

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

**Regular Meeting
Tuesday, April 6, 2010
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, April 6, 2010, in the Council Chambers at City Hall.

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

ALSO PRESENT WERE: Public Information Officer Michael Dunn, Leisure Services Director James Chambers, Public Works Director Joe Motta, Human Resources Director Woody Hubbard, Police Chief Ken Albano, Fire Chief Keith Chapman, Community Development Director Charles Stephenson, Finance Director Diane Reichard, Code Compliance Director Joe Gross, Library Director Armand Ternak, Planner Leslie Sykes, Assistant Library Director Teresa Fraser, Communications Supervisor Steve Cellucci, Communications Officers Carl Avari-Cooper and Katie Fitzpatrick, Joyce McKenzie, Judy A. Govin, Mark Schwab, Cathleen O'Dowd, Vince Kegel, Anddrikk Frazier, Arlee Jones, Gina Grimes, Mike Garcia, Liz Affronti, Mindy Murphy, Elaine Olszewski, Virginia Halloway, Martha Guzman, Paul D'Agostino, Steve Culbreath, Michael Lant, Mike Vlass, Mark Sneed, Michael Hinman, Wally Blain, Grant Rimbey, Richard Reina, and several other persons.

Mayor Affronti called the City Council Meeting 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:

1. Proclamation – “National Library Week.”

Mayor Affronti presented a Proclamation to Armand Ternak, Library Director, and Teresa Fraser, Assistant Library Director, proclaiming April 11-17, 2010, as National Library Week in Temple Terrace, encouraging everyone in the community to visit the Temple Terrace Library and take advantage of its many resources.

Library Director Armand Ternak extended an invitation to the community to come to the Library's Open House on Friday, April 16, 2010, from 10 a.m. to 2 p.m., which will include displays of the past, present, and future of the Temple Terrace Library.

2. Proclamation – “National Public Safety Telecommunications Week.”

Mayor Affronti presented a Proclamation to Communications Supervisor Stephen Cellucci and several of the Communications Officers who serve in the Public Safety telecommunications office for Temple Terrace, proclaiming April 11-17, 2010, as National Public Safety Telecommunications Week, in honor and recognition of the City's public safety telecommunicators and the vital contributions they make to the safety and well-being of the citizens of Temple Terrace.

Communications Supervisor Cellucci thanked the Council and community for the opportunity to serve, stating they strive to do their best to get help to them as quickly as possible.

3. Proclamation – “Child Abuse Prevention Month.”

Mayor Affronti presented a Proclamation to representatives of Hillsborough Kids, the Child Abuse Council, and The Children’s Board of Hillsborough County, proclaiming the month of April, 2010, as Child Abuse Prevention Month.

Mindy Murphy, Chairman of the Board of Hillsborough Kids, accepted the Proclamation on behalf of Hillsborough Kids, along with Paul D’Agostino, Executive Director of the Child Abuse Council, and Martha Guzman of The Children’s Board of Hillsborough County. Ms. Murphy thanked the Council for recognizing Child Abuse Prevention Month. She stated Hillsborough County has an amazing system of care and the reason they are successful at preventing child abuse and helping families, particularly children, who are experiencing abuse, is because all communities in Hillsborough County band together to make a difference in children’s lives. She applauded the Council for their support.

4. Proclamation – “Water Conservation Month.”

Mayor Affronti presented a Proclamation to River Watch Task Force Liaison and Code Compliance Director Joe Gross, proclaiming April, 2010, as Water Conservation Month, calling upon each citizen and business to help protect this precious resource by practicing water saving measures and becoming more aware of the need to save water.

River Watch Task Force Liaison and Code Compliance Director Joe Gross accepted the Proclamation with thanks on behalf of the Southwest Florida Water Management District representative who regrettably was unable to attend the meeting.

Minutes of Previous Meetings:

Upon motion of Council Member Halloway, seconded by Council Member Knapp, and unanimously carried, the **MINUTES** of the March 16, 2010, Council Meeting were **APPROVED**.

