

**BUSINESS MEETING MINUTES
SEMINOLE CITY COUNCIL
April 8, 2025**

The Business Meeting of the Seminole City Council was held on Tuesday, April 8, 2025, 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 Thom Barnhorn provided the invocation and led the Pledge of Allegiance.

Mayor Waters asked Council to excuse Councilor Quinn's absence from the April 8, 2025, City Council Meeting. Mayor Waters asked for a show in hands to excuse Councilor Quinn.

ALL IN FAVOR, ABSENCE EXCUSED.

PRESENT

Mayor Leslie Waters, Vice Mayor Chris Burke, Councilor Thom Barnhorn, Councilor Ray Beliveau, Councilor Al Shields, Councilor Trish Springer, City Manager Ann Toney-Deal, Assistant City Attorney Nancy Meyer and City Clerk Ann Marie Mancuso. Not Present: Councilor Jim Quinn, City Attorney Jay Daigneault.

PRESENTATIONS

NONE

1. PUBLIC COMMENTS

NONE

2. CONSENT AGENDA

A. Business Meeting Minutes: March 27, 2025.

Motion made by Vice Mayor Burke, seconded by Councilor Springer to approve item A. of the Consent Agenda.

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

3. ACTION ITEMS

- A. Second Hearing and Final Reading of a proposed Development Agreement regarding property located at 7524 90th Street.

City Manager Toney-Deal stated that the Development Agreement was previously presented on First Reading at the March 27, 2025, City Council Meeting. There have been no changes to the Development Agreement since the first reading. City Manager Toney-Deal asked that the Council accept evidence from the first reading and incorporate it into this reading. Staff recommended approval of the Development Agreement.

Mayor Waters opened the Public Hearing.

Receiving no requests from the public to speak, Mayor Waters closed the Public Hearing.

Motion made by Vice Mayor Burke, seconded by Councilor Barnhorn to grant approval of the proposed Development Agreement with Two J Properties, LLC.

Roll Call

Mayor Waters	AYE
Vice Mayor Burke	AYE
Councilor Barnhorn	AYE
Councilor Beliveau	AYE
Councilor Shields	AYE
Councilor Springer	AYE

ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

- B. Approval of the Bay Pines Fire Station Construction Manager at Risk service rankings and authorization to enter into contract negotiations.

City Manager Toney-Deal stated there were four (4) contractors that met the requirements of the Request for Qualifications (RFQ) process, and there was a committee of six (6) members that scored the proposals, conducted interviews, and ranked the firms. The City Manager recommended ranking CORE Construction Services of Florida, LLC #1, and Wharton-Smith, Inc. #2. The committee's final recommendation was evenly split between CORE and Wharton-Smith.

Motion made by Councilor Shields, seconded by Councilor Springer to approve the Bay Pines Fire Station Construction Manager at Risk rankings: 1) CORE Construction Services of Florida, LLC; 2) Wharton-Smith Inc., and authorize the City Manager to enter into contract negotiations with the first ranked firm (CORE Construction Services of Florida, LLC)

Roll Call

Mayor Waters AYE
Vice Mayor Burke AYE
Councilor Barnhorn AYE
Councilor Beliveau AYE
Councilor Shields AYE
Councilor Springer AYE

ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

- C. Award Bid to New Vista Bldg. Group for the City Hall Exterior Rehabilitation Project and authorize the City Manager to execute the Construction Agreement in the amount of \$160,085.14.

City Manager Toney-Deal stated that the project is a hardening of the exterior of the City Hall building. The project consists of tile removal, stucco, crack repairs, pressure washing, sealing, caulking, coating, painting of stucco surfaces, and rehabilitation of walls, pillars, metal doors, windows, gutters, downspouts, frames, coping and fascia. The City received four (4) responsive bids for this project.: New Vista Builders Group at \$160,085.14; Axcel Construction at \$209,634.71; Quick Painting Group at \$221,000.00; and Specialized Property Services at \$330,645.00. Staff recommended the bid award to New Vista Building Group.

Motion made by Councilor Barnhorn, seconded by Councilor Beliveau to award the bid to New Vista Building Group for the City Hall Exterior Rehabilitation Project and authorize the City Manager to execute the Construction Agreement in the amount of \$160,085.14.

Roll Call

Mayor Waters AYE
Vice Mayor Burke AYE
Councilor Barnhorn AYE
Councilor Beliveau AYE
Councilor Shields AYE
Councilor Springer AYE

ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

- D. City of Seminole Proclamation of Emergency for Hurricane Helene Extensions No. 29 & No. 30.

