

**WORKSHOP MINUTES  
SEMINOLE CITY COUNCIL  
June 8, 2016**

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The Workshop of the Seminole City Council was held on Wednesday, June 8, 2016, in City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 6:00 p.m.

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. Also present were Attorney Tim Schuler, Dr. Jim Olliver and Building Official Jim Ford.

Mayor Waters announced that City Manager Toney-Deal would present the options discussed by the Fact Finding Group.

Councilor Edelman excused himself from any discussion on the topic due to a conflict of interest with the agenda item.

City Manager Toney-Deal explained that the Fact Finding Group suggested the following three options:

1. A land lease, which Attorney Schuler noted that Dr. and Mrs. Lurie would not be interested as an option;
2. The project be built, as previously discussed, on 113<sup>th</sup> Street; or
3. Placing the building at Waterfront Park.

City Manager Toney-Deal explained that the initial "Waterfront Park" proposal considered earlier in the process was to place a much larger building at Waterfront Park, however the modified proposal is to place a less than 3,000 square foot building on the 113<sup>th</sup> Street property. The Public Purpose legality has the support of an independent attorney.

City Manager Toney-Deal explained there are some structural challenges at the Waterfront Park site due to the debris in the ground from what has been previously placed in the ground.

Dr. Olliver noted the Chamber portion of the building will be a Welcoming Center where visitors could go for information on the city and local businesses. He stated that the Chamber would staff the facility during the work week and suggested that public restrooms be incorporated into the structure. Another option he suggested was to add an additional room as a storage area to be utilized by the City.

City Manager Toney-Deal explained that Nujak Development Inc. agreed to extend the contract for the project.

Attorney Schuler noted that Dr. Lurie is excited about the possibility of placing the building at the Waterfront Park location and will grant additional time to execute the plan.

Vice-Mayor Quinn inquired if the City could lose future Grants if a building is placed at Waterfront Park. City Manager Toney-Deal noted loss of grant would not occur as long as the City continues doing what had been originally planned.

Councilor Burke inquired if there was an anticipated ad valorem for next year and what would be the maximum occupancy for the building. City Manager Toney-Deal explained the ad valorem would be 5.8% and the maximum occupancy for the building would be 50. Councilor Burke inquired if a more functional multi-purpose room could be created versus only a meeting room space.

Councilor Springer expressed concern that the Park is located in a flood zone and the City should consider a metal roof.

Dr. Olliver explained that he is optimistic that the cost could be lower than \$550,000 and that the Chamber is committed to working with the Civic Clubs to raise the additional funds. He also raised on behalf of the fact-finding group the question regarding the Chamber and the City jointly selling the lots on 113<sup>th</sup> Street. The sale of the three lots would provide the Chamber and the City with funds for any unforeseen expenses or to allocate as they choose.

Councilor Matthews recommended that additional footage be added to the building for storage to be used by the City.

City Manager Toney-Deal explained if Council is in consensus of the sale of the two lots on 113<sup>th</sup> Street, the funds would be available, at councils' discretion, to add the additional room. She further explained the City would be responsible for the funding for any added footage to the building for exclusive City usage.

Councilor Burke and Dr. Olliver discussed the use of the "civic" room, as an indoor classroom and the possibility of an outdoor activity area for Recreation programs.

Council's consensus is to pursue the sale of the two City lots as long as the Chamber agrees to sell its lot.

City Manager Toney-Deal explained that a soil analysis (geotechnical analysis) would be conducted to determine the condition of the grounds possible design of the building foundation.

Building Official Jim Ford explained that he has reviewed the 2004 Soil Analysis Report which indicated the elevation is at 7 feet and that the 2007 Soil Analysis Report shows landfill material between 6 to 12 feet. As of today, he doesn't know the current elevation; however, the elevation should be at eleven feet per the Federal Emergency Management Agency (FEMA) requirements. Mr. Ford suggested that a spread footing foundation, stem wall construction and concrete block building might be an option.


Council's consensus is to authorize the City Manager to have a soil analysis conducted on the Waterfront Park grounds where the subject building may be located.

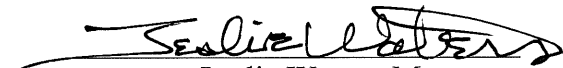
City Manager Toney-Deal indicated that Recreation Director Becky Gunter would call a Special Meeting of the Recreation Advisory Board to discuss the Chamber Building location at Waterfront Park.

**CONSIDER A MOTION FOR ADJOURNMENT:**

Mayor Waters adjourned the meeting at 7:06 p.m.

Date Approved: 6.28.16

  
Minutes prepared by City Clerk  
Patricia Beliveau

  
Leslie Waters, Mayor