

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

**Regular Meeting  
Thursday, September 10, 2009  
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 Thursday, September 10, 2009, in the Council Chambers at City Hall.

**PRESENT WERE:** Mayor Joe Affronti, Sr., Council Members Alison Fernandez, Ron A. Govin, Ken Halloway, Mark A. Knapp, and Mary Jane Neale, City Manager Kim Leinbach, City Clerk Lisa Burns, and City Attorney Mark Connolly.

**ALSO PRESENT WERE:** Public Information Officer Michael Dunn, Code Compliance Director Joe Gross, Leisure Services Director James Chambers, Community Development Director Charles Stephenson, Police Chief Ken Albano, Public Works Director Joe Motta, Human Resources Director Woody Hubbard, Finance Director Diane Reichard, Fire Chief Keith Chapman, Deputy Police Chief Patricia Powers, Deputy City Clerk Judy Read, Firefighters Pension Representative Roger Chewning, Barbara Sparks-McGlinchy, Richard Reina, Joyce McKenzie, and several other persons.

Following an Out-of-Sunshine Meeting regarding pending litigation, which convened at 5:00 p.m., Mayor Affronti reconvened the meeting, calling it to order at 6:00 p.m., after which he led the Pledge of Allegiance to the flag and offered a brief invocation.

**Proclamations, Recognitions, and Special Presentations:**

Mayor Affronti presented Council Member Mary Jane Neale with a Certificate, on behalf of the John Scott Daily Florida Institute of Government, for having completed 18 hours of training at the Institute of Municipal Elected Officials, which was held June 26-28 in Tampa.

**Minutes of Previous Meetings:**

Upon motion of Council Member Halloway, seconded by Council Member Neale, and unanimously carried, the **MINUTES** of the August 18, 2009, Council Meeting were **APPROVED**.

**Public Hearings:**

**1. Public Hearing on the Tentative Millage Rate for Fiscal Year 2009-2010.**

Mayor Affronti opened the public hearing, and the City Manager called on the Finance Director to announce the millage.

Finance Director Diane Reichard stated the tentative millage rate for Fiscal Year 2009-2010 is 5.2829 mills, which is equal to and 0% over the rolled-back rate of 5.2829 mills.

Mayor Affronti called for public comments and Council comments. There being no comments from the public or the Council, Mayor Affronti closed the public hearing.

- 1) Tentative Millage Rate Adopted by Resolution:

Following reading by caption, upon motion of Council Member Neale, seconded by Council Member Hallway, **RESOLUTION NO. 105-09** was **ADOPTED**, adopting a tentative millage rate of 5.2829 mills for Fiscal Year 2009-2010; said millage rate being equal to and 0.00% over the rolled back rate of 5.2829 mills, and providing an effective date. Vote on the motion being: Council Members Fernandez, Govin, Hallway, Knapp, and Neale voting "aye," no "nay."

- 2) **FIRST** reading, by caption, of a proposed ordinance adopting the millage rate for Fiscal Year 2009-2010.

Council then heard **FIRST** reading, by caption, of a proposed ordinance, being: AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, ADOPTING A MILLAGE RATE OF 5.2829 MILLS FOR FISCAL YEAR 2009-2010; SAID MILLAGE RATE BEING EQUAL TO AND 0.00% OVER THE ROLLED BACK RATE OF 5.2829 MILLS; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

## 2. Public Hearing on the Operating and Capital Budget for Fiscal Year 2009-2010.

Mayor Affronti opened the public hearing on the tentative operating budget for Fiscal Year 2009-2010, and the Capital Improvement Budget.

The Finance Director announced the total budget for Fiscal Year 2009-2010 is \$53,225,104.

There being no comments or persons wishing to speak, Mayor Affronti closed the public hearing and called for a motion for adoption of the tentative Operating Budget for Fiscal Year 2009-2010, and the Capital Improvement Budget.

- 1) Tentative Operating Budget for Fiscal Year 2009-2010, and the Capital Improvement Budget.

