

BUSINESS MINUTES
SEMINOLE CITY COUNCIL
June 13, 2023

The Business Meeting of the Seminole City Council was held on Tuesday, June 13, 2023, 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.

Vice Mayor Roger Edelman provided the invocation and led the Pledge of Allegiance.

PRESENT

Mayor Leslie Waters, Vice Mayor Roger Edelman, Councilor Thom Barnhorn, Councilor Chris Burke, Councilor Jim Olliver, Councilor Trish Springer, Councilor Jim Quinn, City Manager Ann Toney-Deal, City Attorney Jay Daigneault and City Clerk Ann Marie Mancuso.

PRESENTATIONS

A. RECOGNITION OF 2023 FLORIDA LEAGUE OF CITIES HOME RULE HEROES.

Mayor Leslie Waters, Councilor Thom Barnhorn, Councilor Jim Olliver, Councilor Trish Springer, and City Manager Ann Toney-Deal were recognized and honored by the Florida League of Cities as recipients of the 2023 Home Rule Hero Award. Each year, the Florida League of Cities recognizes individuals for their Legislative Advocacy.

B. SMALL CITIES MONTH PROCLAMATION.

Councilor Barnhorn read a Proclamation in celebration of "Small Cities Month". Councilor Thom Barnhorn will be presenting the Proclamation to the National League of Cities, Small Cities Committee at its next business meeting.

C. ANNUAL FINANCIAL AUDIT PRESENTATION FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2022.

Peter Schatzel of Wells, Houser & Schatzel presented the 2021-2022 City of Seminole Audit. Mr. Schatzel stated that the accounting records were accurate and in very good order, and he received the full cooperation and support from all of the City's staff. The City maintained a very sound financial condition.

As of September 30, 2022, the City had a 5 month undesignated reserve which totaled 8.14million dollars, and cash and liquid investments totaled \$33.2 million dollars, which included unexpended ARPA funds of \$6,608,655. The Firefighters' Pension Trust Fund decreased \$6,389,973 in 2022, and is funded at 69.8%. He also stated that the City of Seminole is a well administered City with no debt and is current on all obligations.

1. PUBLIC COMMENTS

Truman McGhee – 10206 Blossom Trail, Seminole. Mr. McGhee spoke on the subject of flash floods off of Blossom Lake in and around areas with private roadways.

Barbara Salazar – 9064 Baywood Park Drive, Seminole. Ms. Salazar presented a “SEMINOLE” framed print to Councilor Trish Springer to replace the one that Councilor Springer presented to Representative Berny Jacques to hang in his office in Tallahassee.

2. CONSENT AGENDA

A. BUSINESS MEETING MINUTES: MAY 23, 2023.

B. ACCEPT THE ANNUAL FINANCIAL AUDIT PRESENTATION FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2022.

Motion made by Councilor Olliver, seconded by Councilor Burke to approve the Consent Agenda.

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

3. ACTION ITEMS

A. PUBLIC HEARING AND REQUEST BY JOHN-MARY ENTERPRISES, LTD. FOR A DEVELOPMENT AGREEMENT FOR SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 10790 PARK BOULEVARD (CHICK-FIL-A)

City Manager Toney-Deal stated that the proposed Development Agreement is for an expansion of the existing Chick-fil-A, and other changes in the site. Community Development Director Wesley Wright stated that Council held a workshop on April 12, 2022, where Council authorized the City Manager to negotiate a Development Agreement. Staff has now negotiated a Development Agreement based on Council’s authorization. As part of the negotiations, a traffic study and queueing analysis were conducted. Chick-fil-a is seeking relief from the following code requirements:

- Sec. 58-88 – Maximum number of parking spaces: The plan proposes 56 spaces which exceeds the maximum number of 38.
- Sec. 70-575 – Property development standards: The site plan has an impervious surface ratio of 77.91%, this exceeds the 0.75% standard for the Commercial Architectural Corridor.
- Sec. 66-307 C. – Menu Display Sign: The code allows for one menu display sign not exceeding 6 SF in area. A second menu sign would be allowed for the second drive through lane.
- Sec. 58-329 – Perimeter landscaping and buffering requirements as shown on the Landscape plan with more pervious area than existing condition. (from 84.77% to 77.91%)

Staff recommended approval of the Development Agreement on first reading, with a second reading scheduled for June 27, 2023.

Mayor Waters opened the Public Hearing.

Truett Gardner of Gardner Brewer Hudson of Tampa spoke on behalf of the applicant. He wanted to clarify that the addition of the 596 SF is not for additional seating, it is for the addition of the kitchen area. The addition of the parking will allow for safer conditions, and the queue will allow the stacking from 10 to 24 vehicles to allow for a more efficient and safer operation.

Receiving no other public comments, Mayor Waters closed the Public Hearing.

Motion made by Councilor Quinn, seconded by Vice Mayor Edelman, for preliminary approval of the proposed Development Agreement with John-Mary Enterprises, Ltd., and to set a second public hearing for June 27, 2023.

