

**BUSINESS MEETING MINUTES  
SEMINOLE CITY COUNCIL  
December 2, 2025**

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The Business Meeting of the Seminole City Council was held on Tuesday, December 2, 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 Ray Beliveau provided the invocation and led the Pledge of Allegiance.

**PRESENT**

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

**PRESENTATIONS**

NONE

**1. PUBLIC COMMENTS**

NONE

**2. CONSENT AGENDA**

- A. Workshop Meeting Minutes: November 18, 2025.
- B. Business Meeting Minutes: November 18, 2025.
- C. Reappoint Richard Schomp as Fifth (5<sup>th</sup>) Trustee of the City of Seminole Municipal Firefighters' Pension Trust Fund Board of Trustees.
- D. Change Appointment of Representatives to the Board of Directors of the Public Risk Management Health Insurance Trust.

Motion made by Councilor Burke, seconded by Councilor Springer to approve items A. through D. of the Consent Agenda.

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

### **3. ACTION ITEMS**

A. First Reading of Ordinance No. 09-2025: Required by SB 954, which establishes procedures and standards for review and action on application for the location of certified recovery residences.

City Clerk Mancuso read Ordinance No. 09-2025 by title only.

City Manager Toney-Deal stated that the Ordinance is in response to a law that was passed by the Florida Legislature. City Attorney Daigneault drafted the Ordinance. The Ordinance must provide a formal process for applicants to request reasonable accommodations from any local land-use regulation that would otherwise prohibit the establishment of a certified recovery residence, consistent with the Federal Fair Housing Act and Americans with Disabilities Act.

Mayor Waters opened the Public Hearing.

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

Discussion ensued.

Motion made by Councilor Beliveau, seconded by Councilor Burke to approve Ordinance No. 09-2025 on First Reading and set a Second Reading and Public Hearing for December 16, 2025.

#### **Roll Call**

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

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

B. Award Janitorial Services bid to Xtremely Clean Janitorial Services, LLC in the amount of \$29,832 annually.

City Manager Toney-Deal stated that there was a mandatory pre-bid meeting and there was a total of ten (10) respondents. The prices were very competitive, and references were completed. Staff recommended Xtremely Clean Janitorial Services, LLC.

Discussion ensued.

Motion made by Councilor Burke, seconded by Vice Mayor Quinn to award the Janitorial Services bid to Xtremely Clean Janitorial Services, LLC in the amount of \$29,832

annually and authorize the City Manager to execute the contract for these services upon its employees satisfactorily passing the required background checks.

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

C. Award the Median Maintenance and Landscaping Services bid to J&J Diversified LLC in the amount of \$74,360 annually and Bid Alternate 1 in the amount of \$4,500.

City Manager Toney-Deal stated that there were five (5) complete bids received, and two (2) that were disqualified because they were incomplete. J&J Diversified received the highest overall rating. References were completed and staff recommended J&J Diversified for the Median Maintenance and Landscaping Services.

Discussion ensued.

Motion made by Vice Mayor Quinn, seconded by Councilor Beliveau to award the Median Maintenance and Landscaping Services bid to J&J Diversified LLC in the amount of \$74,360 annually and Bid Alternate 1 in the amount of \$4,500 for a total of \$78,860 and authorize the City Manager to execute the contract for these services.

**Roll Call**

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

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

D. Appointment of Emily Davis and Sierra Parker to the Recreation Advisory Board.

City Manager Toney-Deal stated that Council interviewed both Emily Davis and Sierra Parker at the November 18, 2025, City Council Workshop, and Council by consensus requested that staff add this item to the agenda to consider appointment of them to the Recreation Advisory Board.

Motion made by Councilor Beliveau, seconded by Councilor Burke to appoint Emily Davis to a two-year term to expire October 22, 2027, and Sierra Parker for a two-year term to expire October 12, 2027, to the Recreation Advisory Board.

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

E. City of Seminole Proclamation of Emergency for Hurricane Helene Extensions No. 62 & No. 63.

City Manager Toney-Deal stated that all authorization paperwork is complete. The baseboards will begin to be installed on December 8, 2025. The installation of the kitchen will begin sometime in January.

Motion made by Councilor Shields seconded by Councilor Burke to approve the seven (7) day extensions for the Proclamation of Emergency for Hurricane Milton, Extension No. 62 through December 9, 2025, and Extension No. 63 through December 16, 2025.

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

F. City of Seminole Proclamation of Emergency for Hurricane Milton Extensions No. 60 & No. 61.

City Manager Toney-Deal stated that all authorization paperwork is complete. The baseboards will begin to be installed on December 8, 2025. The installation of the kitchen will begin sometime in January.

Motion made by Councilor Burke, seconded by Councilor Shields to approve the seven (7) day extensions for the Proclamation of Emergency for Hurricane Milton, Extension No. 60 through December 8, 2025, and Extension No. 61 through December 15, 2025.

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

4. **CITY MANAGER REPORT**

A. Community Policing Report

Community Policing Officer Deputy Travis Stanton stated that he participated in the Great American Teach-In at Starkey Elementary School. Deputy Stanton also participated in a Thanksgiving Meal Drive and distributed meals to people in need. He will be participating in the Sail-A-Bration Holiday Parade and Winterfest. He advised that the Pinellas County Sheriff's Office has published a pamphlet on the e-bike rules and regulations. Also, the Pinellas County Sheriff's Office will be sponsoring the Ride and Run Bike Ride Charity Event at Fort DeSoto the weekend of December 6, 2025.

B. Holiday Sail-A-Bration Waterless Boat Parade on December 7, 2025, step off at 6:00 p.m.

City Manager Toney-Deal announced that the Holiday Sail-A-Bration Waterless Boat Parade will take place on December 7, 2025. However, roads will close at 5:30 p.m.

C. Winterfest on December 12, 2025, from 5:30 p.m. – 9:30 p.m. at the Recreation Center.  
(Council report to the stage at 6:15 p.m. for tree lighting at 6:30 p.m.)

City Manager Toney-Deal reminded Council of the details of Winterfest.

City Manager Toney-Deal reminded Council that the next scheduled City Council meeting is Tuesday, December 16, 2025.

**5. OLD BUSINESS**

Councilor Beliveau stated that the Suncoast League of Cities is sending out a survey. It has already been sent to City Manager Toney-Deal, Councilor Springer, Councilor Shields, Councilor Barnhorn and members of the Suncoast League of Cities. If any other Council members are interested, please advise City Clerk Mancuso, and she will forward the survey.

**6. NEW BUSINESS**

Motion made by Councilor Beliveau, seconded by Councilor Springer to excuse Councilor Barnhorn's absence from the December 2, 2025, City Council Meeting.

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

Vice Mayor Jim Quinn announced that he will be stepping down as Vice Mayor.

Mayor Waters spoke on the State's Property Tax Proposal and discussion ensued on the subject.

City Manager Toney-Deal advised that the election of a new Vice Mayor will be on the next agenda.

**7. ADJOURNMENT**

Mayor Waters adjourned the meeting at 6:57 p.m.

Date Approved: December 16, 2025

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

*Leslie Waters*  
Leslie Waters, Mayor