Following reading, by caption, upon motion of Council Member Neale, seconded by Council Member Fernandez, **RESOLUTION NO. 106-09** was **ADOPTED**, adopting a tentative operating budget for said City for Fiscal Year 2009-2010, adopting a Capital Improvement Budget, and providing an effective date. Vote on the motion being: Council Members Fernandez, Govin, Hallway, Knapp, and Neale voting "aye," no "nay."

- 2) **FIRST** reading, by caption, of a proposed ordinance adopting the operating budget for Fiscal Year 2009-2010, and the capital improvement budget.

Council then heard **FIRST** reading, by caption, of a proposed ordinance, being: AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, ADOPTING THE FINAL

OPERATING BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2009, AND ENDING SEPTEMBER 30, 2010, AND THE CAPITAL IMPROVEMENT BUDGET; GIVING NOTICE OF THE PUBLIC HEARINGS THEREON; AUTHORIZING THE CITY MANAGER TO ISSUE SUCH INSTRUCTIONS AS ARE NECESSARY TO ACHIEVE AND ACCOMPLISH THE SERVICE PROGRAMS SO AUTHORIZED; AUTHORIZING THE CITY MANAGER OR THE FINANCE DIRECTOR TO TRANSFER MONEYS AND PROGRAMS AMONG THE DEPARTMENTS AND PROGRAMS WITHIN ANY FUND; PROVIDING A SEVERABILITY CLAUSE, EFFECTIVE DATE, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

**There were no persons wishing to be heard on items not listed on the Agenda. There was no correspondence, no communications, or petitions before the Council for consideration and action, no Presentations before the Council, and no Site Plan Reviews for consideration and action.**

**Resolutions for Consideration and Action:**

The City Manager reviewed each of the proposed Resolutions for consideration and action.

Council Member Fernandez requested that Resolution E-4 be pulled for further discussion.

Council Member Govin requested that Resolution E-3 be pulled for further discussion.

Upon motion of Council Member Fernandez, seconded by Council Member Halloway, and unanimously carried, Resolutions **E-1, E-2, and E-5 through E-7** were adopted by consent, as follows:

**RESOLUTION NO. 107-09**, approving the Mutual Aid Agreement between the City and the Hillsborough County Sheriff's Office outlining the respective jurisdictional responsibilities. *The City Manager commented this Resolution is a renewal of the Mutual Aid Agreement, which has been beneficial to both agencies.*

**RESOLUTION NO. 108-09**, confirming the selection of Gerald Terenzi, as the Board Members' appointee, and the selection of Roger Chewning, as the Firefighters' representative, to the Firefighters' Pension Board of Trustees.

**RESOLUTION NO. 109-09**, authorizing payment to Tampa Electric Company (TECO), upon completion of its underground utilities installation, in the amount of \$430,088.62; payment to be made from account 130-3099-541.63-11. *The City Manager informed the Council that Resolutions E-5, 6, and 7 are the undergrounding installations for 56<sup>th</sup> Street with TECO, BrightHouse, and Verizon.*

**RESOLUTION NO. 110-09**, authorizing payment to BrightHouse Networks, upon completion of its underground utilities installation, in the amount of \$45,480; payment to be made from account 130-3099-541.63-11.

**RESOLUTION NO. 111-09**, authorizing payment to Verizon Florida, LLC, upon completion of its underground utilities installation, in the amount of \$59,912; payment to be made from account 130-3099-541.63-11.

Regarding **Resolution No. E-3**, the City Manager commented this is an adjustment to the Edward Byrne Memorial Justice Assistance Grant in the amount of \$45,093. He noted the original application was made to the COPS Hiring Recovery Grant Program for four additional police officers; the grant was denied, but the City has the ability to adjust the allocation of those funds. He explained the Police Department is requesting reinstatement of a Communications Officer position, which the administration believes is justified, due to the amount of overtime being incurred with the current staffing level. He continued that a significant part of the compensation is from 9-1-1 money.

