

**BUSINESS MINUTES  
SEMINOLE CITY COUNCIL  
December 11, 2018**

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The Business Meeting of the Seminole City Council was held on Tuesday, December 11, 2018, at 6:00 p.m., in City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

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

Councilor Quinn provided the invocation and the Pledge of Allegiance.

**PRESENT:**

Mayor Leslie Waters, Vice Mayor Trish Springer, Councilor Thom Barnhorn, Councilor Roger Edelman, Councilor Bob Matthews, Councilor Jim Quinn, City Manager Ann Toney-Deal, City Attorney Jay Daigneault, and City Clerk Patty Believeau. Not present was Councilor Chris Burke.

**INTRODUCTIONS AND PRESENTATIONS:**

- **FIRE RESCUE ANNUAL RECOGNITION AWARDS**  
Fire Chief Burford recognized the recipients of the Fire Department 2018 Annual Recognition Awards: Fire Officer of the Year – Lieutenant Jeremy Newton, Fire-Medic of the Year, Fire-Medic Ryan Craig, and Firefighter EMT of the Year – Robert Keglore.
- **BOYS SCOUT TROOP 2519**  
Vice Mayor Springer recognized Boys Scout Troop 2519 for attending the Council Meeting and learning about city government and advised that she had provided a City Hall tour.

**1. PUBLIC COMMENTS:**

Dan Hester – address 10050 Bayou Grande Avenue stated that the Development Land Use for the City needs to be reviewed. The noise, pollution and drainage from the Addison Development has affected the Bayou Grande Townhomes residents.

**2. CONSENT AGENDA**

Mayor Waters stated that the Consent Agenda contains normal, routine business items that are very likely to be approved by the City Council. The items are not discussed, and may all be approved in a single motion. A Council Member may ask that an item be removed from the Consent Agenda for discussion. Items removed will be discussed and action taken following the adoption of the Consent Agenda.

- A. BUSINESS MEETING MINUTES: NOVEMBER 27, 2018
- B. WORKSHOP MEETING MINUTES: NOVEMBER 27, 2018
- C. CONSIDER AUTHORIZING THE CITY MANAGER TO ACCEPT A BID FROM HIGH SOURCES INC. IN THE AMOUNT OF \$15,180 FOR JANITORIAL SERVICES FOR SEMINOLE CITY HALL, PUBLIC WORKS OPERATIONS AND THE PUBLIC WORKS ADMINISTRATION/EMERGENCY OPERATIONS CENTER (EOC) FACILITIES.

Motion made by Councilor Matthews, seconded by Councilor Edelman to approve the Consent Agenda.

**ALL IN FAVOR. MOTION PASSED UNANIMOUSLY**

**3. ACTION ITEMS**

A. CONDUCT A PUBLIC HEARING. CONSIDER FINAL APPROVAL OF THE PROPOSED DEVELOPMENT AGREEMENT REGARDING PROPERTY LOCATED AT 8640 SEMINOLE BOULEVARD (DELOACH, HOFSTRA & CAVONIS, P.A.) ON SECOND AND FINAL HEARING.

City Manager Toney-Deal explained that during the November 27, 2018, Council Meeting, Council granted preliminary approval of the DeLoach, Hofstra & Cavonis Development Agreement. City Manager Toney-Deal further explained that there have been no changes to the agreement since the last meeting.

Community Development Director Ely asked that the prior testimony from the November 27, 2018, Public Hearing be brought forward, and that staff is recommending approval of the Development Agreement.

Mayor Waters opened the Public Hearing.

Dan Hester stated that he supports the DeLoach, Hofstra & Cavonis project, and that DeLoach, Hofstra & Cavonis, LLC have been accommodating to the concerns of the neighboring residents.

Mayor Waters closed the Public Hearing.

Motion made by Councilor Quinn, seconded by Councilor Matthews to approve the proposed Development Agreement with Dennis R. DeLoach, Jr., Faye M. DeLoach, Peter T. Hofstra, Kimberly C. Hofstra, and 8640 Investments, LLC, on second and final hearing.

Gulf Coast Consulting, Transportation Planner Robert Pergolizzi explained the site plan.

Mr. Cavonis stated that he has asked residents to consider transom windows versus the opaque windows on the western wall of the second floor as previously discussed. Transom

windows will prevent anyone on the second floor of the new building from looking at the neighbor's home or yard.

Paul Harms – address 8649 108<sup>th</sup> Street, Seminole, Florida 33772, stated that during the November 27, 2018, Council Meeting there was discussion of possibility placing an eight foot wall on the property line and the placement of areca palms.

**Roll Call**

Councilor Edelman	AYE
Vice Mayor Springer	AYE
Councilor Quinn	AYE
Councilor Barnhorn	AYE
Councilor Matthews	AYE
Mayor Waters	AYE

**ALL IN FAVOR. MOTION PASSED UNANIMOUSLY**

**B. CONSIDER MOTION TO ADOPT ORDINANCE NO. 25-2018: AMENDING THE CITY OF SEMINOLE MUNICIPAL FIREFIGHTERS' PENSION TRUST FUND ON FIRST READING.**

City Clerk Beliveau read Ordinance No. 25-2018 by title only. City Manager Toney-Deal explained that City of Seminole Municipal Firefighters' Pension Board Attorney, Scott Christiansen and staff are recommending adoption of Ordinance No. 25-2018. The City's Pension Attorney, Jim Lim has reviewed the proposed ordinance and has no objection to the change.