Persons Wishing to be Heard on Items NOT Listed on the Agenda:

Mark Schwab, S.E. Productions, addressed the Council concerning his proposal to sponsor a “Jazz on 56th Street Festival” on Friday and Saturday, May 7th and 8th, 2010, to be held in the new downtown redevelopment area, specifically the area in front of the former Publix building. He shared with Council some of the local jazz artists, who are planning to participate in the festival and are said to be on the “brink” of success.

Mayor Affronti questioned Mark Sneed of The Vlass Group as to whether they are in sync with Mr. Schwab’s proposal. Mr. Sneed responded that they have had several extensive discussions and are working together on the plans for the festival. The City Manager interjected that Mr. Schwab has also met with City staff in terms of logistics relative to Police, Fire, Sanitation, etc., and they are all in agreement and support of this, at the expense of the event, and therefore, recommend going forward.

Council Member Halloway questioned whether this could potentially become an annual event if it is successful, to which Mr. Schwab responded that is what they are hoping. Mr. Sneed concurred.

Council Member Govin questioned whether there would be any liability on the City's behalf. The City Attorney responded it would depend on whether the City is a sponsor. He commented that Mr. Schwab is here to inform the Council about the event; it is not being held on City property and the City is not sponsoring the event, so this is not an issue in which the City would have exposure.

Council Member Govin questioned whether the City would need to be careful about the way the event is advertised. The City Attorney continued that the more involvement the City has in promoting the event, the more it could be construed to be a City-supported event. While this is the first he has heard about the event, he stated that to the extent the City would spend any money on this event, it could be argued that it is a City event. The City Manager interjected the City is not proposing to spend any money.

Representing the property owner, Mr. Sneed remarked that he and Mark Schwab have been working closely together; as far as liability, as a property owner, they will have a certain amount of liability. He said they have not finalized their agreement yet, but the agreement will require Mr. Schwab to be insured and for that insurance to indemnify the property owners, as well as to require that they use all the City's life safety services that this event will require. He added that they have been supportive because this is the type of event that they would like to eventually see more of at the property and bring exposure to it.

Council Member Govin questioned whether it is possible that the indemnification could also cover the City, to which Mr. Sneed responded he couldn't see any reason why that would not be possible. The City Attorney added that to the extent the City is using its resources, including the City as an additional insured might be appropriate. Council Member Govin explained he is not trying to put a damper on it; however, it will be occurring on property that most people may still believe is City property. He noted that coverage for "additional insured" is generally not much of an expense when obtained through the primary policy. He concluded he believes it would be great if the event happens.

The City Manager commented there is no action being requested from the Council; the presentation was to inform the Council and address any concerns they may have. He assured Council Member Govin he will follow up to be sure the additional insured issue is addressed.

Richard Reina, 216 Inverness Avenue, addressed the Council regarding street lights. He said he had a citizen call him recently about street light beautification. Mr. Reina questioned whether money is being allocated for 56th Street beautification, including beautifying the street lights on 56th Street, and if so, who is paying for it. The City Manager responded it is a combination of funding from federal, state, and some county funding, along with the local funding; it is an allocation for street lights. He asked the Public Works Director to respond further.

Public Works Director Joe Motta explained that 56th Street will have the same decorative type of lights as Busch Boulevard to satisfy DOT (Department of Transportation) requirements. He continued that right now the stimulus project includes Temple Heights to 98th Avenue; then from Temple Heights to the River, for which they have federal and state money to pay for the project.

Mr. Reina said he is here to plant the seed that, in his opinion, it would be great if the City considered beautifying the street lights that go around the golf course, noting there are currently old ugly concrete posts. He suggested it would probably not cost a tremendous amount of money, and perhaps some of the red light camera revenue could be earmarked for the project when the Courts finish resolving the issues surrounding the red light cameras.

There were no public hearings before the Council; there was no correspondence, communications, or petitions.

Presentations:

1. Downtown Redevelopment – The Vlass Group.

Mayor Affronti introduced The Vlass Group - Mike Vlass, Mark Sneed, and Mike Lant, to present news on the downtown redevelopment project.