Council Member Govin expressed concern that this is a one-time grant, which is proposed to pay for adding a position to the budget. He questioned the continuation of that position once the funding is used, and whether the individual would have to be terminated if the City's financial condition at that time is the same as it is now.

The City Manager responded it is believed that this was the best utilization of the grant. Acknowledging it is a one-time grant, he said the administration made provisions for continuing the ongoing expense, reiterating that a substantial portion of the funding will come from 9-1-1 funding and overtime. He added there is also a significant amount of savings, which will result from the voluntary transfer of the highest-paid Senior Patrol Officer to this position and will cover the cost in subsequent years.

Upon motion of Council Member Govin, seconded by Council Member Knapp, **RESOLUTION NO. 112-09** was **ADOPTED**, accepting the adjustment to the Edward Byrne Memorial Justice Assistance Grant in the amount of \$45,093; said adjustment includes the costs associated with reinstating one Police Communications Officer Position in the amount of \$41,013 and the purchase of 48 ANSI Class 3 Raincoats in the amount of \$4,080.

Vote on the motion being: Council Members Fernandez, Govin, Halloway, Knapp, and Neale voting "aye," no "nay."

Regarding **Resolution No. E-4**, Council Member Fernandez declared a conflict of interest in the awarding of this contract, stating that her father, Ross McGillivray, is employed with Ardaman & Associates; therefore, she would abstain from voting on the issue.

Questioning whether that is a basis for Council Member Fernandez to abstain from voting, the City Attorney explained that City Council Members are prohibited from voting on items where they have some sort of pecuniary gain in the decision. He expressed appreciation to Council Member Fernandez for raising the issue for discussion, concluding that her decision to abstain is her right, if she believes there is some sort of pecuniary gain or some other conflict. He suggested the vote be taken with Council Member Fernandez abstaining, given the concern that she has raised.

Upon motion duly made and seconded, **RESOLUTION NO. 113-09** was **ADOPTED**, awarding the contract, in the amount of \$31,027.40, to Ardaman & Associates, Inc., under its continuing contract with the City, to perform construction testing services related to the Telecom Parkway roadway extension; payment for said contract to be

made from account 130-3099-541.63-11. Vote on the motion being: Council Members Govin, Halloway, Knapp, and Neale voting “aye,” no “nay.” Council Member Fernandez abstained from voting, having declared a conflict of interest, due to her father’s employment with Ardaman & Associates.

**There were no further proposed Ordinances for consideration and action, and there was no Unfinished Business before the Council for consideration and action.**

**City Manager’s Report:**

The City Manager reported that, at the Council’s request, he has been attending some of the ongoing meetings with the City’s redevelopment firm, The Vlass Group; specifically, he attended a meeting on August 20<sup>th</sup> where Mark Sneed, President of the leasing company, met with a number of members of the community to receive their input.

The City Manager updated the Council on the Nuisance Abatement Program. He noted the City Attorney is pursuing it diligently, adding that in efforts to determine the City’s exposure, Attorney O’Dowd has talked to their counterparts in Port St. Lucie.

The City Manager reported the City has received Notice from Planning Commission Staff Member Joe Bell that the Department of Community Affairs has “officially” found the City’s Comprehensive Plan Update to be in compliance. He continued that the Notice of Intent has been published in the St. Pete Times; assuming there is no challenge, it will be effective September 22<sup>nd</sup>. He commented the update includes the City-wide multimodal transportation district, which is unique for the entire State of Florida.

The City Manager recognized Barbara Sparks-McGlinchy, who is the new Executive Director of the Temple Terrace Chamber of Commerce.

Council Member Fernandez questioned correspondence the Council received regarding requested signage at an apartment complex. The City Manager responded that the Community Development Director has discussed the matter with representatives from the apartment complex, and under the latitude Council has granted staff, they have worked out an acceptable solution.

