

**CITY OF TEMPLE TERRACE, FLORIDA
MAYOR AND CITY COUNCIL
MINUTES**

**Regular Meeting
Tuesday, December 4, 2007
Council Chambers-City Hall**

Having been duly advertised as required by law, the regular meeting of the Mayor and City Council of the City of Temple Terrace, Florida, was held on Tuesday, December 4, 2007, in the Council Chambers at City Hall.

PRESENT WERE: Mayor Joe Affronti, Council Members Frank M. Chillura, Alison M. Fernandez, Ron Govin, Ken Halloway, and Mark A. Knapp, City Clerk Lisa Burns, City Manager Kim Leinbach, and City Attorney Mark A. Connolly.

ALSO PRESENT WERE: Public Information Officer Mike Dunn, City Engineer Joe Motta, Code Compliance Director Joe Gross, Community Services Director Ralph Bosek, Police Chief Tony Velong, Human Resources Director Woody Hubbard, Parks & Recreation Director James Chambers, Acting Library Director Armand Ternak, Fire Chief Keith Chapman, Finance Director Diane Reichard, Deputy City Clerk Linda Brewer, Police Lieutenant Ken Albano, Parks Planner Dana Carver, Joyce McKenzie, Debbie Carson, Judy A. Govin, Jim Ciaccio, Beth Townsend, Stephanie Williams, Matt LaBoury, Alec Smith, Adam Barbosa, Sarah Deardorff, Shane Ross, Wesley Bradley, Jason Novisk, Don Beyer, Derek Gil, C. T. Chen, Charlie Chen, Chris Kay, Beth Bosserman, Carol Carroll, Rick Mott, Grant Rimbey, Mac Ritchie, Sin Yo, Khalid Khan, Masood Khan, Mel & Rod Jurado, Liz Affronti, Julie Leyde, Lourdes Arends, Gina Casal, Jacqueline Loadholtz, George Loadholtz, Sandra Boehning, Ed Hanson, Terri Simons, J. S. Nagamia, Basem Nour, Niki Patel, and several other persons.

There being a quorum present, Mayor Affronti called the meeting to order at 7:10 p.m., after which he led the Pledge of Allegiance to the flag, followed by a brief invocation.

Proclamations, Recognitions, and Special Presentations:

1. **“Angel of Hope” – GFWC Temple Terrace Woman’s Club, Inc.**

Mayor Affronti reviewed that several months ago the Council approved allocating a portion of Riverside Park for an Angel of Hope Memorial. He noted Beverly Hurley, President of the National Bereaved Parents of the U.S.A., and others have worked very hard to raise funds for this project, including a successful recent golf tournament. Showing the spirit of the community, he called on Marge Groene, President of the GFWC Temple Terrace Woman’s Club, Inc., who will make a presentation to Ms. Hurley on behalf of their membership.

Introducing Ms. Hurley and Mel Jurado, Arts Department Chairman of the Woman’s Club, Ms. Groene commented that each year the Woman’s Club chooses a community improvement project. She continued that this year they chose the Angel of Hope Memorial and she presented a check to Ms. Hurley from the GFWC Temple Terrace Woman’s Club, Inc., in the amount of \$3,000. Accepting the check, Ms. Hurley thanked the Woman’s Club for their donation and the City Council for their guidance and acceptance of the proposal for the Memorial. Ms. Hurley said they are working hard to raise additional funds to move the project forward and are pleased the way they have been embraced by the community.

Mayor Affronti expressed appreciation to Ms. Groene for her leadership in the community.

Minutes of Previous Meeting:

Upon motion of Council Member Chillura, seconded by Council Member Halloway, and unanimously carried, the **MINUTES** of the November 20, 2007, City Council Meeting were **APPROVED**.

There were no Persons Wishing to be Heard on Items NOT Listed on the Agenda, no Public Hearings before the Council, and no Correspondence, Communications, or Petitions for Council consideration and action.

Presentations:

1. Riverfront Park Pavilion – Architectural Designs.

The City Manager called on Parks & Recreation Director James Chambers, who will introduce his counterparts from the University of South Florida (USF) and discuss the great partnership that has resulted from this project.

The Parks & Recreation Director reviewed that the management plan for one of the City's Environmental Lands Acquisition and Protection Program (ELAPP) properties, Riverfront Preserve, which is located behind the Florida College gymnasium and athletic fields, includes nature trails and a park pavilion/education center. He continued, stating that last August he was approached by Professor Stanley Russell, Assistant Professor at the University of South Florida's School of Architecture and Community Design, who had a proposal for his class to design and then construct a pavilion at Riverfront Preserve. He said within the last couple of months the class has gone from four designs down to the one design, noting that the Parks & Recreation Department has reviewed their concepts and designs and worked it down to the one being presented tonight. He also thanked Dana Carver, Parks Planner, who has been working closely with the class.

Professor Russell said two of his students will present to the City Council a brief PowerPoint overview, highlighting the design and outlining their plans for the Riverfront Park project. He said they are very excited about the collaboration they have been able to establish with the City, adding that twelve of his students this fall have been engaged in the design of the new pavilion. He then introduced Alec Smith and Jessica Phillips, graduate students in the School of Architecture and Community Design.

Mr. Smith commented there were twelve students involved, a mixture between upper and lower design – all graduate students in the School of Architecture and Community Design. He said the twelve students are also enrolled in a class called the “design/build” class, which has been done in past semesters, where the students actually participate in designing and then constructing a pavilion – usually a smaller-scale building – in the local community. In addition to the PowerPoint presentation to demonstrate how their class progressed through the design phase, he said, they also have several models on display in front of the dais.

As they went through the PowerPoint presentation, Mr. Smith explained they started off with a site visit with Parks Planner Dana Carver, who took them to a site that had already been cleared due to some previous construction; therefore, they will not be removing any additional trees on the site. While there, he said they tried to learn as much as they could about the site.

From that visit, Mr. Smith said each of the students individually designed 12 separate pavilions for this area, which he displayed on the screen, commenting that they were given the design as a park pavilion that also reflected a potential bat tower that will be rebuilt on site. He continued that they were then split into four groups, where each group of three students designed their own project and presented it to the Parks & Recreation Department for feedback on what they liked about each project to help them create a design that would benefit everyone and bring everyone's concept together. Tonight, he said, they are presenting their final design proposal.

Utilizing an aerial map on the screen, Ms. Phillips pointed out the features of the site, including the location of the Hillsborough River in relation to the proposed pavilion site in the clearing. Directing their attention to the models on display, she said the first model shows the trees surrounding the pavilion site, with the proposed bat tower being able to be located on either side of the clearing. She said from there they came up with three main elements for the pavilion: the display wall, which brings people into the pavilion; the covered seating area, where people could have picnics or just sit and reflect; and an amphitheatre for educational purposes.