City Manager Toney-Deal stated that the repairs are currently in progress at City Hall, and as soon as they are complete, the Proclamation of Emergencies will no longer need to be extended.

Motion made by Vice Mayor Burke, seconded by Councilor Springer to approve the seven (7) day extensions for the Proclamation of Emergency for Hurricane Helene, Extension No. 29 through April 22, 2025, and Extension No. 30 through April 29, 2025.

ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

E. City of Seminole Proclamation of Emergency for Hurricane Milton Extensions No. 27 & No. 28.

City Manager Toney-Deal stated that the repairs are currently in progress at City Hall, and as soon as they are complete, the Proclamation of Emergencies will no longer need to be extended.

Motion made by Vice Mayor Burke, seconded by Councilor Beliveau to approve the seven (7) day extensions for the Proclamation of Emergency for Hurricane Milton, Extension No. 27 through April 21, 2025, and Extension No. 28 through April 28, 2025.

ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

4. **CITY MANAGER REPORT**

City Manager Toney-Deal asked Council to excuse Councilor Beliveau's absence from the March 27, 2025, City Council Meeting. Mayor Waters asked for a show in hands to excuse Councilor Beliveau.

ALL IN FAVOR, ABSENCE EXCUSED.

A. Community Policing Report

Community Policing Officer, Deputy Papas stated that there has been an issue with the electronic bikes (e-bikes) and it is being addressed.

B. Save the Date

City Manager Toney-Deal announced the following:

- Art in the Park on Saturday, April 12, 2025, from 10:00 a.m. – 3:00 p.m. at City Park. The Seminole Historical Society will also be celebrating its 10th Anniversary on this day as well. Mayor Waters announced that former City Manager Frank Edmunds will be attending the Anniversary celebration.
- Breakfast with the Easter Bunny on Saturday, April 19, 2025, from 9:00 a.m.- 11:00 a.m. in the Parkview Room.

City Manager Toney-Deal announced that invitations have been emailed for the “State of the City” Luncheon, which will take place on Tuesday, May 6, 2025, at the Parkview Room. This luncheon was planned with the local Civic Clubs and non-profits in attendance, as part of the Strategic Plan.

City Manager Toney-Deal stated that staff recommended July 18, 2025, for the Annual budget meeting. Vice Mayor Burke advised that he will not be available. The City Manager will send dates to Council to see their availability.

City Manager Toney-Deal stated that the Council will be asked to set Monday, September 8, 2025, and Monday, September 22, 2025, as the Council Meeting dates for Council to approve the budget and set the millage rate.

City Manager Toney-Deal stated that a workshop has been set for Tuesday, April 22, 2025, (immediately following the Council Meeting). This workshop will be to present the proposed Stormwater Capital Improvement Plan.

5. **OLD BUSINESS**

Councilor Beliveau stated that he has noticed that the gas station on Park Boulevard and Ridge Road is now complete, and it looks great. He also stated that the Chrysler Dealership on Park Boulevard and Starkey Road is making great progress; the new Development on the corner of Park Boulevard has been begun; and Park Boulevard was paved. He stated that Seminole is making great progress.

6. **NEW BUSINESS**

Councilor Springer announced that the Suncoast League of Cities is having its meeting on Friday, April 12, 2025, in Gulfport, at the Gulfport Community Building.

Councilor Springer also announced that the Suncoast League of Cities will be hosting its Awards Ceremony at the Feather Sound Country Club in May.

Councilor Shields stated that he received several calls from residents in the Seminole Lake Country Club Estates, in reference to red tags that they received. It was his opinion that it could have been handled better. Councilor Springer stated that her neighborhood received two (2) notification letters. Councilor Shields stated that he was not aware of the second letter. Community Development Director Wesley Wright stated that all flood areas received two (2) letters. The City Manager advised that she would send Council a copy of the letters that were distributed and posted for the Seminole Lake Country Club homeowners.

City Manager Toney-Deal stated that the Citizens Academy ice cream social and mock City Council meeting will take place on Wednesday, April 23, 2025, in Council Chambers at 5:30 p.m.

7. **ADJOURNMENT**

Mayor Waters adjourned the meeting at 7:08 p.m.

Date Approved: April 22, 2025

Ann Marie Mancuso

Minutes prepared by City Clerk
Ann Marie Mancuso, CMC

Leslie Waters
Leslie Waters, Mayor