**Unfinished Business:**

In reference to the public meeting with Mark Sneed to which the City Manager referred, Council Member Govin expressed concern that the meeting was posted at City Hall, but was not officially communicated to Council, except for the ladies who serve on Council. He questioned whether that was legal and asked for a review as to whether they can select who can go to a public meeting once it is publicly announced. The City Manager responded the meeting would be open to any member of Council.

Council Member Govin asked whether Council is normally made aware of all public meetings.

The City Manager responded that he believes the City Clerk “noticed” the meeting in the event members of Council wanted to attend. He clarified that Council Member Govin’s comment is out of concern that all Council Members receive notice of such meetings, and also that he [the City Manager] would be involved to represent the Council. To that extent, he said that was done. The City Manager concluded that if there is a better way of getting information out to them, the administration and staff will certainly do so as they become aware of any meetings or events.

Council Member Fernandez commented that she attended, but did not speak at the meeting; she was there strictly to hear the citizen comments. It was her understanding this was not a City-sponsored meeting, explaining that some residents of the City pulled it together.

Council Member Govin said he believes that if two Council Members attend the meeting, it has to be publicly noticed, or they are breaking the law.

The City Attorney interjected that was not necessarily the case. He said members of City Council cannot communicate in some forum outside of a publicly held meeting. He continued that more than one Council Member might attend a meeting at some public place in Temple Terrace, which is acceptable, as long as they are not communicating with each other, or through a conduit, about City business. He emphasized the seriousness of adhering to the Sunshine Law and Public Records Law, which are both critical in Florida.

The City Attorney explained that the issue is improper communication between members of City Council *outside* of a publicly held forum, such as a City Council Meeting. While Council Members can appear someplace to listen and hear citizen input, he said the problem is that it is very difficult to go to a meeting, such as the presentation being held later this evening, and *not* express their views on issues, because they are a member of the City Council. For that reason, he said, in most cases, he would recommend against going to something as a group, because it can be very easy for them, even though it is not their intention, to actually be communicating about City business outside the context of a meeting where appropriate minutes are kept and the meeting is properly noticed. He concluded that although Council Member Govin’s point is correct, that more than one of them (or all of them) cannot go to the meeting and express their opinions or discuss City business at the meeting, he clarified that more than one of them *can* show up someplace and simply listen.

Council Member Govin confirmed they could go, as long as they just listened. He commented that if even one of them speaks, they are technically in violation, so they need to be very careful if they do that. He said the second point he is making is that the Council needs to be advised of *any* public meetings, so they would have the opportunity if they do want to go; technically, they were not advised of the Mark Sneed meeting.

The City Clerk explained that she was simply copied on an e-mail about the meeting. She commented it has always been the City Clerk’s office policy when they hear about a meeting that they believe one or more Council Members may attend, they post it on the Bulletin Board in the lobby of City Hall as a matter of public notice; it has not been a practice to notify the Council of meetings that they just happen to hear about. She apologized to Council Member Govin and Council if they had wanted to attend that meeting; however, she clarified that the e-mail she was copied on was directed to a group of ladies in the community and was not a meeting scheduled through the City Clerk’s office.

Council Member Govin responded that he was not indicating it came from the City Clerk's office or the City Manager's office, but was merely stating that it became a public meeting when it was posted on the board in City Hall and City Council was not advised.

Council Member Knapp commented he was not aware of any meeting and questioned what it was about.

Commenting that he brought this matter up at a previous meeting, Mayor Affronti explained that Jeanne O'Neil and her daughter-in-law decided they wanted to have a meeting with the developer to express their ideas as to what they would like in the downtown redevelopment area.

In response to Council Member Knapp's question as to how many were in attendance, Council Member Fernandez responded that about 15 ladies attended. Mayor Affronti added that he did not attend.

Regarding the presentation being held later this evening, Council Member Govin commented that until late yesterday, City staff had not reviewed anything that will be presented tonight, nor has the developer talked to staff about it until last night. He said his primary concern is that new information is being presented to the public that neither the Council nor the Temple Terrace Redevelopment Agency has seen. He said his particular concern is with the sequence, in that if something is presented to which the Council cannot agree, the Council will be put in the middle of something that Council later has to resolve because they allowed a meeting to be conducted without first knowing the content of the meeting.