Mike Vlass reviewed they purchased the downtown redevelopment property July 1, 2009, under the restrictions and obligations of a Master Developer's Agreement; pursuant to that original Agreement, they had three years (to July 1, 2012), to start construction of the project, and two years after that (to July 1, 2014) to complete Phase I of the project. He continued that he was pleased to say they plan to have a groundbreaking ceremony on July 9, 2010, with plans to start construction within the next several months of the first phase of construction, on the buildings in front of Sweetbay and the old Marshall's space (which will be the new U.S. Post Office), which will be completed, hopefully, by the end of the year.

Noting they are two years ahead of schedule, Mr. Vlass commented that not much could happen until they secured Sweetbay's lease agreement, since that encumbered most of their redevelopment property, which he illustrated on a displayed site plan. He reviewed that The Vlass Group has been negotiating with Sweetbay for a year; Sweetbay received approval from their committee in February, and they are on the last version of the lease draft, which they expect to have signed by end of April. He continued that the U.S. Post Office agreed to build their new retail facility and the annex in what The Vlass Group calls the "B" Building, and they expect to have that lease signed by the end of April.

In addition, Mr. Vlass announced that The Vlass Group has entered into a joint venture, for the development of the first phase of their project, with Inland Real Estate Group of Companies, Inc., a real estate investment trust, which is one of the largest in the country. Mr. Vlass commented that he has known Barry Lazarus, the President of the Company, for decades. Since 2002, Mr. Vlass noted that Inland has bought \$27 billion worth of real estate in 1,671 properties; Inland owns 113 million square feet in 46 states, and they are the eighth largest real estate owner in the United States. He said The Vlass Group is pleased to have them as a partner. He remarked that the construction financing market is currently less than favorable, and while The Vlass Group was never uncomfortable building the project, they were concerned about permanent financing once it was completed, so they could get their money back out of it, and from the long-term ownership standpoint. He explained that in their agreement with Inland, The Vlass Group has the majority ownership, and upon completion, sometime after two years (interjecting this phase of the project will likely take no more than twelve months), one of them has the right to buy the other one out.

Mr. Vlass surmised that with Inland being a long-term owner of real estate, Inland is more likely to own the property at the end. He concluded it is a great financing source in that there will be no mortgage on the property – all cash and no debt.

At this point, Mr. Vlass directed the Council to the development schedule, a copy of which is part of the record. He explained this is a condensed version of a bigger flow chart, which outlines things to be done and things that are contingent on other items being completed first. He noted that every item has a beginning and ending date, with the last date ending in March 21, 2011, for the first phase of construction. Reviewing each of the lines on the flow chart, he said they have submitted to the City for review the Reciprocal Easement Agreement (REA) and a 2nd Amendment to the Master Developer's Agreement (MDA), which breaks the "J" building into two buildings (where the City's performing arts center/arts education center will be) and talks about the Inland Joint Venture Agreement The Vlass Group has signed. He explained that whatever rights the City had against Vlass Temple Terrace, LLC, the City continues to have the same rights throughout the entire property; the 2nd Amendment just picks up Inland as their Joint Venture Partner on a portion of the property, which is the first phase of construction.

Continuing with the flow chart, Mr. Vlass pointed out the Sweetbay Lease execution and the Post Office Lease execution both to occur on April 30, new leases with relocations within the project projected to be completed by August 26, and new tenants projected to be completed by December 2. He acknowledged that they are basing a lot of this on speculation – they believe they are building such a great place that tenants will want to be here.

Mr. Vlass remarked that they had planned to have the groundbreaking on July 9, but suggested they could move it up to Friday, July 2, to occur on the same weekend as the City's 4th of July celebration, if Council would like. He then briefly reviewed the time schedule for plans and construction, noting that a lot of these have to do with submittals to the City and obtaining DRC (Development Review Committee) approval. He remarked the first item listed is building renovation plans, which were started in January and expected to be completed by May 21.