Relative to the actual design of the pavilion, Ms. Phillips explained that the pavilion itself is a very organic form, wrapping around, reflecting the River, and the way the River and tree-line run. She then displayed slides that gave several perspectives - looking inside the pavilion, looking outside toward the location of the proposed bat tower, and inside on the back side of the pavilion. She continued that there is a pathway through the pavilion, where they don't have to interact with the pavilion, but could sit and reflect, looking out towards the bat tower or toward the trees. Mr. Smith interjected that they placed the benches in between the supports of the structure and cantilevered the roof over the sitting areas.

Ms. Phillips pointed out the proposed covered area, which is about 25 x 30 feet and provides space for a number of picnic tables with separate zones for different families. Pointing out the information wall, she said this is the main entry; this display wall would hold information about the pavilion, the site, nature, and everything that happens in that context on the site. The amphitheatre they proposed, she said, continues the circulation, holds about 30 people, and could be an educational area for classes from schools and other organizations or groups. In conclusion, she presented four views of how the pavilion and its surroundings would look from four different angles.

Mr. Smith thanked the Mayor and Council for allowing them the opportunity to work with the Parks & Recreation Department and thanked the Parks & Recreation Department for working with them and providing great feedback.

Mayor Affronti expressed thanks on behalf of the Council and complimented the students on their work.

Council Member Fernandez asked whether there will be restrooms. Ms. Phillips said that as of right now there isn't much on this site, but she anticipates the site will be built up and one day there will be restrooms. She said this pavilion will be the first step, noting the pathways are not even completed at this time.

In response to Mayor Affronti's question as to how long it will take to construct the pavilion, Mr. Smith said they plan to construct it next semester, which will take about four months.

Council Member Halloway inquired as to whether it is a permanent structure. Mr. Smith responded that it is a permanent structure; Ms. Phillips noted they researched all of the materials required.

In response to where the funding for the project is coming, the Parks & Recreation Director said \$22,000 was included in the Capital Improvement Budget this fiscal year for a very small pavilion that was planned prior to this partnership being formed. He confirmed the class can build the structure for that amount of money, which was included as part of their design criteria. He said he believed they estimated somewhere around \$18,000, noting they are using a lot of recycled material that they have collected, such as pallet material for the benches, and bamboo, which is a new material for this area. He concluded this pavilion will be a showcase.

The City Manager recommended Council approve the concept as presented and authorize the administration to expend the monies budgeted for that purpose, subject to working out any necessary agreement, or other paperwork to do so, that the University may require.

Upon motion of Council Member Govin, seconded by Council Member Halloway, **RESOLUTION NO. 150-07(m)** was **ADOPTED**, approving the concept and proposal to construct the pavilion at Riverfront Park, as presented by the students of the University of South Florida School of Architecture and Community Design; further, authorizing the administration to expend the budgeted monies for that purpose, subject to working out any necessary agreement or other paperwork that the University may require. Vote on the motion being: Council Members Chillura, Fernandez, Govin, Halloway, and Knapp voting “aye,” no “nay.”

Prior to vote on the above motion, Council Member Knapp questioned whether the School of Architecture and Community Design would be running the project design by the School of Engineering. Ms. Phillips responded they are already working with a structural engineer.

Council Member Govin suggested the Community Services Department submit this project to the Planning Commission for an award. The City Manager added they would submit it to the Regional Planning Commission as well as the Planning Commission.

2. Status Report – 56th Street Access Management Plan.

City Engineer Joe Motta presented the status report on the 56th Street Access Management Plan. He reviewed they have been discussing improvements on 56th Street for several years, with many developers who have looked at the redevelopment project stressing the importance of upgrading 56th Street. He said it is an “eyesore” and some kind of traffic calming is needed. He said their primary focus has been on aesthetics and safety, with streetscape, landscape, and decorative lighting improvements; also, in their opinion, the continuous turn lane, as it exists today, is unsafe. He noted Police records show that there have been 26 accidents on 56th Street between Riverhills and Busch Boulevard over the last two years, not including the actual intersections themselves, but have resulted primarily from a failure to yield the right-of-way by the person making the turn.

The City Engineer continued, stating the proposed median and intersection locations presented tonight are dictated by the proposed RAM/Pinnacle plan and the location of their major driveways.

The City Engineer noted representatives from Element Engineering were present to assist in pointing out the location of various elements in the proposed plan, which was on display for the public. He pointed out the major driveways for the RAM/Pinnacle plan, which require left turn lanes and medians. He said the spacing at the intersections dictated where they wanted their driveways. He said they presented this plan to the Florida Department of Transportation (FDOT) Access Management Committee and the essential median openings were approved by them. He commented they also held a public information meeting last Thursday night with the businesses located on the west side of 56th Street, and while they did not have a large turnout, there were still a number of people there and more are present tonight.

The City Engineer described in more detail what they tried to accomplish with the design. Starting at Busch Boulevard, where there is a signal and a double left turn lane, he said the island in the plan is pretty much what exists, but to tie the next major driveway into the RAM/Pinnacle development, they put in a landscaped island and a left turn lane into the new development. He said that gave them an opportunity to put in another left turn lane to the west side of 56th Street; turning in there gives access from just south of Subway down to Checkers, since the driveways are all connected. However, he said, to the north, Subway has it blocked at both ends. He commented that he and the Community Services Director have discussed the possibility of opening that up with Mr. Khan from Subway, but they have not received an answer yet from Subway as to what they would like to do. If that area was opened, he said it would provide the opportunity to go north all the way up to Firestone. He noted it is a long way and it is narrow, but it would give access.

Working their way south, the City Engineer said the next major intersection is the main driveway at Grove Hill. He said they hope to get a traffic signal at that location, which they have mentioned to Council before, but they don't meet warrants today; they are hoping with the development, they will. He said tying with the next intersection at Riverhills, they have a landscaped island and left turn lanes at Grove Hill and at Riverhills. He said the FDOT had asked them to have an island put in that would block Ridgeway; right now vehicles can't turn left onto Ridgeway anyway, and there have been a few accidents there. He reiterated that FDOT would prefer to see that blocked, unless the City can show good reason to leave it open. He said this plan will impact the access to the businesses on the west side of 56th Street, and he is sure many of those business and property owners are here tonight to address the Council. He concluded they are pretty well tied into where to make the driveways for the redevelopment project, reiterating that is why the locations of the turns and medians are where they are.

