

**BUSINESS MEETING MINUTES
SEMINOLE CITY COUNCIL
January 13, 2026**

The Business Meeting of the Seminole City Council was held on Tuesday, January 13, 2026, 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 Jim Quinn provided the invocation and led the Pledge of Allegiance.

PRESENT

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

PRESENTATIONS

A. Horses for Handicapped Foundation of Pinellas County Grant Presentation.

Councilor Beliveau recognized the Horses for Handicapped Foundation of Pinellas County with a \$1,000 grant which was presented to Board Member Deborah Frohnerath.

B. Seminole Historical Society Grant Presentation.

Mayor Waters recognized the Seminole Historical Society with a \$5,000 grant which was presented to President Michele Abramo, Board Member Celeste Horn, Board Member Philip Schiro, and Board Member and Co-Founder Sandy Holloway.

C. Interfaith Food Pantry Grant Presentation

Councilor Quinn recognized the Interfaith Food Pantry with a \$2,000 grant which was presented to President Ken Leazer and Board Member Cathy Burke.

D. Neighborhood Care Network Grant Presentation

Councilor Shields recognized the Neighborhood Care Network with a \$2,000 grant which was Presented to Executive Director David Lomaka.

1. PUBLIC COMMENTS

Anne Gardner – 6699 Tequesta Drive, Seminole. Ms. Gardner spoke on the subject of the proposed development of apartments where the current Winn Dixie is located at 8740 Park Boulevard and asked that the developers consider eliminating one of the exits on Park Street.

David Gardner – 6699 Tequesta Drive, Seminole. Mr. Gardner spoke on the subject of the proposed development of apartments where the current Winn Dixie is located at 8740 Park Boulevard. Mr. Gardner stated that after the neighborhood meeting with LIV Development, residents had the following concerns: Traffic, Population Density, Height Requirements, and Parking.

Jim Helinger – 9037 Baywood Park Drive, Seminole. Mr. Helinger spoke on the subject of the proposed development of apartments where the current Winn Dixie is located at 8740 Park Boulevard, and his objection to a Development Agreement for said project.

Laura Whitfield – 6298 Burning Tree Drive, Seminole. Ms. Whitfield spoke on the subject of the proposed development of apartments where the current Winn Dixie is located at 8740 Park Boulevard. Ms. Whitfield is opposed to the height, parking and traffic issues related to the project.

Loraine Sentilles – 9016 Baywood Park Drive, Seminole. Ms. Sentilles spoke on the subject of the proposed development of apartments where the current Winn Dixie is located at 8740 Park Boulevard and her objection to the proposed development.

Elizabeth Schmidt – 6852 Augusta Boulevard, Seminole. Ms. Schmidt spoke on the subject of the proposed development of apartments where the current Winn Dixie is located at 8740 Park Boulevard and her objection to the proposed development.

Roger Edelman – 8892 Pinehurst Drive, Seminole. Mr. Edelman spoke on the subject of the proposed development of apartments where the current Winn Dixie is located at 8740 Park Boulevard. Mr. Edelman is concerned about the increased traffic that the development will bring.

Mayor Waters called for a recess at 6:49 p.m.

Mayor Waters called the meeting back to order at 6:55 p.m.

2. CONSENT AGENDA

A. Business Meeting Minutes: December 16, 2025.

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

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

3. ACTION ITEMS

- A. Public Hearing and Approval of Resolution No. 12-2025: Opting out of (providing the 80%-120% AMI “Missing Middle” Property Tax.) Exemption to developments that would otherwise qualify pursuant to Section 196.1978, Florida Statutes; and providing for an effective date hereof.

City Clerk Mancuso read Resolution No. 12-2025 by title only.

City Manager Toney-Deal stated that elements of this could affect a development anywhere in our City. One of the elements is a relief of ad-valorem taxes. Staff recommended that the City opts out of providing the 80%-120% “Missing Middle” Property Tax. This does not prohibit anyone from developing property, it would just prohibit them from the tax relief.

Mayor Waters opened the Public Hearing.

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

Motion made by Councilor Springer, seconded by Vice Mayor Burke to approve Resolution No. 12-2025.

Roll Call

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

6 AYES, 1 NAY, MOTION PASSED.

- B. Fiscal Year 2026 Pavement Management Plan.

City Manager Toney-Deal stated that the roads to be resurfaced, milled or regraded are brought before Council every year and it is a budgeted item. Every year all roads are evaluated. Staff recommended its approval.

Discussion ensued.

Motion made by Councilor Quinn, seconded by Councilor Springer to authorize the City Manager to utilize the Sumter County Invitation to Bid #045-0-2023/RS and expend CIP funds in the amount of \$623,691.11 to Asphalt Paving Systems, Inc. for the resurfacing

and restriping of the streets identified in the Fiscal Year 2026 Pavement Management Plan and for the resurfacing and restriping of the Tennis Club Park parking lot.