Mr. Vlass continued that the Master Developer's Agreement stated that they could not start anything until they had permits for virtually everything in the phase; however, they made a deal with Sweetbay that they would get them into their renovated space by November 1st. In order to do that, he said they need to start on Buildings B, C and D. He explained that November 1st is crucial to retailers, because no retailer wants to open between November 1st and January 1st; if they miss that November 1st date, they have to wait, because that is their big Christmas season when no one wants to be under construction. While the buildings are planned to be completed by November 1st, he said they won't be out in front of their buildings doing site work during that period of time – they will be in other areas. Renovations of Building "D" are planned from September 8 through November 4, he said, with the Building "J" plans currently being finalized. He noted it takes a little longer to design a building "from scratch," from the architectural design and submission of plans for approval. Mike Lant interjected they anticipate the plans taking from May 24 through December 14, with permitting complete in the first part of next year, construction starting this time next year, and completion by the end of 2011. Mr. Vlass remarked that Main Street will take about six months to complete, with a completion date of January 31, 2011.

Utilizing a displayed site plan, Mr. Vlass reviewed how they will be renovating certain areas to enable businesses from one area to move to the new area and to enable the construction of Main Street. He explained that in the Phase 1 slide, buildings without the letters are existing buildings; new or renovated buildings have letters on them.

Mr. Vlass also explained that the phases being discussed are construction phases and are not to be confused with an economic phase. Referring to the slide depicting Phase 2 of the construction phase, he noted this includes Buildings “J” and “K,” with the “J” building being the building planned for the City’s performing arts center. He explained that under the 2nd Amendment to the MDA, Building “J” has to be in the next phase, so after they start this, they are not allowed to do anything else until they are building the “J” building.

Mr. Vlass explained that in the original MDA, Building “J” was going to be a 30,000 square foot building and the City was going to share some costs with them. He said they have changed it into two buildings, with the developer paying for the majority of it, which makes it attractive for the City and helps the Developer create the draw. He explained the 14,000 square foot building includes the performing arts center and retail shops; the balance in the other building will hopefully be used for the new Library. He remarked the City had the option, under the Master Developer’s Agreement, to ask the developer within three years to proceed, or not proceed, with the 30,000 square foot building. He recalled that when they originally did it, they wanted to give the City plenty of time to think about it, while giving themselves time to study the market, figure out the economics, and see if it made sense to them to do something to try to push it forward; they agreed to pay the majority of the cost as an encouragement to move forward and the City agreed. As a result, he said they are able to move this forward in a better economic deal than the original, with less money being required on the part of the City. He continued that now the option that the City had at one time of starting that building is now a commitment and no longer an option, and The Vlass Group can proceed with architectural plans, working out the details with the City, and once that is completed, they will start designing the building. He said a lot is dependent on the City in terms of exactly what the City wants, and now the City has an option to do the “I” building, which would be the Library. He recalled that there was a Resolution at the January meeting calling for the Library, but the City still has the option not to do it. He remarked they are contributing money toward it as well, although not as much as they were able to do for Building “J.”

Mr. Vlass summarized that renovations of Buildings “B,” “C,” and “D” will start as soon as they obtain permits, for which submissions will be made in about two weeks, as Mr. Lant noted, adding that they are far enough along that the Community Development Director can accept some preliminary plans. Mr. Vlass noted that while they are working on that, they are also finishing up the civil plans.

Mr. Lant explained that the idea is to get the existing buildings renovated so they can get the relocated tenants in and get Sweetbay’s new façade, which is a commitment under their lease. Mr. Lant expressed concern that they will not be able to finish all of the site work in the front, because they are lowering the grade in front and in order to do that, there is a lot of work to be done. He said he doesn’t believe he will be able to get through the entire civil plan process and obtain final approval in order to allow them to start the site work in time; they at least wanted to get the buildings renovated by the November 1 deadline, so that by the holidays they have brand new looking buildings to give the sense of start to the overall project. Mr. Vlass explained they cannot be on the site in front of Sweetbay from November to January. Mr. Lant interjected that if they cannot be in front of the site during that time period, they will clean the area, take off the paving, do the grading, and seed it to give it a clean look and give them an easier way to develop the building pad for Building “J.”

Mr. Vlass then briefly described the reason for lowering the grade in front of Sweetbay, stating that it is a 24-foot drop from Bullard Parkway to 56th Street, which is the height of a two-story building.

