

**BUSINESS MINUTES  
SEMINOLE CITY COUNCIL  
January 12, 2016**

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The Business Meeting of Seminole City Council was held on Tuesday, January 12, 2016, 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.

Vice Mayor Quinn provided the invocation and the Pledge of Allegiance.

**ROLL CALL:**

Present were: Mayor Leslie Waters, Vice-Mayor Jim Quinn, Councilor Thom Barnhorn, Councilor Chris Burke, Councilor Roger Edelman, Councilor Bob Matthews, Councilor Trish Springer, City Manager Ann Toney-Deal, City Attorney Jay Daigneault and City Clerk Patty Beliveau.

**INTRODUCTIONS AND PRESENTATIONS:**

- Proclamation Presentation to Jim Schnur – Mayor Waters presented Mr. Schnur with the “Jim Schnur Day” proclamation.

State of the City Presentation - Mayor Waters presented the Sate of the City.

**1. PUBLIC COMMENTS:**

Ms. Lynda Grandmason – address 214 Carol Drive, Seminole, FL, spoke on Agenda Item No. 6 supporting funds allotted to the Library and Public Works departments.

Miss Gracie Tubbs and Miss Ava Spano – address 11777 Marla Lane, Seminole, FL, explained the Military Operations Matter project. Gracie and Ava are collecting donations (playing cards, tube socks, shampoo, conditioner, toothpaste and toothbrushes, etc.) for our military men and women and have placed a donation box at City Hall. For more information email Gracie and Ava at [operationmilitarymatters@gmail.com](mailto:operationmilitarymatters@gmail.com) or visit their facebook website at Operation Military Matters.

2. **APPROVAL OF MINUTES – WORKSHOP MEETING MINUTES OF DECEMBER 15, 2015.**

Motion made by Vice-Mayor Quinn seconded by Councilor Burke to approve Workshop Meeting Minutes of December 15, 2015.

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

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**APPROVAL OF MINUTES – BUSINESS MEETING MINUTES OF DECEMBER 15, 2015.**

Motion made by Councilor Burke seconded by Vice Mayor Quinn to approve Business Meeting Minutes of December 15, 2015.

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

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3. **CONDUCT A PUBLIC HEARING. CONSIDER PRELIMINARY APPROVAL OF A PROPOSED DEVELOPMENT AGREEMENT (WAWA) REGARDING PROPERTY LOCATED AT 8800 PARK BOULEVARD (FORMER OFFICE BUILDING SITE).**

Mayor Waters recognized City Manager Toney-Deal to explain. City Manager Toney-Deal introduced Community Development Director Mark Ely to explain the proposed development agreement. Director Ely made a presentation and explained the existing site conditions and the proposed site conditions under the proposed development agreement for the property located at 8800 Park Blvd. Director Ely explained the development agreement process, the components of a development agreement, and that the proposed development agreement is considered consistent with the City of Seminole Comprehensive Plan and Code of Ordinance, and that the proposed development agreement would meet concurrency requirements.

Ms. Katie Cole, Esq., of Hill, Ward, Henderson law firm, was the representative for the applicant and the future tenant, Wawa. Ms. Cole noted Wawa has been working with the City on the proposed development of the site.

Dr. Scott Gerard a representative for Wawa – address 7516 Riverview Drive, Bradenton, FL, stated that Wawa is excited to become part of the City of Seminole. Mr. Gerard explained Wawa's history and their business and that currently there are 70 Wawa convenience stores in the state of Florida.

Mr. Jay Miller – address 723 17<sup>th</sup> Avenue NE, St. Petersburg, FL, a partner in MB Venture Ltd. and owner of the property explained the history of the property and that he supports the proposed Wawa development.

Mr. David Bayes – address 11933 72<sup>nd</sup> Avenue, Seminole, FL, owner of the Dogfish Tackle (8750 Park Blvd), spoke in support of the proposed Wawa development.

Mr. Dan Hester, 10050 Bayou Grande, Seminole, FL 33772 congratulated Council and staff on the progress of the City and indicated that he supports the proposed Wawa development.

Mr. Gregg Baughman – address 29733 66<sup>th</sup> Way North, Clearwater, FL. spoke in opposition of the proposed Wawa development.