Roll Call

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

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

- C. Authorization to order a Pierce Enforcer Heavy Duty Rescue Pumper for the replacement of Squad 29 from Ten-8 Fire & Safety, LLC with a 32 month build time, in the amount of \$1,199,063, utilizing Sourcewell.

City Manager Toney-Deal stated that the City's Fiscal Year 2025-2026 budget included the allocation of 1.2 million dollars for this fire engine. This amount reflects a dealer discount. Staff recommended its approval.

Motion made by Councilor Barnhorn, seconded by Vice Mayor Burke to approve the order of a Pierce Enforcer Heavy Duty Rescue Pumper for the replacement of Squad 29 from Ten-8 Fire & Safety, LLC, with a 32 month build time, in the amount of \$1,199,063 utilizing Sourcewell.

Discussion ensued.

Roll Call

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

ALL IN FAVOR. MOTION PASSED UNANIMOUSLY.

- D. City of Seminole Proclamation of Emergency for Hurricane Helene Extension No. 68.

City Manager Toney-Deal stated that all authorization paperwork is complete. The baseboards have been installed, and the installation of the kitchen will begin sometime in February.

Motion made by Councilor Shields, seconded by Councilor Barnhorn to approve the seven (7) day extension for the Proclamation of Emergency for Hurricane Helene, Extension No. 68 through January 20, 2026.

ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

E. City of Seminole Proclamation of Emergency for Hurricane Milton Extensions No. 66.

City Manager Toney-Deal stated that all authorization paperwork is complete. The baseboards have been installed, and the installation of the kitchen will begin sometime in February.

Motion made by Vice Mayor Burke, seconded by Councilor Shields to approve the seven (7) day extensions for the Proclamation of Emergency for Hurricane Milton, Extension No. 66 through January 19, 2026.

ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

4. **CITY MANAGER REPORT**

A. Community Policing Report

Community Policing Officer, Deputy Travis Stanton gave a recap of the December events and announced the following upcoming events: Deputy Stanton will be the first speaker of the year for the Seminole Historical Society, there has been a slight increase in the e-bike complaints, he announced that Deputy Siem has been promoted to Corporal, Deputy Stanton announced that he participated in an FBI training course for basic Law Enforcement Negotiations.

B. Set Workshop for a Requested Development Agreement by Applicant Paradise Ventures (Old Sun Trust Bank Building) for January 20, 2026, or February 10, 2026.

City Manager Toney-Deal asked Council to set a date and time for a for a requested Development Agreement by Paradise Ventures. It was the consensus of the Council to schedule the workshop for January 20, 2026, at the conclusion of the regular business meeting.

C. Art in the Park at City Park on Saturday, January 24, 2026, from 10:00 a.m. through 3:00 p.m.

City Manager Toney-Deal announced that Art in the Park will be held on Saturday, January 24, 2026, from 10:00 a.m. through 3:00 p.m.

D. Reminder: Meeting Date Change, Next City Council Meeting on Tuesday, January 20, 2026.

City Manager Toney-Deal reminded Council that the January 27, 2026, City Council Meeting was rescheduled to January 20, 2026, due to a conflict with the Florida League of Cities Legislative Action Days in Tallahassee.

City Manager Toney-Deal stated that the Mayor had called for a motion to approve the consent agenda in item 2.A. of the Workshop Minutes. The motion should have been called for the Regular Business meeting minutes. Vice Mayor Burke amended his motion to approve the Business Meeting Minutes, Councilor Springer seconded.

ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

City Manager Toney-Deal stated that Captain Jose Commacho has received a promotion and we will be assigned a new Captain.

5. OLD BUSINESS

Councilor Ray Beliveau stated that the Suncoast League of Cities will have a meeting on Friday, January 16, 2026, at Temple Terrace.

6. NEW BUSINESS

Mayor Waters announced that Councilor Quinn is resigning. Mayor Waters recognized Councilor Quinn to give a statement. Councilor Quinn stated that he will be spending time with family. Councilor Quinn submitted a resignation letter stating that his last Council meeting will be February 24, 2026.

Vice Mayor Burke moved to accept Councilor Quinn's, resignation/retirement, effective February 24, 2026, and authorize the City Clerk to use Resolution No. 09-2023 to begin the process to fill the vacancy. Motion was seconded by Councilor Shields.

ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

7. **ADJOURNMENT**

Mayor Waters adjourned the meeting at 7:56 p.m.

Date Approved: February 10, 2026

Ann Marie Mancuso

Minutes prepared by City Clerk
Ann Marie Mancuso, CMC

Leslie Waters
Leslie Waters, Mayor