Mr. Vlass continued that they are taking out the steep grade and digging in entrances for a smooth flow into Sweetbay. He commented that they have to build underground vaults to catch water under the parking area, due to water management issues and permitting agency requirements, adding that the City has helped as much as they could. Although they had not budgeted for these additional costs, Mr. Vlass said they believe it is unattractive to leave it the way it is. In addition, he said the City is spending a lot of money to beautify 56th Street, including burying power lines, and after doing that, they would not want to look at bumpers; instead, they will be looking over the tops of the cars at the signs, the graphics, and the new Mediterranean architecture as they drive by.

Mr. Lant briefly discussed their references to phasing, which is a permitting phasing; from a construction standpoint, it is sequenced on through.

Mayor Affronti questioned whether they are planning to start Main Street on one side until the buildings come down, to which Mr. Lant responded affirmatively, if they can. He said once he gets his contractor on board, there is a lot of sequencing to be determined that he has not gotten involved in, adding that he would love to get Main Street, because of the utilities and other infrastructure that has to go in. Mr. Vlass interjected that one of Mark Sneed's biggest challenges in leasing a project is that people need to see something; closing on the property and taking title was crucial. He cited the example that the first thing the Post Office questioned was whether they owned the property. He continued that now seeing that construction is starting is also crucial; people need to start seeing activity, especially when there is such a lack of activity anywhere in real estate. He said that to start the property as soon as possible is an advantage.

Referring to the Phase 4 slide, Council Member Govin questioned when they will have something like that. Mr. Vlass responded that under the Master Developer's Agreement, they have nine years to deliver that, reminding the Council that they had said it would be three years to start, but they are starting within 12 months. As Mr. Vlass pointed out what they would have within 18 months, Council Member Govin questioned again whether it would be nine years before it is completed, to which Mr. Vlass responded negatively. Mr. Vlass explained the worst case scenario is that they build it and they don't lease a thing; it makes no sense to put up vacant buildings. He said they have tried to minimize the exposure as much as they can, but still have enough products out there, since they have to have space ready.

Mr. Sneed commented that Burger King has less than 5 years left on their lease; they believe they will find a spot within the next 4 or 5 years for them to relocate, so that they can get possession of that corner. Council Member Govin asked whether they are talking 2017 or 2018, to which Mr. Vlass responded that is correct, if it just sits there and doesn't lease. Council Member Govin questioned whether the density has been cut down, commenting that the slides make it appear as though that has occurred. Mr. Lant assured him that has not changed; the drawing is just flattened out to get everything in the picture. Mr. Vlass interjected that they have been working with a residential developer right now for over 200 residential units; Mr. Vlass interjected the contractor wants to see some progress before they commit a lot of money in design. Council Member Govin confirmed with Mr. Vlass and Mr. Lant that the number of years will depend on the economic recovery. Mr. Vlass added that they have to build it, in order to lease it, adding that they have the money to go forward.

Council Member Fernandez expressed concerns regarding Masque, which is currently located in Building B, stating she believes there is a "disconnect" between when they have to be out of this building and when a new space may be available for them.

Council Member Fernandez noted, during her question concerning Masque, that she would like Building “J” referred to as the Arts Education Center, rather than Performing Arts Center, so that it is clear to the public that this is a multi-use facility and not just performing arts.

Mr. Vlass responded that they have been talking about where it would make sense to move them temporarily. He deferred to Mr. Lant, who said the old Publix space is the most logical; however, it is in poor shape. From an on-site relocation, Mr. Lant explained it is the most logical. He added that he will go look at the building tomorrow and determine what options they might have, since they don’t need the full 25,000 square feet. Mr. Sneed interjected that there is a tenant in those buildings now who has twice the space they need, suggesting there may be a way to free up a 10,000 square-foot space. Mr. Lant remarked that they are aware of and understand the importance of the big event Masque has planned for the end of July.