Referring again to Ms. O'Neil's meeting with Mark Sneed, Council Member Govin said he read the "minutes" of the meeting and was a little alarmed by some of the things that were on their list, which indicated two City buildings in the redevelopment area. He noted that Council has not even agreed to one City building. Commenting that there were other items that may or may not take place, he said those items have not come before the Council or the Temple Terrace Redevelopment Agency. He expressed concern that they are opening our citizens up to disappointment or unhappiness when they hear something that they think will be done, but Council hasn't even discussed it. He said he hopes his remarks are not misinterpreted as complaining; he is concerned and wanted to pass on to staff and to the rest of this Council that he is not comfortable with that being the process of the developer, being the owners of the property, speaking in an authoritative manner, but being subject to the will and direction of the Council. He concluded that he wanted to make his objection known, and he requested a response from City staff.

Council Member Fernandez commented that this leads directly into the issue she was going to bring up, about the need for a very high-caliber Redevelopment Director. While there are people within our City staff who have had development experience, she said she believes this developer is at a whole different level of expertise. In order to meet them at their level, she said she firmly believes the City needs a Redevelopment Director experienced in projects that large with other jurisdictions.

Mayor Affronti recalled that at one of the goal-setting meetings, when former Redevelopment Director Ralph Bosek left, they had talked about a Project Manager, and there was consensus that would be needed once they got moving on the redevelopment. He continued that there should be a staff member with whom the developer can directly communicate. He noted that the developer contacts him frequently and to keep things moving along, he communicates everything he hears from the developer to the City Manager.

Regarding tonight's presentation at the Lightfoot Center, Mayor Affronti explained that early on the developers indicated they wanted to meet with the citizens, which they did in July, spending a couple of days looking at the architecture, meeting with Grant Rimbey and Jeanne O'Neil, among others, and getting their input on Temple Terrace. He continued that he was contacted by Mike Vlass, who said their architects have been working feverishly to come up with some conceptual plans for the redevelopment area; he wanted to show them to the citizens, get their input as to what they like or don't like about it, and go back and try to develop a site plan that they believe meets the citizens' needs. Mayor Affronti said that, at that point, they would obviously have to go through City staff, in that what they would be submitting would be fairly definite as to what they would want to comply with.

Mayor Affronti said the City Manager was well aware of what was happening, and he had asked whether the City Manager wanted to coordinate the presentation with Vlass, but he declined, since the Mayor was already talking with him. The City Manager confirmed that was correct. Mayor Affronti said he has a lot to do with his own business, and he would be more than happy to have someone else take it on.

Council Member Fernandez suggested that perhaps too much focus has been on the plan and not on the intensive research that was previously done through the charrettes. She questioned whether that research, which included demographics, architecture, citizen likes and dislikes, etc., has been given to the developer. Mayor Affronti interjected that he believes Grant Rimbey gave that information to them. Council Member Fernandez emphasized her belief that the City needs someone to represent the City's interests.

Council Member Knapp commented that he purposely did not attend the first meeting where the Developer was presenting to the public; however, he thought the statement included in the presentation reminder appearing at the end of the printed Agenda, where it stated in parentheses that "the Mayor and/or Council may attend this presentation," was a little odd, seeming as if they needed permission to attend. He explained he is not planning to attend because he hasn't seen the site plan, and Council will have to rule on it when it comes before them; for that reason, he does not believe they, or at least he, should be there. Mayor Affronti responded that was his prerogative. Mayor Affronti mentioned he sent an email informing the Council about the meeting, that he was planning to attend, and that he believed it would be important and worthwhile for all Council Members and staff to attend to hear the input from the citizens.

