

**BUSINESS MINUTES  
SEMINOLE CITY COUNCIL  
JULY 28, 2015**

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The Business Meeting of the Seminole City Council was held on Tuesday, July 28, 2015 at 7:00 p.m., in City Hall, City Council Chambers, 9199 – 113<sup>th</sup> Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:00 p.m.

Councilor Burke provided the invocation and Pledge of Allegiance.

**ROLL CALL:**

Present were: Councilor Roger Edelman, Vice-Mayor Thom Barnhorn, Mayor Leslie Waters, Councilor Chris Burke, Councilor Patricia Plantamura, Councilor Jim Quinn, Councilor Bob Matthews, City Attorney John Elias, City Manager Frank Edmunds and City Clerk Patty Believeau.

**INTRODUCTIONS AND PRESENTATIONS:**

- Mayor Waters presented the Recreation and Parks Month Proclamation to Recreation Director Becky Gunter.

**1. PUBLIC COMMENTS:**

- Ms. Jackie Turner – 9141 46<sup>th</sup> Ave N., St. Petersburg, FL presented information on Veterans Housing Solutions.

**2. APPROVAL OF MINUTES – WORKSHOP I MEETING MINUTES OF JULY 14, 2015.**

Motion made by Councilor Burke seconded by Councilor Matthews to approve the Workshop I Meeting Minutes of July 14, 2015.

**ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.**

**APPROVAL OF MINUTES – BUSINESS MEETING MINUTES OF JULY 14, 2015.**

Motion made by Councilor Quinn seconded by Vice-Mayor Barnhorn to approve the Business Meeting Minutes of July 14, 2015.

**ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.**

**APPROVAL OF MINUTES – WORKSHOP II MEETING MINUTES OF JULY 14, 2015.**

Motion made by Councilor Edelman seconded by Vice-Mayor Barnhorn to approve the Workshop II Meeting Minutes of July 14, 2015.

**ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.**

**APPROVAL OF MINUTES – WORKSHOP MEETING MINUTES OF JULY 21, 2015.**

Motion made by Vice-Mayor Barnhorn seconded by Councilor Burke to approve the Workshop Meeting Minutes of July 21, 2015.

**ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.**

**3. CONDUCT A PUBLIC HEARING. CONSIDER PRELIMINARY APPROVAL OF THE PROPOSED DEVELOPMENT AGREEMENT REGARDING PROPERTY LOCATED AT 7858 – 113TH STREET NORTH (SEMINOLE MALL SITE).**

Mayor Waters recognized Councilor Edelman. Councilman Edelman declared a conflict of interest and stepped down from the dais.

Mayor Waters recognized City Manager Edmunds to explain the proposed Development Agreement process and the project.

City Manager Edmunds outlined the statutory and code related background that provides for development agreements, and explained that in February, 2015, the City Council authorized the City Administration to negotiate a development agreement for the redevelopment of the Seminole Mall property, which will be known as the Seminole City Center.

City Manager Edmunds explained the July, 2014 concept plan and the range of proposed uses was presented to the Council by the developer, and a follow-up concept plan was presented to the City Council in February, 2015 with a request from City Administration

to authorize the negotiation of a development agreement for the redevelopment of the Seminole Mall site.

City Manager Edmunds explained that the Development Agreement approval process is a two step, two public hearing process. City Manager Edmunds explained that the City Council held a workshop on July 21, 2015, to go over the proposed Development Agreement, section by section. It was noted that following the workshop, several residents expressed concerns to City staff and Council members, and the City administration and the developer reached consensus on changes to two sections of the proposed Development Agreement as they relate to the height of the proposed wall along the northern property line, to increase the wall height from six to nine feet, and to reduce the hours of delivery range of 7:00am to 9:00 pm to 8:00 am to 8:00 pm, for all tenants except Bealls and Stein Mart.

City Manager Edmunds reiterated that the City Council had to either approve or deny the proposed Development Agreement, as presented to them at the public hearing.

City Manager Edmunds recognized Community Development Director Ely to explain. Director Ely provided an overview of the site, outlined the jurisdiction of the roadways that serve the site, and enumerated the various uses that are proposed to be located within the proposed Seminole City Center. He further explained the location, height and nature of the proposed wall to be located along the northern portion of the site. He also explained the proposed drainage for the site and the proposed Pinellas County required off-site improvements to 113<sup>th</sup> Street and Park Blvd.