Khalid Khan, representing the Subway and its property owners at 8840 N. 56 Street, stated the proposed medians completely bar access to their store and their business; it requires customers to have to go all the way down to Busch Boulevard and make a u-turn. He said there have been talks about going into the shopping center and cutting through, but nothing has been finalized. He said they are an "impulse" business, not a "destination" business, and once customers pass it, they are gone. He added they bought the property a couple of years ago, invested in it to bring it up to a nicer standard, and this kind of consequence has a tremendous effect on their business. Going to meet someone today, he said he waited in traffic over five minutes just to get up to the light at Busch Boulevard. He expressed concern that people aren't going to make that u-turn and come back. He presented to the City Clerk ten letters of concern from other property/business owners on the west side of 56th Street who will also be affected by these changes. [Note: The letters received are part of the permanent record.]

Mr. Khan said they have owned the store for over 20 years, and they are the business community of downtown Temple Terrace; the other side isn't there yet. He said they have fought and tried to sustain and put up with good and bad times, expressing concern that this proposed plan is very weighted towards the other side of 56th Street, rather than the west side, which has supported the community. He said they are seeking Council's help to represent the business community of which they are a part to work something out. He concluded that they realize change has to come, and if it comes down to an access, they would like to see something that the Council makes sure before they vote for approval, in which they have the rights-of-way and cross-access agreements signed and done, including who is going to take care of that cross-easement.

Assuming Mr. Khan is discussing traffic heading north on 56th Street, Council Member Knapp said he understood the plan would be for people to turn in front of the chiropractic clinic and travel about a block to the Subway, assuming the cross-access. He commented that none of this makes any sense without the cross-access agreements. He continued that they are dealing with very narrow commercial parcels, with a lot of existing businesses, being grandfathered and not meeting current City Codes for parking requirements; therefore, they all have to work together and do the best they can. He said he is very sympathetic to the businesses because, as Mr. Khan mentioned, these businesses have been there the entire time as an important part of the community. He explained that just because the City is doing the redevelopment across the street in attempting to improve the area, which he believes the businesses here would like to see happen, the City cannot do it at the expense of the existing businesses. He expressed hope that everyone will work together to make it better for everyone.

Council Member Knapp acknowledged that any time they take away an access from a property by way of a median, whoever's driveways are eliminated will be damaged as far as accessibility to that piece of property; no way to argue that. He said the question is how they can make it better and safer for everyone, and mitigate the damages as much as possible for everyone involved. He said that will take a concerted effort from everyone, attempting to be as reasonable as possible, and not looking at it from a singular point of view, but for everyone who is going to be affected, including the City. He said he feels comfortable, knowing a lot of the business owners personally, that they are all reasonable individuals, and as long as they are not going to be damaged in a personal way, they are looking for improvement, but not at the sake of their own business.

Sin Yo, business owner and property owner of Landmark Shopping Plaza, 8894 N. 56th Street, said most of what he wanted to say, Khalid has already mentioned. He said he talked to several business and property owners, who will be affected by these changes. He said his shopping center is at the corner of 56th Street and Busch Boulevard, where currently there are 15 businesses, with customers coming in from northbound. After coming to the Thursday meeting, he said he stood outside his office and observed that more than 50% of the traffic is coming in through the northbound access. He expressed concern that if the proposed median stays where it is, no one coming from northbound traffic, which is more than 50% of their business, will have access into that plaza, where several of the 15 businesses there are already struggling, and he has had to give rent concessions; they may have to shut their businesses down. He said this is their livelihood. Looking at the map on display, he said the direction of the traffic flow is all designed for the new development. He concluded his remarks with the question, "What about those of us, who have been here for 20-25 years, paying taxes to the City of Temple Terrace, and who are all citizens of Temple Terrace?"

Council Member Knapp responded with that particular site, where the access is going in on the south side, the access for northbound traffic will be hampered. He said the issues for safety aren't really for when the traffic goes *into* the site; it is the traffic that is going *out* and heading northbound that is death-defying. Commenting he often goes to businesses on that site, he reiterated the problem is getting back out of there.

Mr. Yo concurred, reiterating there will be 15 businesses in his area that will be affected, and there is no way that northbound traffic can get in. He said all they are asking is for the City to give them one turn-in.

Council Member Knapp agreed, stating that Sin Yo is even more affected, with Firestone being the most affected, meaning that the same access discussed earlier is so much further south that they have to enter into the center almost as far south as the Firehouse Grill area and then travel on the proposed access-agreement through parking to get all the way to Firestone or to those 15 other businesses. Mr. Yo reminded the Council that most are "drive-by" businesses, and people won't make a u-turn from that far away.

Council Member Knapp concurred there is an issue with the distance that needs to be traveled in order to get to these businesses, which in his opinion, is too far on that northern entrance. He said he doesn't have the answer, but it is definitely a problem. Mayor Affronti concurred that the Council certainly doesn't want to hurt their businesses.

Rick Mott, President of Olin Mott Tire Company, said he has the same issue regarding the left turn into the business. He said he felt it could be modified, commenting there is too much length of the median going south, and suggesting that they open it up more to the north side so that they could get accessibility into their businesses. He noted they'll lose half their business if the customers can't get in, and he commented the key to business is "location, location, location." When they damage location, it hurts their business, he said. He stated they lease their property, but the idea is trying to retain the business there as well as attracting new businesses into the area. He said he concurs with the others in wanting to try to figure out some way to modify the plan somewhat. He continued that he is also concerned about the safety issue, acknowledging it is dangerous with the two-lane turn-ins. He referenced the same situation existed on Hillsborough Avenue, where a lot of median changes were recently done. He concluded that he believes there are ways to modify the plan to be beneficial for the safety and for the businesses.

With no other persons wishing to address the Council, Mayor Affronti called for comments from the Community Services Director, asking whether there is a way to modify the plan in a way that would allow them to have access into these businesses. He said he agrees with Council Member Knapp that it is important to do something to help these businesses continue their operations.

The Community Services Director said the City Engineer can elaborate on some of his statements, if they wish, but the issue is that FDOT has standards for the length of medians and turn lanes. Some of those proposed turn lanes already don't meet their standards. He explained the difficulty in meeting the FDOT standards, helping the existing businesses, and trying to get the new development, which they believe will "kick off" everything they want to do downtown.