Regarding a Redevelopment Director, Council Member Knapp commented that they should have had a Director in the past, but at this point in time, the property has been sold, and there is no longer a purpose for having a Redevelopment Director; the developer should be dealing with the City's Community Development staff. He questioned what the Redevelopment Director would direct, in that the City has no say in where the buildings go, the size of the buildings, and to whom they are leased; the developer simply submits plans through the City's process that fall within the City Code and follow the requirements of the CRA (Temple Terrace Redevelopment Agency). He explained that the Building Department and Engineering Department receive these site plans and applications, deny or approve them, and then oversee the construction, so he again questioned what the Redevelopment Director would do.

Mayor Affronti said the only question is whether the current staff has the proper amount of time to devote to policing this project, to which Council Member Knapp said he has the utmost confidence in them.

Mayor Affronti interjected he isn't questioning their ability, but whether they would be so overloaded with everything else they have going on.

Council Member Knapp asked to whom the individual would report, to which Mayor Affronti responded the City Manager. Council Member Knapp interjected the City Manager is not able to approve site plans; that is the responsibility of the Community Development Director; therefore, his personal opinion is that the position of Redevelopment Director is redundant. He reviewed the City has sold the property; therefore, the time for a Redevelopment Director has come and passed.

In response to Mayor Affronti's question about having a project manager to be sure the project is built the way the City wants it done, Council Member Knapp responded that it is not the City's project. He detailed the process: the developer owns the property and has to submit plans to the City, meeting the guidelines that the City spent a lot of money to write; staff has to determine whether or not they meet those guidelines; and then staff brings the site plan to the Council just like any other project and Council approves or denies it.

Mayor Affronti suggested the City Manager come back to Council with a recommendation as to whether he feels that the Community Development Director and/or his current staff can handle this properly, or if the City Manager feels he needs someone new.

Prefacing that he has spoken with Council Member Fernandez about this matter, the City Manager said he has not recommended hiring a Redevelopment Director, believing the City could save the money, and adding his conscientiousness about funding. He said he would be glad to provide his reasoning along with his recommendation.

The City Manager explained that he has discussed this topic with the Community Development Director, and in terms of a project manager, there is a building inspector position open; they have considered that this individual could specialize in onsite inspections as the project progresses and intensifies. He added they are trying to gear up for it, in terms of project management of the bricks and mortar. He continued that he concurs with Council Member Knapp, that once the development agreement was consummated, the work required by a Redevelopment Director has been alleviated in some respects. However, he reminded the Council that there are 200 additional acres in the redevelopment area, so there will also be work in that area. He concluded that he will be glad to put together a report for Council as to his thought process and come back with a recommendation.

The City Manager noted that while he has talked with Mark Sneed and Mike Lant since the development agreement was executed, he hasn't had the opportunity for any contact with Mr. Vlass until he spoke with him yesterday about his concerns. He continued that Mr. Vlass acknowledged the concerns, stating that he believed the initiative of the City from the start was to involve the citizens. The City Manager commented that in all honesty and credit to Mr. Vlass, he believes that is what Mr. Vlass is doing, and from their discussion last night, Mr. Vlass recognizes that process will be finished tonight, and then it is down to nuts and bolts, the site plan review, the Development Review Committee (DCR), and all the things in which he needs to involve City staff. The City Manager said he is hopeful that they will then be back on what he considers is the proper track.

Regarding the term "project manager," Council Member Knapp commented that certainly there should be a very good project manager, who should be working for Vlass, at his expense and not the City's expense.

Council Member Halloway commented that he believes The Vlass Group will present something similar to the public charrettes of a few years ago, for the purpose of receiving citizen input and examining the market.

Regarding the issue of a Redevelopment Director, Council Member Halloway said he agrees with Council Member Knapp in part; however, a very important role of a project manager would be to serve as the principal point of contact with the developer, helping to move the project forward in the line of communications between the developer and the City. He continued that when the project starts moving forward, a lot of staff members will be involved in some fashion; to have a principal point of contact to orchestrate all of that would be a very good addition to the City staff.