Council Member Fernandez said she is not sure whether the public is aware of the Sweetbay concept and the interior improvements they are doing with their newer stores. Mr. Vlass responded that Sweetbay is planning to spend \$3 million on interior renovations. He suggested they have Sweetbay make a presentation at an upcoming Council Meeting as to what they are planning, which will also provide momentum for them. He added that they are making a firm 17-year lease, and if they do what they say they are going to do, he stressed that everyone needs to patronize their store. Mr. Sneed commented that these types of stores change their prototypes frequently, based on what they find works or doesn’t work; Sweetbay has preliminarily indicated to them a sort of flipping of the interior; the pharmacy will be expanding and merchandizing will depend on the store and market demands.

Mayor Affronti suggested they wait to have Sweetbay come until their lease is signed; then he suggested they invite John Turner and Lee Allen to make a presentation. Mr. Vlass remarked he would like Council to hear Sweetbay’s plans and give them their input, adding they have been very receptive. Regarding Masque, Mr. Vlass assured Council that Masque is very important and unique to this development.

Mayor Affronti called for a consensus on the official groundbreaking date, noting that the City’s 4th of July parade will be on July 3. In response to Mr. Vlass’ comments that their groundbreakings are generally held on Friday afternoons, the Council agreed to Friday, July 2, 2010, at 2 p.m., for the groundbreaking ceremony.

The City Attorney stated he had a couple of questions about the 2nd Amendment to the Master Developer’s Agreement. He acknowledged that what he has heard today sounds very positive; however, he has spoken with Dan Hicks, and the 2nd Amendment needs a lot of work. As an example to explain why the devil is in the details, he said there is language that says if and when the Master Developer commences construction in Phase 2 of Area “A,” Master Developer will include the required Arts Building in such Phase 2. He explained that he heard today they will be doing that very quickly, but the document says “if and when.” He reiterated there is a lot of work that needs to be done to make sure that the documents they execute are in line with what they are all intending to do.

The City Attorney commented that with respect to going forward with the façade improvements, they discussed with The Vlass Group a couple of weeks ago that they have the existing Planned Development site plan on the property from Ram/Pinnacle, which was approved with certain façade improvements. He said they need to see, as quickly as possible, a site plan modification that includes the new façade improvements for Buildings “B,” “C,” and “D” so that the Community Development Department can review that and submit it for Council approval.

The City Attorney continued that they also discussed getting a site plan for the rest of what they discussed as being Area "A" at some point thereafter. He concluded they will look forward to getting those documents so the City can get moving on it. Mr. Lant confirmed they discussed that today, and they have no problem with that. Regarding the "if and when" on starting, Mr. Vlass commented that it isn't up to them to start – the City has to first say they like the plan. The City Attorney commented he is sure he and Dan will get the issues resolved.

Mayor Affronti thanked The Vlass Group for their presentation and update.

Site Plan Reviews:

1. Final Site Plan – TECO Substation.

Leslie Sykes, Planner with the Community Development Department, reviewed that the Department received an application for a final site plan (SPR#09-03) submitted by HDR Engineering, Inc., on behalf of Tampa Electric Company (TECO) for a new electrical substation and 832 square-foot control building to be constructed on a portion of approximately 67.26 acres located on the west side of Davis Road just north of McRae Road, with an addressable location of 11028 Davis Road. She stated the parcel has a Temple Terrace Future Land Use designation of Residential-18. Utilizing a PowerPoint presentation, Planner Sykes displayed a map illustrating the zoning designations of surrounding properties, noting the area has a general mix of residential uses, along with the ELAPP (Environmental Land Acquisition and Protection Property) to the south and the Hillsborough River to the west.

The Planner displayed slides depicting the current conditions of the property and future access gate on Davis Road. She briefly described the landscaping planned for project and the proposed screening around the property, stating the substation will be surrounded by an eight-foot vinyl-clad fencing, which will be interwoven with a jasmine vine, with Japanese privet staggered in front at five-foot spacing intervals; a variety of native trees are included on the perimeter.