City Manager Edmunds made additional explanatory comments relating to the City accepting the dedication from the developer of Liberty Lane and a portion of 80<sup>th</sup> Avenue to become public streets and the City attempting to address resident concerns on the wall height and delivery hours.

Mayor Waters recognized Jeff Preston of North American Development Group, the owner of the property. Mr. Preston introduced his development team and gave some remarks about the proposed project.

Mayor Waters opened the public hearing.

The following individuals spoke to the proposed Development Agreement and proposed project:

Ms. Emma Bryan – Address 8201 131<sup>st</sup> Way – made suggestions regarding the mall and retail stores/restaurants.

Ms. Amanda Capes – Address 8255 127<sup>th</sup> Lane – concerns regarding some retail stores and suggested some retail stores/restaurants.

Ms. Brooke Crandall – Address 13319 92<sup>nd</sup> Ave. – concerns regarding some retail stores and suggested some retail stores/restaurants.

Ms. Donna Halstead – Address 8080 112<sup>th</sup> Street – concerns regarding the noise and traffic on 80<sup>th</sup> Ave.

Ms. Heather Fletcher – Address 11736 Kay Court – concerns with the retail stores/restaurants.

Ms. Karen Howell – Address 8247 127<sup>th</sup> Ave. – concerns regarding some retail stores and suggested some retail stores/restaurants.

Ms. Gaye Lively – Address 14891 Seminole Trail – requested all generations and their suggestions regarding retail stores/restaurants be heard.

Mr. Joe Cinquini – Address 10990 Valencia Terrace – concerns regarding the Australian pine trees, the potential noise from the retail/restaurants and the possibilities of a 12 foot wall along their property.

Mr. Martin – Address 10950 Temple Terrace – inquired if there will be an entrance to the mall from Liberty Lane.

Mr. James Palombo – Address 7296 Marathon Drive – concerns that the mall seems like other malls and not a destination location.

Mr. Balazs – a resident of Seminole Gardens Apartments - inquired about installing a pathway from Seminole Gardens to the mall.

Mayor Waters closed the public hearing.

Mayor Waters asked City Manager Edmunds and staff to respond to public comments and questions. City Manager Edmunds and Community Development Director Ely provided clarifications and answers to the project related questions and concerns that were expressed during the public hearing portion of the proceeding, as well as explained the public art portion of the project.

Mayor Waters called for a motion.

Motion made by Councilor Quinn seconded by Vice-Mayor Barnhorn to preliminarily approve the proposed development agreement with Seminole Mall LP & Seminole Office LP, and authorize the establishment of a second public hearing for August 11, 2015.

Mayor Waters called for Council discussion. Council members discussed the proposed Development Agreement, provided their comments, their concerns, and asked questions of the staff as they related to the range of uses, compatibility with the residential uses,

developer attempts to mitigate project impacts, noise tests, landscaping, Australian pine trees, the dedication of Liberty Lane and 80<sup>th</sup> Avenue, and Council member expectations and preferences for the proposed project.

City Manager Edmunds and Community Development Director Ely answered City Council questions and provided clarification on the proposed project as it related to the Code requirements.

City Manager Edmunds reiterated the nature of the Development Agreement approval process, and the direction that was given to the City Administration by a majority of the City Council at the February 10, 2015 Council meeting authorizing the City Manager to negotiate a Development Agreement based on the concept plan that was provided to Council at that meeting.

Mayor Waters called for a roll call vote.

Roll Call

Vice Mayor Barnhorn	AYE
Councilor Burke	NAY
Councilor Plantamura	AYE
Councilor Quinn	AYE
Councilor Matthews	AYE
Mayor Waters	AYE

**ALL IN FAVOR. MOTION PASSED 5 - 1**

**4. CONSIDER APPROVAL OF RESOLUTION NO. 15-2015 RECOGNIZING CITY ATTORNEY JOHN ELIAS.**

Mayor Waters recognized City Manager Edmunds to explain. City Manager Edmunds explained City Attorney Elias submitted his letter of resignation effective August 3, 2015. The proposed Resolution recognizes City Attorney Elias' 34 years of continuous and successful service to the city.

Motion made by Vice-Mayor Barnhorn seconded by Councilor Burke to approve Resolution No. 15-2015 recognizing City Attorney John Elias.

Mayor Waters presented City Attorney Elias with a resolution.