The Community Services Director continued, stating that when they have what he terms “suicide lanes,” and engineers call “bi-directional turn lanes,” and then take that away, it definitely makes a difference in how the owners tend to perceive that change. At the same time, he said they need to look at the “greater good” and understand all the issues involved. He said Council’s decision is very “key” in being able to move forward with the project. He commented he believes they can look at some other things to try to meet some of the objections to the plan, but emphasized they will never satisfy all the landowners and tenants, and will never be as good, as Council Member Knapp said, as it is now. He said he had asked the senior Mr. Khan if they don’t make some of these changes, how they are supposed to improve the City.

Council Member Fernandez said the biggest issue seems to be the distance southward from the 56th Street/Busch Boulevard light; that is a longer span than the other areas. She acknowledged the traffic backs up in that turn lane.

The Community Services Director interjected that in a perfect world, they would have a longer stacking lane there, because they all know how far the traffic backs up. He said there is a barrier now that protects the left-most turning lane. Referring to a location on the displayed plan, he said if they could eliminate that whole island and stack another 10 cars where that green island is, they could use it.

Council Member Fernandez said she believes that is the area on which they need to focus to see if they can make some type of concession or alteration. She questioned how this proposed plan would be impacted if the City does not go through with the current development.

The Community Services Director said if Mr. Peek was still here, he would tell them that the approvals from the Southwest Florida Water Management District and the Florida Department of Transportation are “key.” He continued, stating the driveway closures on the west side really don’t impact Mr. Peek’s development, but changing the medians do. He explained they have received preliminary approval from FDOT on the medians and on the driveway cuts on the east side to Mr. Peek’s development; there would be some back-pedaling and some time loss.

Being unsure of the outcome from the upcoming meeting on December 18, Council Member Fernandez asked again what the impact would be if they ended up with a different developer and whether this plan is set up to solely meet the criteria for that development or if it would work regardless of who develops the property.

The Community Services Director said the answer is two-fold. He said every developer on the east side will need driveway entrances, but they do not have to be in the exact locations shown by RAM/Pinnacle. He said any developer would like to have three entrances; the Grove Hill entrance is fixed, because the City wants to eventually get a traffic signal at that location. The other two entrances, north of Grove Hill, could vary in their location with another developer, he said, but he doesn’t know how RAM/Pinnacle would feel about changing their entire plan if these driveway entrances change.

Council Member Fernandez asked whether this alignment would have to work, regardless of what happens with this development, because the City is constrained with where the cutouts can be.

The Community Services Director reiterated the two driveways (entrances to the proposed new shopping center on the east side) north of Grove Hill could move. He added it doesn't matter who the developer is, they have to have driveways; they may move 10 or 20 feet in either direction, but his guess is there would always be two driveways north of Grove Hill.

Council Member Govin said he and Council Member Knapp have some suggestions, which he did discuss at the meeting on Thursday with some of the people who were there. Referring to the extended-length aerial photograph with the layout of the proposed plan on display and in their Council books, Council Member Govin pointed out the lengths of the stackers and medians, questioning whether one going to the east could be shortened to provide another access to the west side.

The City Engineer responded that it is not just about the stacking lane, there is also the transition to be considered. He doesn't believe it could be fit in there.

Looking at the driveway that says "new" on the new development, Council Member Knapp asked whether it can be arranged to go all the way through. He clarified he was speaking about the driveway by the Olin Mott Building and the Acceptance building and asked whether the median could have a cut where they could go through there or have another light there. Otherwise, he expressed concern they have a "death trap" at that location.

The City Engineer said they barely meet the requirements for a light at Grove Hill with the spacing; it meets the standard from Busch Boulevard southward, but doesn't meet it from Riverhills northward. He said they are willing to talk to them if it meets warrants.

Council Member Govin said he understands the problem, but he feels a need as a representative of these businesses to ask if this can be done; obviously, FDOT will make the ultimate decision and not the Council. He would like to see that question asked of FDOT with the explanation, similar to what he presented, with or without the stackers.

The City Engineer explained some of the stacking lanes and transitions don't even meet the minimum requirements right now. Derek Gil, Element Engineering, said there are two 25-foot long storage queues; on top of those, there is 173 feet of transition/stopping distance for a car traveling at the designed speed for this road – they need a certain distance to stop safely. He said the 173 feet does not meet the minimum criteria of 185 feet for this road. He said he does not know where FDOT would draw the line as to how much below the standard they are willing to go, but that would be the problem doing what is being proposed in the median designated south of Busch Boulevard to get an opening; they would need to have 185 feet for the stopping distance plus whatever they want to store for a car. He continued that when they add up 185 feet times two for each direction, there isn't enough room.

Council Member Govin said he understands, but this is a pressing issue for these people; he just thinks the question needs to be asked, adding that he doesn't want it NOT to happen because they didn't ask. He continued, stating if it doesn't work, they tried; he knows they have talked with the Subway owners and have offered to do part of the improvements there to accommodate the fact that the City is changing their opening, in order to give them back some parking spaces. He said he believes that is admirable and the right thing for the City to do; if the City is asking them to help accommodate, the City should be part of that accommodation. He reiterated he would like that question asked of FDOT.

The City Manager said they are not asking for approval tonight. He said this was presented tonight in order to gather input from the business owners and tenants. He said they have a lot of information from their meeting last Thursday, and while they won't be able to satisfy every request, because the City is very restricted in what it can do, they understand in particular, the length of access points from Busch Boulevard south. He asked that the administration be allowed to go back and see what they can do, and he reassured the business owners and tenants that they do understand and hear what there are saying to the Council.

Council Member Chillura said this is obviously a very difficult decision when peoples' livelihoods, businesses, property values, and investments are put at stake; putting themselves in these peoples' shoes, they can see it is a huge hardship. He continued, stating there are two sides to this issue; there is a desperate need for Temple Terrace to revitalize, but it is even more important that the current businesses be kept at the top of the list. He said they don't want to hurt the very environment and atmosphere they are trying to create. He said he would like to see landscape medians, and a revitalized main strip, but at the same time, if he was a property owner across the street, he would not like what is happening. He said he has had that happen to him on two separate occasions and it is not fun.

Council Member Chillura continued, stating that he has the answer that will make everyone happy, but unfortunately, they probably won't do it. He explained that if the City were to take an extra 10 feet of property along the southeast quadrant from the JoJo's Restaurant all the way to Burger King at 56th Street and Busch Boulevard, they could create turn lanes in the middle of the street on both sides; that would help resolve the issue and the problem. Basically, he said they would be widening the road to create a turn lane to both sides. If they would do that, he said he is sure this problem could be worked out. He commented they keep talking about the businesses on the north side, questioning what about the south side, such as Gaspar's, Westshore Pizza, Automotive, Advance America, and others. He said those businesses are also affected greatly. While there is no perfect answer, he said he is sure there are compromises, such as the City Engineer's statement that FDOT prefers Ridgeway closed; however, if it meets the requirements to be open, they should leave it open. He said it is an option to look at. He acknowledged he is not an engineer, but is looking at it from a business person's standpoint.