Council Member Govin expressed concern that his previous questions were not answered. He reiterated his concerns regarding notification to Council and the presentation by The Vlass Group later this evening, which will include renderings of Main Street and elevations of Phase I buildings, which neither he nor staff has seen.

Mayor Affronti acknowledged that until last night staff had not seen the renderings; however, last night the Community Development Director, the City Manager, and he saw the renderings. He reiterated that the purpose of this event is for The Vlass Group to present their ideas for that area and get input from the citizens; there is nothing for Council to comment on or vote on.

Council Member Govin reiterated his concern about the public being shown and hearing talk about something that has not gone through any kind of approval process by anyone in authority at the City.

In response to Mayor Affronti's comparison to the Torti Gallas charrettes, Council Member Knapp interjected that Torti Gallas was hired by the City to produce a redevelopment plan; there is a big different between that and someone who already owns the property and is now needing to submit a site plan to the City. He explained that Council Member Govin's point would be like any other business person showing their development plan ideas to the public before discussing them with the City staff.

Mayor Affronti reiterated The Vlass Group's purpose is to show what they think the citizens want and simply get the citizens input.

The City Attorney said he understands Council Member Govin's concerns, and as Council Member Knapp pointed out, the developer owns the property. He continued that at this point the developer's need to come back to City Council for approval is relatively limited: 1) the City has approved a conceptual plan that was attached to the Development Agreement; if the developer wants to do anything substantially different, they have to come back to City Council to modify that plan; and 2) the site plan approval, which is subject to Code requirements; staff will review the plans and give comments.

The City Attorney commented that a property owner trying to get the "buy-in" from the community, by showing what they want to do, taking public comment, and perhaps modifying what they plan to do, based on what they hear from folks who live in Temple Terrace, is smart business in his opinion. However, the City Attorney stated that if Council Members choose to go to the meeting tonight, his strong recommendation is that they not say anything or participate in any discussion whatsoever.

The City Attorney explained that to the extent the Council will ultimately have to make rulings potentially upon concept plans, if The Vlass Group wishes to modify their concept plans, or site plan approval, when those plans are eventually brought before them, what is being discussed at the meeting tonight will, in fact, be a matter that will ultimately be coming before the Council as a body. He emphasized that if they are going to go, his very strong recommendation would be to listen and say nothing about the plans to anyone and certainly don't talk to each other, because that would be a problem.

Council Member Govin asked the City Clerk whether she had answered his earlier question concerning notification. The City Clerk responded that it is standard policy to put the statement that Council may attend on other meetings that they are made aware of and post them on the bulletin board. Regarding the future, Council Member Govin asked whether that would continue to be the policy. Cautioning that she is not always informed of other meetings taking place, the City Clerk responded that she will certainly inform the Council of any meetings that she hears about that may interest them. Mayor Affronti asked that, in particular, the City Clerk be sure the Council is notified of any meeting relative to the redevelopment, to which the City Clerk said she would certainly be happy to pass on any information she receives.

**New Business:**

**1. Board of Adjustment – Appointment of an Alternate Member.**

Mayor Affronti stated that the Board of Adjustment requested the appointment of an Alternate Member as provided in the City Code. He continued that the opportunity was advertised and three citizens expressed an interest in serving: June Mansfield, Sandra Piccirilli, and Sean St. Clair.

Mayor Affronti recognized the only applicant present, Sean St. Clair, 508 Courtney Drive, who briefly introduced himself to the Mayor and Council.

Upon ballot vote of four to one, Sandra Piccirilli was appointed to serve a three-year term as an Alternate Member to the Temple Terrace Board of Adjustment.

There being no further business to be considered, upon proper motion, the meeting was adjourned at 6:55 p.m.

Joseph A. Affronti, Sr.  
Mayor

Alison M. Fernandez, Council Member

Ron A. Govin, Council Member

Attest:

Melissa E. Burns, MMC  
City Clerk

Ken Halloway, Council Member

Mark A. Knapp, Council Member

Mary Jane Neale, Council Member