5. **CONSIDER APPROVAL AND AUTHOIRZE CITY MANAGER TO EXECUTE A CONTRACT FOR LAW ENFORCEMENT SERVICES WITH THE PINELLAS COUNTY SHERIFF'S OFFICE.**

Mayor Waters recognized City Manager Edmunds to explain. City Manager Edmunds explained every year Council is presented with a proposed contract for services by the Pinellas County Sheriff's office. City Manager Edmunds noted the level of services will remain the same and the expenditure of \$1.6 million dollars represents a 1.96% increase over the current year.

Motion made by Councilor Mathews seconded by Councilor Quinn to execute a contract for law enforcement services with the Pinellas County Sheriff's Office for the fiscal year 2015-2016 in the amount of \$1,605,496.26.

Councilor Edelman inquired if the 1.96% is considered a normal increase and what was the increase for last year. City Manager Edmunds explained it is a typical increase recognizing the increase in operational cost. In the current year, the increase was 0.6%.

Councilor Burke inquired if the increase was for general operational cost and asked if the city considered going out for bids from St. Petersburg and Pinellas Park for policing services.

City Manager Edmunds noted the increase is for general operational cost. Administration tested the proposed increase against other local law enforcement agencies and it is below the proposed increases for Pinellas Park and Largo. City Manager Edmunds further noted Administration did not go out for bids for policing services.

Councilor Plantamura noted the contract states six (6) school crossing guards in one section of the contract and five (5) school crossing guards in another section and inquired which number is correct. City Manager Edmunds explained the number of crossing guards was reduced from six to five.

**ALL IN FAVOR. MOTION PASSED 6-1.**

6. **CONSIDER APPROVAL AND AUTHORIZE MAYOR AND CITY MANAGER TO EXECUTE AN ENGAGEMENT CONTRACT WITH THE LAW FIRM OF TRASK METZ & DAIGNEAULT FOR THE SERVICES OF CITY ATTORNEY.**

Mayor Waters recognized City Manager Edmunds to explain. City Manager Edmunds explained during the July 14, 2015 Council Meeting, Council conducted interviews and authorized Administration to request an engagement letter with the law firm of Trask, Metz & Daigneault. City Manager Edmunds also noted Attorney Robert Metz would be assigned to the City of Seminole.

Motion made by Councilor Burke seconded by Councilor Quinn to authorize Mayor Waters and City Manager Edmunds to execute the engagement contract with the Law Firm of Trask, Metz & Daigneault to provide City Attorney services.

Vice-Mayor Barnhorn inquired what the duration of the contract was. City Manager Edmunds explained the service may be cancelled by either party and requires a thirty day notice.

Councilor Matthews inquired if Attorney Metz would be the City's representative. City Manager Edmunds explained Attorney Metz made a commitment for his service during the interview process and reaffirmed his commitment during a recent conversation with the city manager.

**ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.**

7. **CONSIDER APPROVAL AND AUTHOIRZE THE USE OF CITY PARK AND THE SALE OF BEER AND WINE BY THE ROTARY CLUB OF SEMINOLE LAKE AT THE FOURTH ANNUAL ROCKTOBERFEST.**

Mayor Waters recognized City Manager Edmunds to explain. City Manager Edmunds explained the city received a request from the Rotary Club of Seminole Lake requesting to serve beer and wine during their annual Rocktoberfest event scheduled to be held at City Park.

Motion made by Councilor Edelman seconded by Councilor Quinn to authorize beer sales by Rotary Club of Seminole Lake, a non-profit, in Seminole City Park for Rocktoberfest, subject to ensuring that minors do not have access to alcohol.

**ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.**

8. **CONSIDER A LIBRARY ADVISORY BOARD REAPPOINTMENT.**

Mayor Waters recognized Library Director Mike Bryan to explain. Director Bryan explained the Library Advisory Board is comprised of two members appointed by City Council, two appointed by St. Petersburg College and one position mutually appointed by the City Council and the College. Mr. Schnur's term expires this month and he is seeking council's approval for re-appointment.

Motion made by Councilor Quinn seconded by Councilor Matthews to reappoint James Schnur for a two-year term (7/26/2015 – 7/25/2017) to the Library Advisory Board.

**ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.**

**9. CONSIDER A DONATION TO THE SEMINOLE HISTORICAL SOCIETY.**

Mayor Waters recognized City Manager Edmunds to explain. City Manager Edmunds explained the City has approximately 30, 3-ring binders of news clippings from 1980 through 2014 regarding the city's government activities. City Manager Edmunds noted Administration is requesting approval to transfer the 30, 3-ring binders to the Historical Society.