Motion made by Vice Mayor Springer, seconded by Councilor Matthews to adopt Ordinance No. 25-2018 on first reading and schedule a second reading and public hearing on December 18, 2018.

**Roll Call**

Councilor Edelman	AYE
Vice Mayor Springer	AYE
Councilor Quinn	AYE
Councilor Barnhorn	AYE
Councilor Matthews	AYE
Mayor Waters	AYE

**ALL IN FAVOR. MOTION PASSED UNANIMOUSLY**

**C. CONSIDER AUTHORIZING THE CITY MANAGER TO ACCEPT A BID FROM PRIME-SCAPE SERVICES IN THE AMOUNT OF \$64,656 FOR MEDIAN LANDSCAPING AND APPROVAL TO BRING THE RECREATION CENTER**

COMMON AREA AND CITY PARK GROUNDS MAINTENANCE BACK IN HOUSE BY HIRING ONE FULL-TIME MAINTENANCE I EMPLOYEE FOR AN ANNUAL COST OF \$40,531.52.

City Manager Toney-Deal explained that the current landscaping service contract for roadway median maintenance, City Park and the Recreation Center's common area are currently with Natural Designs Landscaping of Lutz, Florida. The City had piggybacked on a Pasco County contract since July 1, 2006, and the price had not increased in over 12 years.

The City intended to piggyback on the new Pasco County Landscaping Services contract that was awarded on October 9, 2018. However, the new Pasco County Landscaping Service contract increased the cost of landscaping services to \$183,911.64 an increase of \$119,598.81 annually.

The City advertised an Invitation to Bid on November 2, 2018, for a five year contract. Four contractors attended a pre-bid meeting and only one contractor submitted a bid, Prime-Scape Services of Clearwater. Based on the bid from Prime-Scape Services the total cost for landscape services would be \$111,780 annually.

Public Works Director Rodney Due submitted three options for Council's consideration. Director Due recommended that Council approve Option III; utilize Prime-Scape Services' bid for roadway median maintenance, and in-house the maintenance of City Park and the Recreation Center common area. Award Prime-Scape Services the median maintenance at \$64,656, and bring in-house and add one Maintenance I position at an estimated cost of \$40,531.52 to maintain the City Park and the Recreation Center common area.

Motion made by Councilor Quinn, seconded by Councilor Matthews to authorize the City Manager to award the Median Landscaping bid to Prime-Scape Services in the amount of \$64,656 and bring the Recreation Center common area and City Park grounds maintenance in-house by hiring one full-time Maintenance I employee for an estimated annual cost of \$40,531.52.

Councilor Quinn suggested that staff review the progress, and during the FY19/20 Budget Workshop, Council can revisit discussions of hiring an additional one full-time Maintenance I employee.

**ALL IN FAVOR. MOTION PASSED UNANIMOUSLY**

Kenneth Volentine – address 8992 112<sup>th</sup> Street, Seminole, Florida, 33772, expressed his concern regarding a large trailer parked in the front of a neighbor's yard, and submitted photos of the trailer. Mr. Volentine asked that Council consider amending the City's Code of Ordinances to limit the size of vehicles such as trailers that can be parked in the front of a resident's homes.

#### 4. CITY COUNCIL REPORTS

Councilor Edelman – no report. Councilor Edelman thanked everyone that assisted in making Bright before Your Eyes Night Parade a success.

Vice Mayor Springer – attended the Annual Volunteer Dinner, the Mayor’s Annual Luncheon, Barnhorn Financial Holiday Party, Winterfest Tree Lighting, and Bright before Your Eyes Night Parade.

Councilor Quinn – attended the C-Span honoring local teachers at Seminole High, Richard O. Jacobson Technical High School Ribbon Cutting, Annual Volunteer Dinner, Seminole Historical Society hosted a “Native American Gathering”, Grand Opening of Waste Management Compressed Natural Gas facility, Sheriff’s Advisory Board Holiday Luncheon, and Bright before Your Eyes Night Parade.

Councilor Barnhorn – attended the Business Leaders meeting at the Seminole St. Petersburg College, Joe Corbin’s Ceremony, the opening of Smashburgers, C-Span honoring local teachers at Seminole High, Richard O. Jacobson Technical High School Ribbon Cutting, Annual Volunteer Dinner, Seminole Historical Society hosted a “Native American Gathering”, Friends of the Library - 50 Cent Sale, Kiwanis Breakfast Club of Seminole and assisted with taking down the Field of Honor Flags, Andrew Davis’ Eagle Scout Ceremony, Grand Opening of Waste Management Compressed Natural Gas facility, Barnhorn Financial Annual Holiday Party, Historical Society Annual Christmas Open House, Winterfest Tree Lighting, and Bright Before Your Eyes Night Parade.

