

**BUSINESS MINUTES
SEMINOLE CITY COUNCIL
August 11, 2015**

The Business Meeting of the Seminole City Council was held on Tuesday, August 11, 2015 at 7:00 p.m., in City Hall, City Council Chambers, 9199 – 113th Street North, Seminole, Florida.

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

Councilor Matthews 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 Bob Metz, City Manager Frank Edmunds and City Clerk Patty Believeau.

INTRODUCTIONS AND PRESENTATIONS:

- Mayor Waters introduced and welcomed City Attorney Metz from the law firm of Trask, Metz & Daigneault and introduced the city's new City Manager Ann Toney-Deal.
- **Dr. Edward J. and Vivian E. Lurie –**
Dr. and Mrs. Lurie presented the first installment check of \$50,000.00 of the \$450,000.00 grant to the city for meeting space for the civic organizations to conduct their weekly meetings. The remaining money is for the construction on the building to house the Chamber of Commerce and some conference room space.
- **Twenty Year Pin Presentation to City Manager Edmunds –**
Mayor Waters presented City Manager Edmunds with a twenty-year pin for his leadership and service to the City.
- **FCCMA Resolution Presentation -**
City Manager Micah Maxwell (Town of Belleair) presented City Manager Edmunds with a Resolution for his service and leadership with FCCMA, Pinellas County, the City of Seminole and the State of Florida.

1. PUBLIC COMMENTS:

- Legislative Assistant Ms. Eired Eddy from Representative Larry Ahern's Office read and presented a letter to City Manager Edmunds congratulating and recognizing him for his years of service and his retirement.

2. APPROVAL OF MINUTES – BUSINESS MEETING MINUTES OF JULY 28, 2015.

Motion made by Councilor Burke seconded by Councilor Quinn to approve the Business Meeting Minutes of July 28, 2015.

ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES – WORKSHOP MEETING MINUTES OF JULY 28, 2015.

Motion made by Councilor Edelman seconded by Councilor Quinn to approve the Workshop Meeting Minutes of July 28, 2015.

ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.

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

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. City Manager Edmunds noted this is the second and final hearing for the redevelopment of Seminole Mall. The agreement has been modified to include a 9 ft. high wall on the northerly property line as requested by the residents of Seminole Gardens Apartments and Ridge Seminole Management Corporation and also modified are the delivery hours for all businesses to be from 8 a.m. to 8 p.m. with the exception of Bealls and Stein Mart. Seminole Mall LP and Seminole Office LP agreed to plant a total of 472 trees on the property.

City Manager Edmunds recognized Director Ely to describe the project. Director Ely presented the concept site plan and provided an orientation of the location and size of Seminole City Center. Director Ely mentioned some of the retail stores and restaurants that will be located on the property.

Mr. Jeff Preston of North American Development Group introduced his development team and showed a Powerpoint presentation for the project.

The Mayor opened the public hearing.

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

Evelyn Leunberger – 10951 Johnson Blvd. – suggested the city revisit and relocate the bus transfer station to another location.

Nick Traxler – 10831 Temple Terrace – concern that Temple Terrace would be used as a truck route and a primary entrance to the development.

Sophie & Elene Rosengarden – 6572 115th Lane – suggested a spray play/splash pad area be included in the development plan. Sophie and Elene submitted a spray play ground model.

Shelby Rosengarden – 6572 115th Lane – concern for the safety of the pedestrians.

W. Fred Petty – 8333 Seminole Blvd. – suggested Council consider shuttle transportation on the site for use between the different areas of the development.

Ann Marie Weather – 11078 66th Terrace North – concern the development is going to be a one-stop shop and not a destination. She asked council to reconsider voting on the agreement.

Frank Moss – 8475 Seminole Blvd. – suggested a list of potential stores/restaurants be included in the development.

Gerry Cachia – 9878 Portside Drive – suggested supporting the developers.

Jim Cherry – 11655 80th Avenue North – concern about the development and the anchor stores.

Angel Lee – 11570 87th Avenue – concern regarding the development's layout and tenant selection.

Lindsay Dicus-Harrison – 12400 Chickasaw Trail – concerns regarding the plans for the development, walkways and outside seating space.

Deborah Bedgood – 9226 133rd Lane – would like a real Seminole City Center.

Christina Ginenco – 544 Johns Pass Avenue – concerns on the development's tenants and architectural style.

