

**BUSINESS MEETING MINUTES
SEMINOLE CITY COUNCIL
February 27, 2024**

The Business Meeting of the Seminole City Council was held on Tuesday, February 27, 2024, 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.

Mayor Leslie Waters provided the invocation and led the Pledge of Allegiance.

PRESENT

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

PRESENTATIONS

GRANT PRESENTATIONS:

Neighborly Care Network – Councilor Thom Barnhorn recognized Neighborly Care Network with a \$3,000 donation which was presented to Executive Director, David Lomaka.

Pinellas Safe Harbor – Councilor Trish Springer recognized Pinellas Safe Harbor with a \$2,500 donation which was presented to Lieutenant Haisch and Sergeant Hillmon of the Pinellas County Sheriff's Office.

1. PUBLIC COMMENTS

Mayor Cookie Kennedy of Indian Rocks Beach – 408 – 2nd Street, Indian Rocks, Beach. Mayor Kennedy spoke in reference to her candidacy for Pinellas County Commission, District 1.

Vince Nowicki – 225 – 1st Avenue North, St. Petersburg. Mr. Nowicki spoke in reference to his candidacy for Pinellas County Commission, District 3.

2. CONSENT AGENDA

A. Business Meeting Minutes: February 13, 2024.

B. Co-sponsorship of the Greater Seminole Chamber of Commerce 2024 Annual Kids Appreciation Day and Seminole Stampede.

Motion made by Vice Mayor Burke, seconded by Councilor Quinn to approve items A. and B. of the Consent Agenda.

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

3. ACTION ITEMS

A. AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WANNEMACHER JENSEN ARCHITECTS, INC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR SEMINOLE FIRE STATION 129.

City Manager Toney-Deal stated that this is for the architectural engineering design services for the new fire station (129) at Bay Pines. City Manager Toney-Deal noted that the Fire Station's number (129) will change when it is put in service.

At the conclusion of the procurement process, Wannemacher Jensen was the Council's first ranked firm. Staff negotiated an agreement for architectural and engineering design services.

Motion made by Councilor Barnhorn seconded by Vice Mayor Burke to authorize the City Manager to execute the architectural and engineering design services agreement with Wannemacher Jensen Architects, Inc. in an amount not to exceed \$536,611.

Discussion ensued.

Jeff McDowell and Chase Meyers of Wannemacher Jensen answered questions from Council.

Roll Call

Mayor Waters	AYE
Vice Mayor Burke	AYE
Councilor Barnhorn	AYE
Councilor Beliveau	AYE
Councilor Ely	AYE
Councilor Quinn	AYE
Councilor Springer	AYE

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

B. PUBLIC HEARING AND SECOND READING OF PROPOSED DEVELOPMENT AGREEMENT REGARDING PROPERTY LOCATED AT 7590 STARKEY ROAD (PARK-STARKEY SHOPPING PLAZA)

City Manager Toney-Deal stated that staff recommended that irrigation be installed along the perimeter of the project's property, including Circle K. They also recommended a 4 – foot landscaped buffer along 90TH Street, and that it be irrigated. City Manager Toney-Deal stated that staff would be willing to recommend the consideration that the developer install the landscaping along Starkey Road, and if fails to be maintained, then the Developer/owner would be required to install irrigation.

Mayor Waters opened the Public Hearing.

Katie Cole of Hill Ward Henderson and representing Stanbery Seminole, LLC, (Developers) stated that the Developers are willing to install the irrigation along 90th Street and the Circle K, however, not along Starkey Road.

The Developers are requesting that the Development Agreement reflect the following changes:

1. Page 6, the signage located on the anchor tenant shall be no more than 5 ½ feet tall as provided for on the sign plan.
2. Page 7, landscaped area along 90th Street and the entire Circle K parcel with respect to irrigation.

City Manager Toney-Deal stated that the signage issue was resolved and it was a scrivener's error.

The City Attorney stated that it is a requirement written in the Development Agreement that the landscaping must be maintained. City Manager Toney-Deal agreed, however, her concern was the enforcement of it, if they do not maintain the landscaping.

Discussion ensued.

Motion made by Vice Mayor Burke, seconded by Councilor Ely to approve the proposed Development Agreement with Stanbery Seminole, LLC with the two (2) changes noted; the sign plan, and the irrigation plan on second and final hearing. Vice Mayor Burke amended this motion, seconded by Councilor Quinn to include a note be made on the site plan and the landscape plan that the landscape must be maintained as reflected in the final plan.

Roll Call

Mayor Waters	NAY
Vice Mayor Burke	AYE
Councilor Barnhorn	AYE
Councilor Beliveau	AYE
Councilor Ely	AYE
Councilor Quinn	AYE
Councilor Springer	AYE

6 AYES, 1 NAY (Mayor Waters) Motion Passed.

4. CITY MANAGER REPORT

A. DISCUSS FISCAL YEAR 2024 -2025 BUDGET SCHEDULE.

City Manager Toney-Deal stated that the City Council adopted a Ordinance that requires staff to have the CIP to submit to City Council by June 1st and the General Fund budget on July 1st of every year. She is asking the Council to consider changing the Ordinance so that both the CIP budget and the balanced budget be submitted by July 8th.

It was a consensus of the Council to agree with the change and to have an ordinance drafted for Council consideration.

B. LEGISLATIVE UPDATE

City Manager Toney-Deal gave a Legislative updated on Legislative Bills currently being considered by the Florida Legislator.

C. COUNCIL RETREAT/STRATEGIC PLAN

City Manager Toney-Deal inquired of Council if they would like to have a retreat this year.

It was the consensus of the Council not to have a retreat this year.

Vice Mayor Burke suggested that a workshop has be scheduled in reference to the Strategic Plan.

It was the consensus of the Council to have a workshop on the Strategic Plan.

City Manager Toney-Deal stated that one of Seminole Firefighters has been named Pinellas County Firefighter of the Year. She will be recognized at the John Morrioni

Dinner banquet. Please contact City Manager Toney-Deal if you would like to attend, so a table can be reserved.

It was the consensus of the Council to have the City purchase a table.

5. **OLD BUSINESS**

NONE

6. **NEW BUSINESS**

Councilor Beliveau inquired as to how an item is placed on the agenda. City Manager Toney-Deal stated that the practice that preceded her, was that the City Manager or the Mayor places the items on the agenda. If a Council member would like to add an item, they may bring it up at a Council meeting and by consensus, the Council can decide to place that item on the agenda.

Vice Mayor Burke stated that he would like to begin to send annexation letters out to the residents of the unincorporated area. Mayor Waters suggested that the City Attorney look into this and it will be discussed at a later time.

Mayor Waters thanked Randi Nash-Ortiz who was present at the meeting for her leadership at the Greater Seminole Chamber of Commerce.

7. **ADJOURNMENT**

Mayor Waters adjourned the meeting at 7:57 p.m.

Date Approved: March 12, 2024

Ann Marie Mancuso

Minutes prepared by City Clerk
Ann Marie Mancuso, CMC

Leslie Waters
Leslie Waters, Mayor