Councilor Matthews – no report. Councilor Matthews stated that he will forward a presentation by Tampa Electric Company (TECO) to Council regarding gas compressors that was presented to Tampa Bay Regional Planning Council (TBRPC). Councilor Matthews further stated that he will forward his comments on two other presentations that were delivered to the TBRPC.

Mayor Waters – submitted her report to the City Clerk.

#### 5 CITY MANAGER REPORT

##### A. CONSIDER PURCHASE OF LAND

City Manager Toney-Deal explained that the Repetto property which is two separate contiguous parcels, totaling 5.13 acres is for sale. A 3,068 square foot single family home is on one of the parcels.

The Repetto family is willing to sell both parcels to the City for a total of \$1.5 million, and the City Manager has made an offer for the property for that amount. The Repetto family for many years has allowed the City, at no charge, to use this property for parking for special events held at City Park.

City Manager Toney-Deal stated if Council wishes to visit the property and home, she will coordinate a date and time for a visit.

City Manager Toney-Deal asked for guidance from Council on how they would like to proceed with the sale. If Council would like an appraisal of the property and home, Tod Mar Associates would conduct the appraisal for \$2,500.

Councilor Edelman expressed his concerns of spending of \$1.5 million of taxpayer dollars on the Repetto property.

Mayor Waters inquired if Council was in agreement for Tod Mar Associates to conduct an appraisal of the property for \$2,500.

Council voted in favor of Tod Mar Associates to conduct an appraisal of the Repetto property for \$2,500. VOTE PASSED 6 – 1 (Councilor Edelman voted no).

#### **B. COMMUNITY POLICING REPORT**

Deputy Festa stated that he has been busy with Holiday Parades, Winterfest and Riding with the Stars event. The Riding with the Stars event raised \$100,000 and Deputy Festa will be visiting Target Store to purchase items for those less fortunate.

#### **C. SEMINOLE CITY CENTER UPDATE**

The certificate of occupancy for The Joint Chiropractic has been issued.

#### **D. GIFT CARD DISTRIBUTION**

City Manager Toney-Deal explained that the City contracted with Texas Cattle Restaurant to cater the 2018 Annual Volunteer Dinner. The City received a \$25 gift card for every \$100 spent. Previously, Council approved the distribution of gift cards to employees through a random selection process.

City Manager Toney-Deal explained that Mrs. Kathie Reynolds loaned the City the centerpieces, holiday trees, punch bowl and other items for its 2018 Annual Volunteer Dinner event. City Manager Toney-Deal would like to present Mrs. Reynolds with \$100 of the Texas Cattle gift cards for lending the City the items.

Motion made by Councilor Matthews, seconded by Councilor Barnhorn to approve the City Manager to present Ms. Reynolds with \$100 in Texas Cattle gift card.

#### **ALL IN FAVOR. MOTION PASSED UNANIMOUSLY**

City Manager Toney-Deal congratulated Finance Director Allison Broihier for obtaining her Government Officer certification.

### **6 OLD BUSINESS**

Councilor Matthews stated there is an odor coming from the Lift Station on Park Boulevard. City Manager Toney-Deal explained that she will follow-up with the County.

### **7 NEW BUSINESS**

Councilor Edelman inquired the status of a vehicle parked in front of a store on Park

Boulevard. Community Development Director Ely explained a few months ago, a tornado touched down in Seminole resulting in damages to some homes and businesses. The noted store was affected by the tornado. He stated that code enforcement will follow up and will provide an update.

Councilor Edelman stated his concerns regarding the drainage ditch at the Bayou Grande Townhomes as a result of the Addison on Long Bayou development. Community Development Director Ely provided the history of the ongoing situation, and noted that he will be working with Mr. Hester and the Developer to resolve any concerns.

Councilor Edelman inquired the status of the pipeline on Park Boulevard. City Manager Toney-Deal stated that she will follow-up with the County.

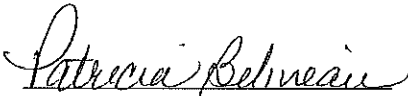
Mayor Waters stated that she met with Seminole-St. Petersburg College staff and they have agreed to host a Home Rule Forum event scheduled for the first quarter of 2019.

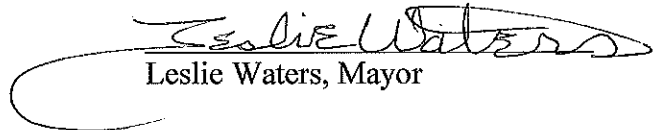
Mayor Waters inquired if any organization or civic group would be interested in sponsoring future Mayor's Prayer Breakfast on an annual basis.

**8 CONSIDER A MOTION FOR ADJOURNMENT**

Motion made by Councilor Matthews seconded by Councilor Quinn to adjourn the meeting at 7:45 p.m.

Date Approved January 8, 2019

  
Minutes prepared by City Clerk  
Patricia Beliveau

  
Leslie Waters, Mayor