The Planner reported that the City's Development Review Committee (DRC) reviewed the revised final site plan, and the applicant worked with the DRC to address comments and concerns. She continued that based upon the final site plan package received, staff recommends approval of SPR#09-03, subject to Conditions of Approval outlined in a Memorandum to the City Manager, dated March 16, 2010, a copy of which is a part of the record, and is summarized as environmental permits related to gopher tortoise relocation, fire department requirements relative to providing adequate emergency vehicle and personnel access to the adjacent ELAPP property, a revised landscape plan, and the standard site plan expiration and extension criteria.

Council Member Neale questioned whether the gravel pads are deep enough to absorb the oil if a transformer malfunctions, to which Mike Garcia, TECO Engineer, responded there is no oil in the station.

Council Member Fernandez commented it is hard to visualize the landscaping. While she understands the importance of the delivery of electricity, the substation property borders the ELAPP property, and she knows how much work the City is trying to do to improve the Gateways. She expressed concern that the City's residents are used to a high level of aesthetics. The Planner further described the landscaping and the anticipated opacity of the fencing combined with the jasmine vine.

Upon motion of Council Member Knapp, seconded by Council Member Halloway, **RESOLUTION NO. 039-10(m)** was **ADOPTED**, approving Final Site Plan SPR#09-03, submitted by HDR Engineering, Inc., on behalf of Tampa Electric Company (TECO), to construct an electrical substation and 832 square-foot control building on the west side of Davis Road and north of McRae Road, subject to the conditions set forth in the Memorandum to the City Manager dated March 16, 2010, summarized herein, a copy of which is a part of the record. Vote on the motion being: Council Members Fernandez, Govin, Halloway, Knapp, and Neale voting “aye,” no “nay.”

Resolutions for Consideration and Action:

The City Manager briefly reviewed the proposed Resolution for consideration and action.

Upon motion of Council Member Knapp, seconded by Council Member Govin, and unanimously carried, **Resolution E-1** was adopted by consent, as follows:

RESOLUTION NO. 040-10, awarding the contract to rehabilitate the Raintree Oaks Subdivision Streets to Roadway Management, Inc., under the Sun ‘N Lake of Sebring Improvement District’s Annual Contract, in the amount of \$93,440.50; payment for said contract to be made from account 130-3301-541.63-11, Street Improvement Fund-Gas Tax.

There were no Proposed Ordinances for Consideration and Action.

Unfinished Business:

Mayor Affronti commented he was remiss in not congratulating Anddrikk Frasier, the City’s former representative with TECO, who was recently promoted. Mr. Frasier expressed his pleasure in having served the City and introduced Alan Denham, a 25-year TECO employee and a Regional Representative, who will now serve the City of Temple Terrace along with the I-75 corridor and the City of Oldsmar.

Council Member Fernandez thanked the TECO representatives for their assistance with the playground and park at Riverhills. Council Member Halloway commended Mr. Frasier for his representation of TECO with the City.

City Manager’s Report:

The City Manager reported that the former Committee of 100 has reorganized and is now called “Hillsborough Tampa Economic Development Commission,” and the City is part of that commission. He explained their purpose is to promote industry and business. He commented they are engaging a firm to evaluate Hillsborough County for its economic competitiveness with the rest of the country; the City is participating in funding 10% of the cost, with the bulk of the cost being funded by the City of Tampa and Hillsborough County. He stressed the City is actively participating with this group.

Council Member Neale reported that she has spoken with representatives from Sister City Eastleigh, England, and they have decided to reissue the invitation to the City to come at another time.

Council Member Neale also commented that the Community Arts Center Focus Group met on Monday night, facilitated by Mel Jurado, who did an excellent job. She mentioned they plan to form a Speakers' Bureau to disseminate information on the new Town Center, and the group is really willing to work to make sure the Arts Education Center is moving in the right direction. Mr. Lant concurred it was a very positive meeting.

There being no New Business and no further business to be considered, upon proper motion, the meeting was adjourned at 7:36 p.m.

Joseph A. Affronti, Sr.
Mayor

Alison M. Fernandez, Council Member

Ron A. Govin, Council Member

Ken Halloway, Council Member

Attest:

Mark A. Knapp, Council Member

Melissa E. Small, MMC
City Clerk

Mary Jane Neale, Council Member