improvements to the Premises by the City necessary to operate FS2 and accommodate station staff including, but not limited to, plumbing work for bathroom enhancements, electric receptacles for the kitchen range/hood, and installation of a dispatch alert system; and

WHEREAS, the current zoning, CRS-1, necessitates a Special Exception for the contemplated "Government Use" of the Premises, for which SPFR made application and was approved by the Development Review Commission on March 1, 2017.

WHEREAS, under the terms of the Lease, the Owner shall pay all taxes, if any, levied on the Premises or its contents, in addition to having the following maintenance obligations during the Term: 1) perform all maintenance and repairs to the exterior of Premises

and its systems including, but not limited to, the roof, exterior walls, all glass and doors, heating, ventilation, air conditioning, plumbing and electrical systems; 2) perform all maintenance and repairs to the interior of the Premises exceeding Five hundred dollars (\$500.00) of value per occurrence; and 3) maintain the Premises so as to meet all the requirements of any applicable city, county, state, and federal laws, codes and regulations applicable to the Premises; and

WHEREAS, the Lease requires that the City shall have the responsibility of performing or payment of the following maintenance obligations during the Term: 1) normal interior custodial services including the removal of trash from the Premises 2) maintenance and repairs to the interior of the Premises, not to exceed Five hundred dollars (\$500.00) of value per occurrence; and

WHEREAS, the City shall pay all costs (including installation, deposits, and usage) for utilities and other services including, but not limited to, water, sewer, electric, gas, telephone, internet, cable/satellite service, security services and the removal of trash/garbage associated with its use of the Premises; and

WHEREAS, for the remainder of FY17, the funding for the lease (\$18,000) and improvements (\$28,000) will be covered by a transfer from the General Capital Improvement Fund (3001) and will be taken from an assignment in the fund's balance that has been held for future purchases of bunker gear for the SPFR.

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 Lease Agreement with Rony and Ellen M. Shubich, for use of the improved property located at 3100 - 66th Street North, St. Petersburg, to provide a temporary location for Fire Station No. 2; and

BE IT FURTHER RESOLVED that there are hereby approved the following supplemental appropriations from the unappropriated balances of their respective funds, for FY 2017:

<u>General Capital Improvement Fund (3001)</u>	
Transfer to General Fund (0001)	\$46,000
<u>General Fund (0001)</u>	
Fire Rescue Department, Suppression (150-1497)	\$46,000

; and

BE IT FURTHER RESOLVED that the Mayor, or his Designee, is authorized to execute all documents necessary to effectuate same.

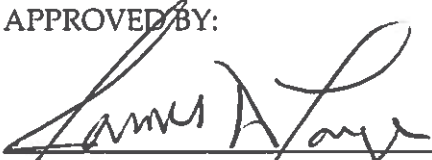
This Resolution shall become effective immediately upon its adoption.

LEGAL:



City Attorney (Designee)
Legal: 00308833.doc V. 1

APPROVED BY:



James D. Large, Fire Chief
St. Petersburg Fire & Rescue

APPROVED BY:



Tom Greene, Director
Budget & Management

APPROVED BY:



Bruce E. Grimes, Director
Real Estate & Property Management