Council Member Chillura restated the City owns the property from JoJo's all the way to Busch Boulevard. He said he doesn't know the legal requirements for a lane, but suggested again if they took ten feet from the property and allocated it to the middle of the road, so in the middle of the street there would only be a turn lane that would turn into the new development, and right next to that turn lane there would also be an abutting turn lane that would turn into the small shops on the other side of the street that have been there for 30, 40, and 50 years. He suggested that might be a way to resolve the issue, emphasizing everything is negotiable. He said the City is looking at selling the properties; even after they have committed to a point with the developer, the developer is still coming back to negotiate and deal with different issues, so certainly his suggestion is something that can be discussed because the more businesses that are thriving in the redevelopment, the more successful that redevelopment will be in Temple Terrace. He said they are legitimate concerns; the City has to do something to redevelop, but they also have to help the businesses. He noted how tough business is right now, with his own new building on 56th Street being 50% vacant. He said these business owners are the people they want to help – the ones who pay taxes and contribute to the City's economy. While they won't be able to make everyone happy all the time, he said they need to look at the concerns and look at the options and find something that will benefit most of the people.

Mayor Affronti said it appears there is consensus that the Council certainly wants the redevelopment, but at the same time, they don't want to have the redevelopment and penalize the people who have been here for many years contributing to the City. He said they are going to have to think of some creative ways to accommodate the businesses on the west side of 56th Street the best way they can. While it may not be what everyone wants, he said hopefully they could give them some kind of access so they won't have the potential of actually going out of business because of not having the traffic. He said he is sure the administration has already met with FDOT and discussed every avenue possible, but it doesn't hurt to go back to them again and explain to them what they are facing and how the City wants to try to protect the businesses, but also be able to have what is needed for the redevelopment.

The City Manager said they have heard the concerns expressed by the business owners and the Council and will convey them to FDOT and see what happens.

Council Member Chillura asked about the option of 10 feet \pm to double stack in the middle of the road with the proper medians and dividers. He acknowledged that FDOT may have some say, but questioned if it may be more of a planner/designer issue.

The Community Services Director said they would look at all the options. He continued, stating that increasing the road width changes the drainage out there and could potentially increase costs to the project substantially, which is why they left the roadway intact to minimize the cost. More than likely, given the commitment from the Federal government, the State, and the County, he commented the City may have to pay the difference for those improvements. However, he said the message is clear, and they will look at options.

Site Plan Reviews:

1. Final Site Plan – Greenhill Plaza.

The Community Services Director reviewed that this project has been two years in the making; the property was annexed into the City, went through the rezoning process, and a text amendment to the Land Development Code was adopted in order to allow a retention area on the two residential parcels. He noted this site plan includes the Temple Terrace area's second Dunkin' Donuts.

Utilizing slides on the audience screen, the Community Services Director briefly presented SPR# 06-08, a final site plan for Greenhill Plaza, which was submitted by Soho Engineering, Inc., representative for Greenhill, LLC, applicant, for an 11,250 square foot, one-story commercial center building to be constructed on the west side of the site, and a one-story 2,170 square foot restaurant with drive-through facility on the east side of the site, for a total of 13,420 square feet, to be located on the north side of E. Fowler Avenue and west side of Greenhill Place, across from Greco Middle School. He said the wooded site, which is vacant and undeveloped, comprises 1.38 \pm acres.

The Community Services Director continued, noting the subject site is surrounded by predominantly County property. He noted they have treated the County residents as if they were Temple Terrace residents, meeting with them and listening to their concerns, and the developer has made significant modifications to the plan to reflect their considerations.

The Community Services Director briefly reviewed the surrounding zoning, which is:

- North: RSC-6 (Residential Single Family Conventional) – Hillsborough County
- South: R-10 (Single Family Residential) and CO (Commercial Office) –
City of Temple Terrace (across Fowler Avenue)
- East: R-7 Single Family Residential and CG (Commercial General) –
City of Temple Terrace and RSC-6 – Hillsborough County
- West: CN (Commercial Neighborhood) and RSC-6 – Hillsborough County

The Community Services Director displayed the renderings and pointed out features of the site plan, commenting that to the west is the commercial strip center/office area and to the east is the future fast food location of the Dunkin' Donuts outlet. He said the developer and engineer are here to discuss the project if Council has any questions.

Based on the final site plan package received October 24, 2007, the Community Services Director stated that staff recommends *approval* subject to the following conditions as stated below and in the Memorandum to the City Manager dated November 16, 2007. The Community Services Director said he will only discuss a few of these that are pertinent to the issue that the neighboring property owner, Ed Hanson, will be discussing with the Council following his presentation.

SPR #06-08 GREENHILL PLAZA

Conditions of Approval

1. Building Elevations and Building Footprints – All construction on the site will be substantially the same in appearance as shown in the concept elevation submitted with the application, except that the entrance to the restaurant building will be relocated from the east end toward the west end as far as feasible.

The Community Services Director stated that after these Conditions were written, the surrounding neighbors, particularly Mr. Hanson, came back to the City with some ideas. Mr. Hanson wanted the entrance moved away from his property; the Director explained the developer has agreed to move it further west. He said he doesn't believe the site plan currently reflects that change.

2. Restaurant menu board lighting and sound – Lighting and sound for the menu board will be directed toward Fowler Avenue and away from adjacent residences.
3. Buffer Wall along Greenhill Place – A continuous 6-foot high concrete buffer wall will be constructed along the entire northern boundary and along the Greenhill Place frontage from the north boundary of the project to as near as feasible to the right-out only driveway, and shall step down to a maximum 3 foot height to allow for clearance of sight triangles. All sides of the wall will be finished to match the principal structures, except that the exterior of the wall facing Greenhill Place will be finished with a natural brick veneer. [Section 25.780.11]

The Community Services Director explained that this condition, which will be part of Mr. Hanson's discussion, deals with the continuous wall located on Greenhill Place and how far it can extend to the south, and how that affects Mr. Hanson's view point from his residence; his preference is not to see the parking garage or entrance doors. He explained they have developed some site triangles, which are shown on the handout he distributed to the Council, a copy of which is part of the record, to help clarify the issue, noting that the triangle shown on the diagram is a triangulation with 20 feet measured in each direction, basically to the west and to the northwest.