Nina Lynch – 10067 Panama Court – concerns the development will not be destination.

Joe and Janet Cinquini – 10990 Valencia Terrace – concerns regarding the Australian pine trees and requested a wall be installed. Mr. Cinquini submitted a petition to install a wall.

Donna Halstead – 8080 112th Street – concern about the traffic and noise.

Greg Plantamura – 10013 118th Way – suggested the residents be heard and Council not rush in making a decision.

Rick Syler – 6563 Grand Bahama Drive – thanked the developers for the proposed development.

Joe Gabion – 10770 Valencia Terrace – concerns with the stores/restaurants and a wall on Valencia Terrace. Would like to see jobs be created in the city.

Jennifer Savarese – Valencia, Seminole – concerns on the development's layout.

Scott Campbell – 10885 Valencia Avenue – concern it will not be the ideal development.

Trish Haynes – 10012 130th Lane North – concern some of the retail stores/restaurants will be duplicates.

Phil Dyer – 8458 108th Street – concern the proposed development is not a destination.

Jan Vanoss – 7462 Barry Court – concerns regarding the retail stores/restaurants.

Amanda Capes – 8255 127th Lane – suggested Council listen to the children and residents concerns.

Mayor Waters closed the public hearing. Mayor Waters recognized City Manager Edmunds to explain. City Manager Edmunds noted similar to the first public hearing much of the comments were with regards to the quality of the proposed retail and quality of shops. City Manager Edmunds further explained Seminole city government as well as any local government cannot regulate the specific uses of any project. Administration and the developer have attempted to address some of the significant design issues that were raised during a workshop and through the public hearing process.

Motion made by Vice-Mayor Barnhorn seconded by Councilor Quinn to approve the proposed development agreement with Seminole Mall LP & Seminole Office LP on second and final reading.

Council discussed the proposed development agreement.

Councilor Burke noted the children play area shown by the developer is not in the development agreement that is being voted on this evening, and asked where is the guarantee that the change to include this element will be included.

City Manager Edmunds explained that as part of the site plan, there is an area set aside as public space and the developer's proposal will be incorporated into the development order, should council take a positive action this evening.

Mayor Waters called for a roll call vote.

Roll Call

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

ALL IN FAVOR. MOTION PASSED 4 - 2

Mayor Waters called for a break @ 9:11 p.m.

Mayor Waters resumed the meeting at 9:20 p.m.

4. CONDUCT A PUBLIC HEARING. CONSIDER A SECOND AND FINAL READING OF ORDINANCE NO. 12-2015 REGARDING CHARTER AMENDMENT.

City Clerk Beliveau read Ordinance No. 12-2015 by title only. Mayor Waters recognized City Manager Edmunds to explain. City Manager Edmunds explained the agenda item was a council initiative to amend Section 3.07 of the City Charter. Ordinance No. 12-2015 provides further definition noting who has the authority to excuse a council member's absence from a meeting, by vote of council. It further expands the number of meetings and/or the types of meetings that would be counted towards future absences. The adoption of the ordinance will allow the charter amendment referendum at the November election.

Councilor Plantamura noted, as she stated during a previous meeting and she quoted from the proposed ordinance's language, that absolutely no public health, safety or welfare has

been established by this council to justify a change in the city's foundational document, the city charter, and she feels the current charter has served the council well for several decades.

Mayor Waters opened the public hearing. Receiving no public comments, Mayor Waters closed the public hearing.

Motion made by Councilor Matthews seconded by Vice-Mayor Barnhorn to approve Ordinance No. 12-2015 on second and final reading.

Vice-Mayor Barnhorn explained if voters pass this item in November, Council will need to vote at the beginning of a council meeting on whether to excuse or not to excuse a council member's absence.

Councilor Burke stated he feels it is appropriate to have a Charter Amendment that holds council accountable for their attendance at city meetings.

Mayor Waters called for a roll call vote.

Roll Call

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

ALL IN FAVOR. MOTION PASSED 6 - 1

5. CONSIDER APPROVAL OF RESOLUTION NO. 14-2015 APPROVING PROJECT B4121047858 AS A QUALIFIED APPLICANT FOR THE QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAM.