Motion made by Vice-Mayor Barnhorn seconded by Councilor Edelman to authorize the City Manager to transfer the collection of more than 30, 3-ring binders containing historical news information to the Seminole Historical Society.

**ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.**

**10. CITY COUNCIL REPORTS:**

Councilor Edelman – no report.

Vice-Mayor Barnhorn attended – Finance Taxation and Personnel Committee Meeting and the Suncoast League of Cities Annual Planning Retreat. Vice-Mayor Barnhorn asked Council to mark their calendars for the following events: October 16<sup>th</sup> - Seminole will be hosting the SLC meeting and May 21, 2016 for the Annual Awards Dinner to be held at the Safety Harbor Spa.

Councilor Burke – no report.

Councilor Plantamura attended – Suncoast League of Cities Annual Planning Retreat.

Councilor Quinn attended – Suncoast League of Cities Conference regarding Water Quality & Energy.

Councilor Matthews – no report.

Mayor Waters attended – Suncoast League of Cities Annual Planning Retreat.

**11. CITY MANAGER REPORTS:**

**August Calendar of Events**

On August 7<sup>th</sup> - Ms. Ann Toney-Deal will begin her appointment as the city's next city manager and on August 14<sup>th</sup> - City Manager Edmunds will be retiring. City Manager Edmunds noted on August 15<sup>th</sup> - Back to School Splash Day and Kids Appreciation Day event will be held at the Recreation Center from 9 a.m. to 1 p.m.

**Pinellas County Water Tower (included in packet)**

City Manager Edmunds stated the water tank is a 3.0 million gallon tank and has been off system for a number of years. The tower is scheduled for demolition in the next fiscal year. Council may want to consider a workshop to discuss the status/ownership and invite Pinellas County Utilities Director Pick Talley.

**Red, White & Blue Initiative update (included in packet)**

City Manager Edmunds explained Resolution No. 03-2015 - Red, White and Blue Initiative is close to completion. The lighted flag poles went out for bid and installation is currently pending; the Red, White and Blue banners' proposals have been received, the banners have been ordered and installation is pending; the Red, White and Blue colors have been incorporated in the community newsletter and staff is in the process of developing the Red, White and Blue letterhead/business cards. The flag etiquette information is posted in the city's website and the lapel pins have been purchased and distributed.

**Seminole Waterfront Park update (included in packet)**

City Manager Edmunds noted four Grant applications were submitted by the city. The city ranked in the top 10; however, Legislature decided not to fund the program. The city is working on a re-submittal for next year. City Manager Edmunds suggested \$200,000 be allocated from the Year-End Fund Balance for the development process: the roadway entering the park, parking and the canoe/kayak launch.

**Essilor Building on Sheen Drive**

City Manager Edmunds briefed Council on a manufacturing company interested in the Essilor Building located on Sheen Drive. The manufacturing company will employ 125 positions. City Manager Edmunds noted he will communicate further details at the August 11<sup>th</sup> council meeting.

City Manager Edmunds explained a Collective Bargaining Workshop is scheduled following the council meeting and suggested the meeting be conducted at the dais.

**12. OLD BUSINESS:**

Councilor Plantamura – asked for confirmation on items from the July 14<sup>th</sup> Business Meeting Minutes. She noted page 7 – third paragraph – regarding discussion of the new city manager contract. The last sentence states “Councilor Plantamura asked which other cities contracts were looked at and requested copies of those other contracts.” Councilor Plantamura noted she has not yet receive the noted material.

Councilor Plantamura also referred to the following paragraph on page 7 which states, “The city’s contribution to the base salary is 21% of the salary for the new city manager and Director Kyne stated that is mandated by the State of Florida”. Councilor Plantamura requested a copy of the paperwork.

13. **NEW BUSINESS:**

Councilor Matthews requested a workshop be scheduled for August 25, 2015 to discuss City Manager Edmunds retirement gathering.

Mayor Waters presented Vice-Mayor Barnhorn with the certificate of completion of the "Institute for Elected Municipal Officials – Leadership Challenge" program.

14. **CONSIDER A MOTION FOR ADJOURNMENT**

Motion made by Vice-Mayor Barnhorn seconded by Councilor Matthews to adjourn the meeting at 9:11 p.m.

Date Approved: *August 11, 2015*

*Patricia Beliveau*  
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Minutes prepared by City Clerk  
Patricia Beliveau

*Leslie Waters*  
\_\_\_\_\_  
Leslie Waters, Mayor