The Community Services Director stated that when a wall is adjacent to a roadway, when they are leaving that site, they don't want to have a wall higher than one is able to visualize what is off the site. He pointed out on the diagram a dashed line, which represents where the street actually begins; this is a County road that has a large, undeveloped right-of-way. He explained the Code requires the wall located on the northwest 20-foot line be shorter than six feet, noting the Community Services Department had recommended three feet. However, he said they don't believe the County will ever four-lane Greenhill Place, but the Code requires them to consider a three-foot wall for this northwest 20-foot length. He called their attention to the point where the roadway begins, which allows for plenty of time and distance for someone to look to the left. This is the issue Mr. Hanson wishes to address he said. He suggested that while their recommendation was to make this wall three feet, if the Council feels that the visualization is sufficient as one exits to the right from the property and believes that the County will never develop the property, the Council could waive that section of the Code requiring the three-foot wall and do something that would eliminate the view of the parking and entrance areas from Mr. Hanson's residence.

The Community Services Director commented he has discussed this issue with the developer and asked them to determine what would be acceptable to them by this evening so a decision can be made to move this project forward.

4. Other Agencies Permits – A copy of the SWFWMD permit shall be required prior to issuance of site clearing and infrastructure permits. Copies of the approvals from the Health Department (water) and EPC (sewer) shall be required prior to issuance of infrastructure permits. [Section 25.725.7] Applicant will provide evidence that a Hillsborough County permit for work in the right-of-way has been obtained prior to issuance of infrastructure permits. [Section 25.680.3(c)]
5. Right-Out Only Egress – A “Do Not Enter” sign will be placed on Greenhill Place to identify the driveway as exit-only.

The Community Services Director pointed out that the developer agreed, pursuant to a neighborhood request, that in-and-out traffic not be allowed on Greenhill Place. He said the developer agreed to put a right-turn out to Fowler Avenue, adding this is a hardship that the developer has agreed to in deference to the neighbors. He clarified for Council Member Chillura that the *entrance* to the building has been moved further to the west; the developer will decide how far west he can move the entranceway to the Dunkin' Donuts establishment.

6. Utility and HVAC equipment screening – All utility equipment on site will be screened per Code, and HVAC equipment, if roof-mounted will be screened by building parapet or additional screening if necessary. [Section 25.780.10]

7. Location of Dumpster, Dumpster Enclosure, and Loading Space – Locations for the dumpster and one loading space will be finalized on the construction plans. The dumpster enclosure shall be constructed with color and material as the principle structure. [Sections 25.640(a)(1) and 25.640(d)(3)]
8. Exterior Lighting - To the extent possible, site lighting will be directed into the site and away from adjacent single family residences. Cut-off shields or other necessary fixtures shall be provided to ensure light does not trespass beyond the property line. A certified lighting plan shall be provided prior to issuance of infrastructure permits. All parking lot and area lighting systems shall be designed and certified to meet ANSI/IES for parking lot and area lighting. This lighting plan shall be designed to meet the recommended illuminance and uniformity standards outlined in Section 25.640. [Section 25.640]
9. Fire Department Regulations – All requirements of the City of Temple Terrace Fire Department will be met.
10. Landscaping and Tree Preservation – Interior and perimeter landscaping, including hedges, fence and utility and electrical equipment screening, and building and parking area landscaping will be provided per City code [Sections 25.780 and 25.735].
11. Signage - All signs shall be permitted separately and meet the requirements for the CG zoning district ~~and Chapter 29~~ [Section 25.765.6 ~~and Section 29.925.1~~].

The Community Services Director commented that the reference to Chapter 29 is in error and does not apply. [The correction is reflected with strike-through.]

12. Site Plan Expiration – All approved site plans are valid for six (6) months from the date of approval. When approval lapses, the new submittal must meet the rules, regulations, standards and criteria in force on the date of “acceptance.” Also, the building permit issued for the site shall be automatically revoked without further action by the City unless site clearing and substantial construction has been commenced within 180 calendar days after the date City Council approves the site plan; provided, however, City Council may grant one extension of up to 180 days within which site clearing and substantial construction must be commenced. The applicant must begin and substantially complete the development within two years from the time of final approval. If the development is to be constructed in stages, the applicant must begin and substantially complete the development of each stage within two years of the time provided for the start of construction of each stage in the development schedule. [Sections 25.115 and 25.645]

The Community Services Director reiterated that staff recommends approval as set forth above and that Mr. Hanson will address the issue mentioned.

While Mr. Hanson was coming forward, the City Attorney indicated that just prior to the meeting Mr. Hanson distributed a drawing to those seated at the dais to explain his point of view.

Ed Hanson, 6940 Greenhill Place, said he lives directly across the street from the proposed development. He explained that Greenhill Place curves back to the west from Fowler Avenue, with the development on the inside of the curve, directly across from his yard. He continued that Dunkin' Donuts is unique in that it is a one-story structure, but is about 28 feet tall; the parking lot is also about two feet above grade, resulting in the building being essentially a two-story building from a visual perspective. He said this building will be in plain view from his front picture window, which is only 166 feet away, and the edge of the parking lot will only be 105 feet away; from the end of his driveway, the distance will be 95 feet to the building and 49 feet to the driveway. Mr. Hanson asked the Council to keep in mind that the entrance to the building, and not the rear of the building, will be facing him. He said the proposed six-foot buffer wall ends 27 feet short from the exit driveway from the site, and he was told the wall will be reduced to three feet, which will offer him a full view from his front window of the entrance to Dunkin' Donuts and the parking lot; additionally, he said the three-foot wall will effectively be one foot, because of the existing grade being a little over two feet below the parking lot. Therefore, he said he will have vehicle headlights sweeping his front yard in the early morning and evening hours. While the business will close early, he said he was told it will open very early.

Mr. Hanson suggested a simple solution would be to install a six-foot screen wall with adequate landscaping, which he felt should be from the new elevation of the parking lot as per Code, adding this would give it the proper elevation to be a site deterrent. He said this would protect his privacy and visual intrusion, as well as that of his immediate neighbor to the north. He also suggested an appropriate tree, approximately 25-feet tall, would also alleviate his view of the building and be a nice addition to the project. He remarked it was his understanding that a tree is proposed for that location.

Mayor Affronti questioned the Community Services Director as to whether they have reviewed Mr. Hanson's concerns, to which the Director responded affirmatively.