Discussion ensued.

Councilor Springer inquired about bike racks. Mr. Gardner stated that he would take that suggestion back to Chick-fil-A.

Roll Call

Mayor Waters	AYE
Vice Mayor Edelman	AYE
Councilor Barnhorn	AYE
Councilor Burke	AYE
Councilor Olliver	AYE
Councilor Quinn	AYE
Councilor Springer	AYE

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

B. RESOLUTION NO. 03-2023: ESTABLISHING PROCEDURES FOR FILLING VACANCIES ON THE CITY COUNCIL.

City Clerk Mancuso read Resolution No. 03-2023 by title only.

City Manager Toney-Deal stated that the Resolution was discussed at the May 23, 2023, City Council meeting. The change that the Council suggested in Section 5 to reflect that Public comment shall be received by the City Council following all presentations, was added to the Resolution.

Motion made by Councilor Olliver, seconded by Councilor Burke to adopt Resolution No. 03-2023, establishing procedures for filling vacancies on the City Council.

Roll Call

Mayor Waters	AYE
Vice Mayor Edelman	AYE
Councilor Barnhorn	AYE
Councilor Burke	AYE
Councilor Olliver	AYE
Councilor Quinn	AYE
Councilor Springer	AYE

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

C. RESOLUTION NO. 04-2023: VACATION OF A PORTION OF A UTILITY EASEMENT AT 8428 PARKWOOD BOULEVARD.

City Clerk Mancuso read Resolution No. 04-2023 by title only.

City Manager Toney-Deal stated that all utilities have been notified, and they have all confirmed that they have no use for the easement, and staff recommended its approval.

Motion made by Vice Mayor Edelman, seconded by Councilor Springer to adopt Resolution No. 04-2023 vacating 0.65 square feet of a plated utility easement located at 8428 Parkwood Boulevard.

Roll Call

Mayor Waters	AYE
Vice Mayor Edelman	AYE
Councilor Barnhorn	AYE
Councilor Burke	AYE
Councilor Olliver	AYE
Councilor Quinn	AYE
Councilor Springer	AYE

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

D. CONSIDER A FIRST READING OF ORDINANCE NO. 07-2023 REGARDING A VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 11108 69TH AVENUE.

City Clerk Mancuso read Ordinance No. 07-2023 by title only.

City Manager Toney-Deal stated that the property is developed as a single family home. The property owners have petitioned the City to voluntarily annex into the City. The City and property owners have complied with *Florida Statutes*, and staff recommended its approval.

Motion made by Councilor Burke, seconded by Councilor Barnhorn to approve Ordinance No. 07-2023 on first reading.

Roll Call

Mayor Waters	AYE
Vice Mayor Edelman	AYE
Councilor Barnhorn	AYE
Councilor Burke	AYE
Councilor Olliver	AYE
Councilor Quinn	AYE
Councilor Springer	AYE

ALL IN FAVOR. MOTION PASSED UNANIMNOUSLY.

E. CONSIDER A FIRST READING OF ORDINANCE NO. 08-2023 REGARDING A VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 10898 VILLAGE GREEN AVENUE.

City Clerk Mancuso read Ordinance No. 08-2023 by title only.

City Manager Toney-Deal stated that the property is developed as a single family home. The property owners have petitioned the City to voluntarily annex into the City. The City and property owners have complied with *Florida Statutes*, and staff recommended its approval.

Motion made by Councilor Quinn, seconded by Councilor Burke to approve Ordinance No. 08-2023 on first reading.

Roll Call

Mayor Waters	AYE
Vice Mayor Edelman	AYE
Councilor Barnhorn	AYE
Councilor Burke	AYE
Councilor Olliver	AYE
Councilor Quinn	AYE
Councilor Springer	AYE

ALL IN FAVOR. MOTION PASSED UNANIMNOUSLY.

E. APPOINT A COUNCIL MEMBER AS A VOTING DELEGATE FOR THE FLORIDA LEAGUE OF CITIES 97TH ANNUAL CONFERENCE.

City Manager Toney-Deal stated the Florida League of Cities is seeking a representative from the City of Seminole to serve as the City's voting delegate during the Florida League of Cities Annual Conference. The representative must be a registered attendee of the conference.

Councilor Springer self-nominated.

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

Councilor Barnhorn self-nominated to serve as the alternate.

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

4. CITY COUNCIL REPORTS

Councilor Barnhorn – Councilor Barnhorn attended the Seminole Chamber of Commerce's Kids Appreciation Day; attended the Bay Pines Veterans Administration Memorial Day Ceremony; attended the Seminole Chamber of Commerce CERT presentation; attended the Seminole Chamber of Commerce after hours business meeting; attended the City of Seminole Hurricane Prep seminar; attended the Seminole Food Truck Rally; virtually attended a National League of Cities Small Cities meeting.

