

**WORKSHOP  
MEETING MINUTES I  
SEMINOLE CITY COUNCIL  
CITY HALL  
9199 – 113<sup>TH</sup> STREET N.  
SEMINOLE, FL 33772  
March 24, 2015  
(Revised)**

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A Workshop of the Seminole City Council was held on Tuesday, March 24, 2015 in the City Hall, City Council Chambers, 9199 – 113<sup>th</sup> Street North, Seminole, Florida.

Mayor Waters called the workshop to order at 6:30 p m.

**ROLL CALL:**

Present were: Councilor Roger Edelman, Vice-Mayor Thomas Barnhorn, Mayor Leslie Waters, Councilor Chris Burke, Councilor Patricia Plantamura, Councilor James Quinn, Councilor Bob Matthews, City Manager Frank Edmunds, City Attorney John Elias and City Clerk Patty Beliveau. Also in attendance - Dr. Lurie, Mrs. Lurie and Attorney Schuler.

Councilor Edelman excused himself from Workshop I discussion.

**Discussion – Dr. Lurie’s Grant Offer**

Mayor Waters recognized City Manger Edmunds to explain. City Manager Edmunds explained that in October 2014, Dr. Lurie and his family offered the city a \$500,000.00 grant for the purpose of providing a permanent office for the Greater Seminole Area Chamber of Commerce and a permanent meeting place for the current Seminole Civic Club groups.

Soon after the initial offer, a workshop was scheduled to consider the offer and site proposal for the building at Waterfront Park. Administration received a letter from the Recreation Advisory Committee advising Administration they did not support the proposed building location. The majority consensus of Council also did not support a building at Waterfront Park.

The Administration continued discussions with the Lurie family, and an alternative proposal was prepared. The alternative proposal states \$75,000.00 will be donated to the city for the use for the Community Building with the funds to be used as council wishes. In return, Dr. Lurie would like the city to agree that the existing civic clubs forever be permitted to meet at the Community Building location for their regularly schedule meetings at no cost.

The remaining \$425,000.00 would be applied to the new building and be located on city property Lot 11 and 12 on 113<sup>th</sup> Street. The building would meet the Chamber’s needs and also provide classroom space for public use. The one story building would be located north of the former Chamber office and south of the Kaineg Dental building on 113<sup>th</sup> Street.

City Manager Edmunds distributed a concept plan illustrating where the building would be located with sufficient parking. The building would be owned and managed by the city with the exception of the Chamber's office space. The classroom space would be scheduled and managed by the Recreation Center Division personnel.

With Council consensus, the proposal will be presented at a future business meeting, accepting Dr. Lurie's grant of \$75,000.00 for the community building and \$425,000.00 for the construction of the Chamber building on city property.

City Manager Edmunds responded affirmatively to Mayor Waters question that \$75,000.00 for the community building be kept in a separate city account.

Vice-Mayor Barnhorn inquired if all of the parking on Lot 12 would be grass parking and if the entrance to the building would be an open drive, City Manager Edmunds responded yes to both questions.

City Manager Edmunds responded to Councilor Plantamura question noting Lot 13 and the building itself is owned by the Chamber. The Chamber owns the building and is currently leasing the building and is a source of income.

City Manager Edmunds explained the three lots were provided to the city by the city's first mayor, Russ Stewart with the condition that Lot 13 forever be utilized by the Seminole Chamber of Commerce. The city accepted that offer. Overtime, the building had required costly maintenance and improvements. During a council meeting, council agreed to sell the property to the Chamber of Commerce for \$1.00 satisfying Mr. Stewart's request and releasing the city of any maintenance liability.

Councilor Burke inquired if the building construction exceeds the \$425,000.00 grant, who would be responsible for the additional cost. According to City Manger Edmunds, a preliminary figure of \$125-\$150 a square foot allows the construction of the building with some sort of contingency. A GMP (Guarantee Maximum Price) will assure the building construction cost. Mr. Edmunds explained the city can designated storage space for all civic clubs groups at the Community Building. The classroom space located at the new chamber building will be available to the Civic Clubs' Board of Directors and for public use.

Councilor Burke inquired would the fees to join the Chamber of Commerce goes down for the Seminole area constituents? City Manager Edmunds explained he would have to research the request.

Council's opinion regarding Dr. Lurie's proposal:

Councilor Matthews – move forward with the proposal, however Lot 13 isn't necessary to be included in the proposal.

Councilor Burke – move forward with the proposal with some additional stipulations.

Vice-Mayor Barnhorn – move forward with or without Lot 13, however, Lot 13 should be returned.

Councilor Plantamura – need to negotiate Lot 13 with the Chamber. The Chamber will not have to pay rent in the new building; they receive income from the old chamber building space and receive \$20,000.00 grant from the city.

Councilor Quinn – move forward with the proposal with or without Lot 13.

Mayor Waters – agrees with majority consensus of council.

Mayor Waters declared the workshop adjourned @ 6:58 p.m.

Date Approved: April 14, 2015

Patricia Beliveau

Minutes prepared by City Clerk  
Patricia Beliveau

Leslie Waters

Leslie Waters, Mayor