Mr. Farris Jaleel – address 3404 Briarwood Lane, Safety Harbor, FL, stated his concerns about the traffic on the corner of Park Blvd. and Starkey Road and that he opposes the proposed Wawa development.

Mr. Nasser Irshaid - address 8850 Park Blvd., Seminole, FL, is the owner of the Shell gas station and opposes the proposed Wawa development. Mr. Isrhaid indicated he forwarded two emails opposing the proposed Wawa development to City Council.

Mr. Edward VanHardasz – address 4302 Gunn Highway, Tampa, FL, business address of 8750 Park Blvd., Seminole, FL, where he is a tenant (Subway) noted he was not notified until three days ago of the proposed Wawa public hearing. Mr. VanHardasz inquired if Council would consider rescheduling the second reading so he would have time to review and study the material.

Mayor Waters recognized Director Ely. Director Ely noted that Pinellas County has reviewed the traffic study for the proposed project. Director Ely and the project engineer, Sean Cashen of Gulf Coast Consulting, explained that the traffic study methodology and conclusions were supported by Pinellas County as part of the County's right-of-way access permitting process, that there will be intersection improvements to Park Blvd. and Starkey Road as part of a \$14 million roadway project, and that the traffic study demonstrates that concurrency will be met.

It was noted that Pinellas County has approved the proposed access points onto Park Street and Park Blvd. for the proposed project.

Councilor Edelman inquired what improvements have been made to the Shell station in the last five years. In the last few years, the corner of Park Blvd. and Starkey Road has become less attractive and he supports the redevelopment.

Councilor Burke inquired if Director Ely is aware where Park Blvd. and Starkey Road fall on the countywide crash statistics, inquired if the design plan contemplates cross access between the Wawa and the Shell station and if there will be a bus stop design similar to the Bay Pines bus stop. Director Ely noted he will provide Council with the countywide crash data. As for the design plan, there will be landscaping and a pedestrian walkway from Park Blvd. to the Wawa building and Director Ely answered “no” to the decorative bus stop because there is no architectural theme for the project like there was for the Bay Pines project.

Motion made by Vice Mayor Quinn seconded by Councilor Burke to move for preliminary approval of the proposed Development Agreement with MB Venture, Ltd. and set a second public hearing for final approval for January 26, 2016.

Roll Call  
Councilor Springer            AYE  
Vice-Mayor Quinn            AYE  
Councilor Burke                AYE  
Councilor Edelman            AYE  
Councilor Barnhorn           AYE  
Councilor Matthews           AYE  
Mayor Waters                  AYE

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

**4. CONSIDER A FIRST READING OF ORDINANCE NO. 01-2016 REGARDING A VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 8297 RIDGEWOOD CIRCLE.**

City Clerk read Ordinance No. 01-2016 by title only. Mayor Waters recognized City Manager Toney-Deal to explain. City Manager Toney-Deal explained Agenda Items 4 and 5 are annexation petitions and have been reviewed by the Community Development Director. Staff is recommending Council approval for Ordinance No. 01-2016 and Ordinance No. 02-2016.

Motion made by Councilor Barnhorn seconded by Councilor Springer to approve Ordinance No. 01-2016 on first reading.

Roll Call  
Councilor Springer            AYE  
Vice-Mayor Quinn            AYE  
Councilor Burke                AYE  
Councilor Edelman            AYE  
Councilor Barnhorn           AYE  
Councilor Matthews           AYE  
Mayor Waters                  AYE

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

**5. CONSIDER A FIRST READING OF ORDINANCE NO. 02-2016 REGARDING A VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 9750 121ST STREET.**

City Clerk read Ordinance No. 02-2016 by title only. Mayor Waters noted the City Manager Toney-Deal previously explained the Annexation of this Agenda Item.

Motion made by Vice Mayor Quinn seconded by Councilor Burke to approve Ordinance No. 02-2016 on first reading.