City Clerk Beliveau read Resolution No. 14-2015 by title only. Mayor Waters recognized City Manager Edmunds to explain. City Manager explained the project was supported by Pinellas County and is part of the State's efforts to attract employers to the state. The QTI program is for businesses that meet the qualified target industry tax refund program guidelines. Resolution No. 14-2015 will commit the city to a tax rebate in the amount of \$87,500.00 which will be matched by Pinellas County in the amount of \$87,500.00, as well as the State of Florida in the amount of \$700,000.00. The company interested is in the aerospace industry and will create 125 jobs.

Motion made by Councilor Quinn seconded by Vice-Mayor Barnhorn to approve Resolution No. 14-2015.

Mayor Waters called for a roll call vote.

Roll Call

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

ALL IN FAVOR. MOTION PASSED 6 - 1

6. CONSIDER APPROVAL OF A COLLECTIVE BARGAINING AGREEMENT WITH I.A.F.F. LOCAL 2896.

Mayor Waters recognized City Manager to explain. City Manager Edmunds explained the proposed agreement between the city and the firefighters, and stated that both parties have tentatively reached an agreement regarding wages. The agreement is a three year contract and the largest change is compensation. Currently, the Union uses the step plan process which will be replaced by the range plan.

Mayor Waters called for a roll call vote.

Roll Call

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

ALL IN FAVOR. MOTION TO APPROVE CARRIED UNANIMOUSLY.

7. CITY COUNCIL REPORTS:

Councilor Edelman – a 12:00 p.m. luncheon is scheduled for August 20th at the Community Building to meet Seminole’s new City Manager Ann Toney-Deal. For reservations please call the Chamber of Commerce.

Vice-Mayor Barnhorn – attended the CareFest Kickoff at Countryside Christian Center and the Pinellas County’s Central Energy Plant Dedication.

Councilor Burke – no report

Councilor Plantamura – no report

Councilor Quinn – volunteered at the Aldersgate Food Pantry; attended the Tampa Ray's game – and noted the Rays gave all Veterans two free tickets to all the remaining home games.

Councilor Matthews – thanked the community for forwarding their concerns regarding the mall. Councilor Matthews also noted Kids Appreciation Day is scheduled for Saturday, August 15th from 9 a.m. – 1 p.m. at the Recreation Center.

Mayor Waters – submitted her report to the City Clerk.

8. CITY MANAGER REPORTS:

- Community Policing – Deputy Festa – presented information on a program called Business Watch and activities in the community.
- Community Development Status – Tyler Technologies will be working with the Community Development and Fire Department staff to install planning and permitting license software which will be integrated with the financial system.
- Lurie Grant Project Status – Request for Proposals for Architectural Services for services to design the building were collected. Staff has received eight proposals which will be ranked followed by interviews.
- Fire Station 32 – Included in the packet is a letter from Pinellas County stating they agree to fund their portion of the project for the construction of the new fire station building. Administration is currently negotiating a Construction Management at Risk agreement and is negotiating the Guarantee Maximum Price.
- FRS Contribution Rates – Included in the packet is a contribution rate sheet. The rate is set by law every year and the participates are also set by law.

9. OLD BUSINESS:

Councilor Matthews – read a paragraph from a letter from Pinellas County regarding Fire Station 32 Funding Support.

Councilor Burke – asked if council approved the new sign outside city hall. City Manager Edmunds noted no but it is part of the sign replacement that administration has been working on for the last three years.

10. **NEW BUSINESS:**

Mayor Waters – the Pinellas County Country Fair is scheduled for November in Pinellas Park. Pinellas County is asking each city to participate and staff a table at the event. Mayor Waters asked for a workshop to be held to discuss the details and the city's participation.

Mayor Waters also noted the Seminole Historical Society is having a Soft Opening on August 26th from 7 – 8 p.m. and Ann Lindberg who has worked for St. Petersburg Times for 23 years will be working for the City of Pinellas Park.

Councilor Quinn – presented City Manager Edmunds with Resolution No. 16-2015 recognizing his years of service with the City of Seminole.

Councilor Matthews – made a toast to City Manager Edmunds and his leadership to the City of Seminole for the past twenty years.

11. **CONSIDER A MOTION FOR ADJOURNMENT**

Motion made by Vice-Mayor Barnhorn seconded by Councilor Burke to adjourn the meeting at 10:23 p.m.

Date Approved: August 25, 2015

Patricia Beliveau

Minutes prepared by City Clerk
Patricia Beliveau

Leslie Waters
Leslie Waters, Mayor