The Community Services Director stated that he has also met with the City Engineer and the Building Official. He commented that he mentioned earlier that where they show the three-foot wall, even though the Code requires that wall to be three feet, he believes they could make that wall six feet, given the fact that there is such a wide right-of-way that people will still be able to look left as they exit onto Greenhill. He said he believes that is one solution. He explained that Mr. Hanson's solution, if they think of a right triangle, is to bring the wall down by the parking in a north-south direction and then headed east to make the right angle of the triangle; they could meet most of his objection by increasing the proposed three-foot wall to six feet. He said that would require that they waive the Code, but he explained that from talking with the City Engineer and the Building Official, it appears that is not a safety issue, given the width of the right-of way and assuming that will not be developed by the County.

The City Manager suggested that the developer or his representative be invited to comment. Mayor Affronti asked for a project representative to come to the podium to address the Council.

Charlie Chen, Soho Engineering, 3314 Henderson Boulevard, Tampa, said they are the engineering firm on this project. He said they have discussed with the property owner the issue of having the six-foot wall continue all the way down to the right turn-out only.

As the Community Services Director mentioned, Mr. Soho said if the Council is willing to waive the City Code in order for them to increase the height of the wall to six feet, they would be willing to extend the six-foot wall all the way down to that right turn-out only. He noted that initially they were going to go down to the three-foot height for the safety issue.

The Community Services Director noted that it does not quite meet Mr. Hanson's request, in that Mr. Hanson feels there is an elevation/grade change of a couple of feet, and he would prefer the wall be moved west and be made a right triangle with the three-foot wall. He acknowledged it is a little confusing; however, going from three feet in height to six feet in height minimizes the developer's costs and meets a substantial amount of Mr. Hanson's requirements and requests.

Mr. Chen cautioned that as far as the 28-foot building height mentioned by Mr. Hanson, it has not been finally determined by the architect; it is not necessarily going to be a 28-foot high building, adding the architect is still finalizing the building drawings for the permitting process.

In response to a question from Council Member Chillura, Mr. Chen confirmed the air conditioning unit will be situated on the roof of the building, so part of that is a parapet wall. Council Member Chillura commented that if that wasn't there, they would be looking at a big air conditioner, citing as an example, the air conditioning unit visible on the top of the beautiful new Café Don Jose building. He said their choice is to look at a tall decorative wall or a giant air conditioning unit.

Council Member Chillura asked for clarification about the wall issue. Mr. Chen responded that the wall is currently shown right along the property line, extending down to the driveway; that is the wall they are planning to extend as a six-foot wall. Council Member Chillura confirmed with Mr. Chen that is the wall that is buffering the retention area. Council Member Chillura expressed concern about whether someone pulling out of there would be able to safely see with the six-foot wall. Mr. Chen responded that was the issue explained by the Community Services Director, who pointed out the road is further out, which would allow someone to pull further out and be able to see whether traffic was coming. With that being the case, Council Member Chillura said he does not have an issue, adding it is an attractive project that will be one of the nicer looking buildings on Fowler Avenue.

Upon motion of Council Member Govin, seconded by Council Member Chillura, **RESOLUTION NO. 151-07(m)** was **ADOPTED**, approving the final site plan (SPR #06-08) to construct two one-story buildings totaling 13,420 square feet on the north side of Fowler Avenue and the west side of Greenhill Place, subject to the conditions outlined herein and contained in the Memorandum to the City Manager dated November 16, 2007, and with the six-foot wall as shown on the drawings; further, staff should see if there is anything that can be done with the elevations for residents to get full coverage with the six-foot wall. Vote on the motion being: Council Members Chillura, Fernandez, Govin, Halloway, and Knapp voting "aye," no "nay."

Prior to vote on the above motion, Council Member Chillura pointed out that most car lights are below four feet. Council Member Govin noted it doesn't look like there is a headlight problem, with the direction the driveway is pointing. The Community Services Director clarified that Mr. Hanson's point is that his site line is about the same elevation as the entrance to the store; however, where the six-foot wall is located, the elevation is about two feet lower, so the six-foot wall effectively becomes about a four-foot wall.

Council Member Chillura concurred, but offered that it appears there are trees and landscaping there that should be helpful.

Council Member Fernandez asked about lighting and sound issues, since the development backs up to a residential neighborhood; additionally, she inquired about the type of businesses that will be in the rest of the project.

Mr. Chen said they do not have any lease agreements for the large commercial building yet. He added they have provided the City with a lighting plan for the building and parking area that conforms to the City Code and confines the lighting to the property area, minimizing any impacts to the surrounding neighborhood. The Community Services Director referred to Condition No. 8, where they put specific language to make sure the neighborhood is protected. He noted that the Building Official carefully checks that to ensure that offsite there are zero foot-candles of light, as required.

At this point, the vote was taken on the above motion, which passed unanimously by a vote of 5 to 0.

Resolutions for Consideration and Action: (Consent Agenda)

Upon motion of Council Member Knapp seconded by Council Member Chillura, and unanimously carried, Resolutions E-1 through E-5 were adopted by consent, being:

RESOLUTION NO. 152-07, approving the Final Plat submitted by EMK Consultants of Florida, Inc., for Telecom Park Lot 7F, creating Grand Oaks at Telecom Park on approximately 12.46 acres on the west side of Telecom Park, subject to the conditions outlined herein.

RESOLUTION NO. 153-07, approving the final adjustment to the 2006-07 budget reflecting the appropriation and allocation of funds as outlined in the attachment.

RESOLUTION NO. 154-07, approving the adjustments to the 2007-08 budget reflecting the appropriation and allocation of funds and the 2006-07 encumbrances that were not completed by the end of the fiscal year.

RESOLUTION NO. 155-07, approving in accordance with the City's purchasing procedures, the emergency purchases related to the Sandra Prince disappearance and the investigative efforts at 3908 West Vasconia Street in the total amount of \$21,140; payment to be made from account 001-1431-521.34-99.

RESOLUTION NO. 156-07, approving an adjustment to the fiscal year 2007-08 budget to appropriate and allocate the funds for the emergency purchases required in the Sandra Prince investigation, in the amount of \$21,140, as outlined in the attachment.

RESOLUTION NO. 157-07, approving the four (4) Busch Boulevard Improvement Agreements between the City and the Florida Department of Transportation and authorizing the Mayor to execute said agreements as required.

There were no Proposed Ordinances for Consideration and Action, and there was no Unfinished Business for consideration and action by the Council.

City Manager's Report:

The City Manager announced the recent death of resident Dick Bowers, stating he was certainly a friend to Temple Terrace. The City Manager recalled that when the City was preparing to celebrate its 75th Birthday, Mr. Bowers thought something special should be done. He said Mr. Bowers led fundraising efforts to raise \$25,000 to bring the Florida Orchestra to perform for the benefit of the community. He said that was indicative of the type of special person that he was. Mayor Affronti concurred that he will be missed.