Roll Call  
Councilor Springer            AYE  
Vice-Mayor Quinn            AYE  
Councilor Burke              AYE  
Councilor Edelman           AYE  
Councilor Barnhorn         AYE  
Councilor Matthews         AYE  
Mayor Waters                 AYE

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

**6. CONSIDER A FIRST READING OF ORDINANCE NO. 03-2016 REGARDING A BUDGET AMENDMENT TO INCREASE LIBRARY AND PUBLIC WORKS ACCOUNTS BY \$380,000 ALLOCATED FROM THE FY15 END OF YEAR FUND BALANCE.**

City Clerk read Ordinance No. 03-2016 by title only. Mayor Waters recognized City Manager Toney-Deal to explain. City Manager Toney-Deal explained Ordinance No. 03-2016 allocates revenue from FY2014-2015 undesignated fund balance for capital projects: \$80,000 for Library Books, \$200,000 for Waterfront Park and \$100,000 for Storm Drainage. Administration is requesting Council's approval to transfer \$380,000 from the City Reserves for the noted projects.

Motion made by Councilor Matthews seconded by Councilor Edelman to approve Ordinance No. 03-2016 on first reading.

Roll Call  
Councilor Springer            AYE  
Vice-Mayor Quinn            AYE  
Councilor Burke              AYE  
Councilor Edelman           AYE  
Councilor Barnhorn         AYE  
Councilor Matthews         AYE  
Mayor Waters                 AYE

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

**7. CONSIDER APPROVAL TO EXPEND CAPITAL IMPROVEMENT PROJECT (CIP) FUNDING IN THE AMOUNT OF \$181,267 FOR THE REHABILITATION OF STORMWATER CONVEYANCE PIPING.**

Mayor Waters recognized City Manager Toney-Deal to explain. City Manager Toney-Deal explained the request for CIP funding is for Stormwater conveyance piping improvements for underground piping repairs. City Manager Toney-Deal is requesting Council approve CIP funds for the Rehabilitation of Stormwater Conveyance piping project.

Public Works Director Hockenbury explained Staff has identified the high risk areas within the City and will work on replacing the corrugated metal pipes. Staff is working on a five year plan which will change as Staff identifies pipe failures within the City.

Councilor Burke inquired about the difference between agenda item # 6 requesting \$100,000 for Stormwater drainage and agenda item # 7 requesting \$181,267 for Stormwater repairs. Director Hockenbury explained that the \$100,000 is from last year's Penny for Pinellas allocation. The \$100,000 (agenda item #6) will be part of agenda item #7 which will be added to last year's unused \$81,267 CIP funds to address the piping project.

Motion made by Councilor Edelman seconded by Councilor Barnhorn to authorize the City Manager to expend CIP funding in the amount of \$181,267 for Layne Inliner, LLC to rehabilitate the identified stormwater pipes utilizing the City of Orlando Bid # 15-0017.

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

**8. CONSIDER THE REAPPOINTMENT OF TREE ADVISORY COMMITTEE MEMBER ANN PICI.**

Mayor Waters recognized City Manager Toney-Deal to explain Agenda Items 8 and 9. City Manager Toney-Deal explained Ms. Pici and Ms. Estigo have been active members in the Tree Advisory Committee and staff is requesting Council approval to reappoint Ms. Pici and Ms. Estigo to the Tree Advisory Committee.

Motion made by Councilor Barnhorn seconded by Vice Mayor Quinn to re-appoint Ms. Ann Pici to the Tree Advisory Committee for a three year term that will expire January 26, 2019.

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

9. **CONSIDER THE REAPPOINTMENT OF TREE ADVISORY COMMITTEE MEMBER SHARON ESTIGO.**

Mayor Waters noted the City Manager Toney-Deal previously explained the request to reappointment of Ms. Estigo.

Motion made by Councilor Burke seconded by Councilor Matthews to re-appoint Ms. Sharon Estigo to the Tree Advisory Committee for a three year term that will expire January 26, 2019.

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

10. **CONSIDER APPROVAL AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE PINELLAS COUNTY SCHOOL BOARD VEHICLE USE AGREEMENT TO UTILIZE SCHOOL BUSES FOR SPRING AND SUMMER CAMPS.**

Mayor Waters recognized City Manager Toney-Deal to explain. City Manager Toney-Deal requests Council approval to enter into an agreement with the Pinellas County School Board to utilize school buses for the Recreation Department for Spring and Summer Camp field trips.