Councilor Burke – No report.

Vice Mayor Edelman – Vice Mayor Edelman attended the Seminole Chamber of Commerce's Kids Appreciation Day, and attended the Seminole Food Truck Rally.

Councilor Olliver – Councilor Olliver attended the PSTA Board Meeting; attended the Seminole Chamber of Commerce's Kids Appreciation Day; virtually attended the Florida League of Cities' Strong Cities webinar.

Councilor Quinn – No report.

Councilor Springer – Councilor Springer attended the Suncoast League of Cities' Legislative Awards Dinner.

Mayor Waters – Mayor Waters attended the Seminole Chamber of Commerce's Kids Appreciation Day; placed flags on the grave sites at Bay Pines Veterans Cemetery; joined the residents at Freedom Square waving flags for Memorial Day; spoke to the Toastmaster Group at the Seminole Community Library; volunteered at the Interfaith Food Pantry; attended the Belleair Republican Women's Club, where Senator Ed Hooper was the guest speaker; presented a "Seminole State of the City" speech to the Central Pinellas Republican Club; attended the Seminole Food Truck Rally.

5. CITY MANAGER REPORT

City Manager Toney-Deal asked Council to excuse Councilor Springer's absence from the May 23, 2023, City Council Meeting.

Motion made by Councilor Burke, seconded by Councilor Barnhorn to excuse Councilor Springer's absence from the May 23, 2023, City Council Meeting.

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

A. COMMUNITY POLICING REPORT.

Community Policing Officer Deputy Alex Siem, attended the Kids Appreciation Day and stated that the Pinellas County Sheriff's Office Negotiator Response Team donated two (2) bicycles. He reminded Council and Community members to be sure and lock their doors and if they see suspicious activity to call the Pinellas County Sheriff's Office.

B. CANTERBURY CHASE UPDATE.

City Manager Toney-Deal stated that the Canterbury Chase annexation request caused false information to circulate. She stated that the taxes are not higher in the City of Seminole, as than the taxes paid for property in the unincorporated area. She was informed that the resident from Canterbury Chase that brought the annexation issue to the forefront will no longer be pursuing area annexation.

C. RETIREMENT OF FLEET MAINTENANCE MANAGER BRAD ROWND.

City Manager Toney-Deal announced that there will be a retirement celebration for Fleet Manager Brad Rownd on Friday, June 16, 2023, from 2:00 p.m. – 4:30 p.m. at Fire Station #29. Mr. Rownd was employed by the City of Seminole for 43 years!

D. ST. PETERSBURG COLLEGE ELEVATOR PITCH AND BUSINESS PLAN COMPETITION.

City Manager Toney-Deal announced that the St. Petersburg College Elevator Pitch and Business Plan Competition will take place June 13, 2023, at the Seminole Campus.

City Manager Toney-Deal announced that three (3) applications for Boards were placed at each of the Council's seats. She stated that by a majority vote of Council, they can invite those applicants to a workshop for interviews.

Motion made by Councilor Olliver, seconded by Councilor Burke to invite Elenna Morris, Kadi Hendrick Tubbs, both who have applied for the Recreation Advisory Board and Thomas Gajentan, who applied for the Development Review Board to a workshop for interviews.

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

6. **OLD BUSINESS**

Councilor Edelman spoke about emails that he received from Mr. Austin Farrell questioning his support of the Canterbury Chase annexation efforts. Councilor Edelman read the emails and wanted to make it clear that he mistakenly replied to Mr. Farrell's initial email from his personal email. He also wanted to make it clear that he is not a personal or social friend of Mr. Shaw, he knows him only on a professional basis.

City Manager Toney-Deal reminded Council that the interviews of the applicants of the boards will be completed through a workshop. It was the consensus of the Council to schedule the workshop at 5:30 p.m., prior to the June 27, 2023, City Council Meeting.

Mayor Waters announced that Sam Jenkins, Associate Director of the Institute for Strategic Policy Solutions (ISPS) at St. Petersburg College announced that ISPS will be completing an oral history about former/late Congressman C.W. Bill Young, and the Mayor has been asked for her assistance in this project.

7. **NEW BUSINESS**

Councilor Olliver inquired about the Suncoast League of Cities planning retreat on Saturday, July 15, 2023, and asked if Council could meet beforehand and discuss the issues that are critical to the City and the City's Legislative priorities. It will be decided at a later date whether to meet in a workshop before a City Council Meeting.

Mayor Waters took a point of privilege and announced that City resident and former frequent attendee of City Council meetings Joe Corbin passed away. She gave a brief summary of his remarkable biography.

8. **ADJOURNMENT**

Mayor Waters adjourned the meeting at 8:37 p.m.

Date Approved: June 27, 2023

Ann Marie Mancuso
Minutes prepared by City Clerk
Ann Marie Mancuso, CMC

Leslie Waters
Leslie Waters, Mayor