The City Manager said Council Member Halloway wished to mention the sanitation workers.

Council Member Halloway commented that if anyone ever wondered what "poetry in motion" really means, they should look out when the trash collection crew goes by. He said he has never seen more efficient, industrious, or effective persons than those on the City trash vehicles, where they grab the cans with one hand and with a fluid motion, rotate the cans over the top and dump them, hand them back empty, with a big smile, and add, "Have a nice day!" He noted that years ago the Council considered an automated system. He said he doesn't believe it is possible to design an automated system that can exceed the qualities of the City personnel doing the garbage removal; they are the keynoters for the "City for Living." He said he hopes that the acting Public Works Director/City Engineer Joe Motta passes on his comments and appreciation to those fine gentlemen who do that job.

The City Manager added he was able to join a crew several weeks ago, and suggested if they need any advice on public relations, they should go to Sanitation staff, Carl and Alan. He said they are very much appreciated and have a great rapport with our residents.

The City Attorney commented that before the meeting the City Clerk handed him the various agreements between the City and FDOT, which were part of the Consent Agenda. From the standpoint of going forward with improvements for the betterment of the City, he said going forward with the FDOT agreements makes sense; however, from the standpoint of dealing with the FDOT, two of the agreements (landscape and hardscape) have a provision that essentially grants to the FDOT all power to interpret the agreements and the rights of the parties thereunder. He said he told the FDOT attorney that he has never recommended to any client to enter into an agreement with a provision like that, and the FDOT attorney's position was that the City would be taking actions in the FDOT's right-of-way, and if they don't want to proceed under the agreement, they can always terminate it. Therefore, the City Attorney said the City has a couple of agreements that essentially, if they don't like the deal with the FDOT, the only remedy is to terminate it.

The City Attorney said one of the other agreements has a provision in it, specifically Paragraph 1.1 of the Locally Funded Agreement, which reads, "In the event hazardous or contaminated materials related to the construction of City-requested crosswalks, mast arms, lighting, landscaping, and sidewalks are encountered within the City's corporate limits of the modification of SR 580/Busch Boulevard during

any phase of the project, the City shall be responsible for expenses associated with and coordination of that portion of the hazardous or contaminated materials removal and appropriate disposal in accordance with State and Federal standards.” The City Attorney said the chance of that occurring during the project is very remote; the attorney for the FDOT agreed it was a provision that would be reasonable to remove from the agreement, but the FDOT decision-makers would not allow that to occur. He said he wanted the Council to be aware that provision is in there; however, he believes the risk to the City is remote that anything would occur that would trigger that provision. His argument to remove the provision fell on deaf ears, he said, and he was essentially told these deals are “take it” or “leave it.”

The City Attorney commented he wanted to explain that to the Council, since his name is on those contracts as having been reviewed by the City’s Legal Counsel, and that he had fought very hard for those provisions to be removed, but the FDOT would not do so.

Council Member Chillura reported the River Watch Task Force will be taking a field trip by land this coming Tuesday, December 11, at 9 a.m., meeting at the office of the Southwest Florida Water Management District (SWFWMD) located on U.S. Highway 301, to tour the different structures of the Hillsborough River, By-Pass Canal, and Dam. Anyone who is interested in joining the tour, he said, should contact the City Clerk’s office.

Council Member Chillura noted the River conditions are again approaching critical levels, having dropped 12 inches in a one-week period and 17 inches over the last 12 days. He said he expressed concern to Task Force Liaison Joe Gross, who contacted SWFWMD, and their response to him was that water is still flowing out, but there is less water coming in because there has been no rain. Council Member Chillura said this is very early in the season for water to drop to that level.

On a brighter note, Council Member Chillura said a seat on the SWFWMD Board has opened up; a Board Member from Hillsborough County has chosen not to fulfill her position, and after a great deal of thought and consideration, he has decided to apply for the position through the Governor’s office. He said he believes having someone on the Board will help them be more knowledgeable and educated on the issues coming before the City, as well as to provide a strong voice on these issues for Temple Terrace.

Council Member Chillura said they felt it was crucial for someone on the Task Force to jump in, because they have been up-to-speed on all the issues taking place; they’ve gone so far, and are now basically at the end of the road. He commented they have met with and talked to, but not reached a point with SWFWMD that is satisfactory to the City, and as the Director had said previously, there is no “silver bullet,” and no perfect answer, but they would like to be given some relief. He said if anyone has any contacts in the Governor’s Office, he would appreciate a word in favor of his application.

Mayor Affronti suggested the City Manager write a letter from the City. Council Member Chillura said that Louis Betz informed him that people in close contact should make a phone call directly to the Governor’s office, commenting that sometimes letters are disregarded. Mayor Affronti expressed appreciation to Council Member Chillura for his hard work on this critical issue.

New Business:

1. Temple Terrace Redevelopment Agency Recommendations.

Upon motion of Council Member Govin, seconded by Council Member Knapp, **RESOLUTION NO. 158-07(m)** was **ADOPTED**, accepting the recommendation from the Temple Terrace Redevelopment Agency Resolution No. **CRA-94(m)**, to continue the meeting to consider the downtown redevelopment site plans to December 18, 2007. Vote on the motion being: Council Members Chillura, Fernandez, Govin, and Knapp voting “aye,” with Council Member Halloway voting “nay.”

Council Member Fernandez asked for an update regarding the concession stand on the soccer field. Parks & Recreation Director James Chambers said they will be recommending a prefab structure. He said they have identified a company, having reviewed plans from four different manufacturers, and narrowed down to a design, but they have to get approval from the School Board for the concession stand because it is located on the School Board property at Lewis Elementary. He confirmed for Council Member Fernandez that they can do them together.

Mayor Affronti mentioned everyone should take a look at the new fence at Greco Middle School. He said the School Board had planned to use chain link, the City talked to them about that, the School Board was cooperative, and through the generosity of TECO, they were able to put up an attractive fence, which makes a dramatic difference at the entrance to our City.

Mayor Affronti encouraged everyone to attend the Winter Wonderland event on Saturday night at Riverhills Park.

There being no further business to consider, upon proper motion, the meeting was adjourned at 9:00 p.m.

Joseph A. Affronti, Sr.
Mayor

Frank M. Chillura, Council Member

Ronald A. Govin, Council Member

Alison M. Fernandez, Council Member

Attest:

Ken Halloway, Council Member

Melissa E. Burns, MMC
City Clerk

Mark A. Knapp, Council Member