Motion made by Councilor Matthews seconded by Vice Mayor Quinn to authorize the City Manager to execute the 2016 Vehicle Use Agreement with Pinellas County School Board.

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

11. **CONSIDER APPROVAL AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ADVANCED ENGINEERING & DESIGN, INC. FOR PROFESSIONAL ENGINEERING SERVICES.**

Mayor Waters recognized City Manager Toney-Deal to explain. City Manager Toney-Deal explained Council previously authorized Staff to negotiate with three engineering firms to provide general engineering service to the City. City Attorney Daigneault has reviewed and approved the agreement that would be used for all three engineering firms, however with a different fee schedule for each. Staff is requesting Council approval of Advanced Engineering & Design, Inc.

Motion made by Councilor Burke seconded by Vice Mayor Quinn to authorize the City Manager to enter into a Professional Engineering Services Agreement with Advanced Engineering & Design, Inc.

A question was asked about the preliminary Engineering cost for Phase I of Waterfront Park. Director Hockenbury explained the preliminary cost for Phase I is not to exceed \$350,000 and estimated the amount would not exceed 10% for the engineering firm. Phase I consists

of the access drive, fencing, access gate, canoe/kayak launch, sidewalk, gazebo and a wash down rack.

Mayor Waters requested a list of items that will be included in Phase I, II and III.

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

## **12. CITY COUNCIL REPORTS:**

Councilor Springer – no report

Vice-Mayor Quinn – no report

Councilor Burke – no report

Councilor Edelman – rode with the Pinellas County Sheriff Wolf Pack Group and attended the Culver's soft opening.

Councilor Barnhorn – attended the Chamber Holiday Party.

Councilor Matthews – thanked Council, City Manager, City Attorney and Staff for all that they do for the City.

Mayor Waters – attended the Central Pinellas Chamber of Commerce and the Wounded Warriors Abilities Ranch in Pinellas Park.

## **CITY MANAGER REPORT:**

- Community Policing – Deputy Festa provided statistics from the Ride and Run event. The Sherriff's Department was able to purchase toys for 812 children and assist thirty-one families in the Greater Seminole Area. On January 19<sup>th</sup>, the Seminole Lakes Country Club Estates Homeowners Association will be recognizing the Sherriff's office and Deputies for the efforts in keeping our City safe.

- Update on Seminole City Center – City Manager Toney-Deal noted the building plans are in for review for Sports Authority and Petco and the Village Retail Building. There is site plan review being conducted for outparcel 1, 6 and 7.

- Supervisor Of Elections Invoice – City Manager Toney-Deal noted the City received an invoice from the Supervisor of Elections in the amount of \$17,059.75 for the November 2015 election. The City budgeted \$4,000 which is the cost for when we combine the City election with a large election. Funds have been reallocated in order to pay the bill.

A draft Annual Workshop Agenda was distributed. The meeting is scheduled for Saturday, January 16, 2016 @ 8:00 a.m. at the SPC Seminole Library.

**13. OLD BUSINESS:**

None

**14. NEW BUSINESS:**

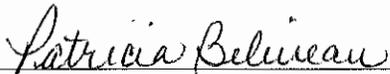
Vice Mayor Quinn mentioned the Food Pantry is in need of volunteers on Thursdays and Fridays from 10 a.m. to 1 p.m. Vice Mayor Quinn acknowledged the support for the food pantry by Mayor Waters.

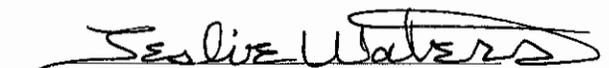
Mayor Waters noted Dr. Gary Mormino will be presenting at the January 27th Historical Society Meeting scheduled for 7:00 p.m., Fire Station 29 Open House is scheduled for January 31<sup>st</sup> from 1:00 p.m. to 3:00 p.m. and that Council can obtain a copy of the 2016 State of the State from the City Clerk

**15. CONSIDER A MOTION FOR ADJOURNMENT:**

Motion made by Councilor Edelman seconded by Council Matthews to adjourn the meeting at 9:55 p.m.

Date Approved: 1.26.16

  
Minutes prepared by City Clerk  
Patricia Beliveau

  
Leslie Waters, Mayor