

1 **City of Minneola**  
2 **Regular Council Meeting**  
3 **Minneola City Hall**

**Apr. 11, 2006**  
**7:00 P.M.**

4  
5 The City of Minneola Regular Council Meeting was called to order by Mayor David  
6 Yeager. Present were: Councilman Shane Perreault, Councilwoman Sue Cordova, Vice  
7 Mayor Ed Earl, Councilman Joseph Teri, Scott Gerken (City Attorney), Jan McDaniel  
8 (City Clerk), Chief David Dobrzykowski (MFD), Lt. Peyton Grinnell (LCSO), Bruce  
9 Behrens (City Manager), Peter Brandt (Planning Consultant), and Linda Crane (Finance  
10 Director).

11  
12 A moment of silence was observed and the Pledge of Allegiance was spoken.

13  
14 **Tab # 1 Approval of Minutes**

15  
16 **Sue Cordova:** Made the following correction to the minutes:

- 17 • Mar. 28<sup>th</sup> Council meeting, pg. 4 of 9 – lines 2 & 3, to clarify that Mr. Frana was  
18 referring to the option concerning his own personal business that 2% could be  
19 saved by paying an invoice early but that was not an option for governments; pg.  
20 7 of 9 – line 18, correct spelling to Council's; page 8 of 9 – line 5 to place a  
21 period at the end of the sentence.

22  
23 **MOTION by Sue Cordova, SECONDED by Shane Perreault to approve the Council**  
24 **Workshop Minutes of March 22<sup>nd</sup> and the Special Council Meeting of March 28<sup>th</sup>**  
25 **minutes as amended.**

26  
27 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

28  
29 **NAY:** None

30  
31 **MOTION PASSED: 5-0**

32  
33 **Agenda Review**

34  
35 **Sue Cordova:** Requested that the Stringfellow conditional use permit request and site  
36 plan be heard together; the Weatherbee annexation and SSCPA to be heard together, the  
37 City Hall property rezoning and SSCPA to be heard together in the interest of time.  
38 She also requested that the Quail Valley residents and the Minneola Elementary teachers  
39 be allowed to speak prior to going forward with the agenda business.

40  
41 **Scott Gerken:** Explained that tab # 5 (Large Scale Comprehensive Plan) would be  
42 pulled from this agenda, as well as tab # 15 (Bank Loan Proposal). He explained that the  
43 loan agreement would be discussed but that the Resolution included for the meeting  
44 would not be necessary at this meeting.

1 **Shane Perreault:** Requested that tab # 16 to be tabled until the next meeting, and to  
2 table Ordinance 2006-16 for ninety days to give them time to respond to his concerns.

3  
4 Consensus of the council was to hear the Code Review (section 3) and Ordinance 2006-  
5 16 at the next meeting.

6  
7 **Bruce Behrens:** Requested that the loan agreement be discussed now, so as to allow Mr.  
8 Larson to leave the meeting.

9  
10 Council agreed.

11  
12 **Jeff Larson (Financial Consultant):** Explained that a line of credit agreement for \$1.5  
13 million had been reached with Bank of America. He stated these funds would be used to  
14 pay the contractors for the wastewater plant and then the funds would be received from  
15 the city's State Loan Fund.

16  
17 **MOTION by Ed Earl, SECONDED by Joe Teri to move forward with the Bank of**  
18 **America proposal.**

19  
20 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

21  
22 **NAY:** None

23  
24 **MOTION PASSED: 5-0**

25  
26 **Quail Valley Package Plant Discussion**

27  
28 **Sue Cordova:** Explained that several residents of Quail Valley were present to discuss  
29 the take over of the package plant and gave a brief history of the turnover of the plant  
30 either to the residents of Quail Valley or the City.

31  
32 **Scott Gerken:** Explained that an agreement had been made with the developer of Quail  
33 Valley that when the City's central sewer system was online, the package plant in Quail  
34 Valley would be disassembled. He stated that the developer was now ready to turn over  
35 the operation of the package plant to the residents of Quail Valley or the City.

36  
37 The following residents came forward and stated that the HOA was not interested in  
38 running the plant and asked the City to take over the plant.

39 Jennifer Bode           Lori Naegele           Robert Morgan           Lucinda Crew  
40 Pattie Guerriero       Ted Fuller             Carolyn St. John       Carrie Karakas  
41 Amy Deering           Edna Smith

42  
43 **Marc Walch (PBS&J):** Stated that the actual package plant would be removed from the  
44 site but the lift stations would be used with the City's main sewer plant.

1 A general discussion pursued regarding the repair of the damage to some of the yards in  
2 Quail Valley where the central sewer lines had been place.

3  
4 **Marc Walch:** Explained that the contractor would be replacing the sod.

5  
6 Council discussed the developer's agreement and agreed to work with the developer to  
7 get the package plant turned over to the City.

8  
9 **Minneola Elementary Teacher's Projects:**

10  
11 **Lesselle Emmermanis (Kindergarden Teacher):** Requested the Council to allow her  
12 to use the Council Chamber for a music program for her students on May 8<sup>th</sup>, May 15<sup>th</sup>  
13 and May 22<sup>nd</sup>. She also asked the fee for the use of the room to be waived.

14  
15 Sue Cordova, David Yeager, and Ed Earl each agreed to pay the \$35.00 fee for to cover  
16 the cost of the sound technician.

17  
18 **Brandee Thunberg (Art Teacher):** Requested Council's permission to hold a summer  
19 art class in the café and explained the project (Exhibit A).

20  
21 A discussion pursued regarding the intended uses for the café area and the table and chair  
22 storage problem.

23  
24 **Sue Cordova:** Reminded the Council that the café was originally intended as a senior  
25 meals site and that the City must contact Mr. Popovich and get the program started.

26  
27 Council agreed to allow Ms. Thunberg to hold the art class and to work out the hours of  
28 her classes with the Sr. Meals Program.

29  
30 **Tab # 2 Resolution 2006-03 Palm Tire Conditional Use Permit Quasi-Judicial**  
31 **Hearing @ 8:10 p.m.**

32  
33 **Tab # 3 Palm Tire Site Plan**

34  
35 Council discussed the site plan at the same time as the consumptive use permit request  
36 (see Apr. 11<sup>th</sup> Quasi-Judicial) for comments.

37  
38 **MOTION by Sue Cordova, SECONDED by Shane Perreault to approve the site**  
39 **plan.**

40  
41 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

42  
43 **NAY:** None

44  
45 **MOTION PASSED: 5-0**

46

1 **Tab # 4 Ordinance 2006-04 Palmer Rezoning Quasi-Judicial Hearing @ 8:31 P.M.**

2  
3 *Mayor Yeager called for a 15 minute break at 8:45 P.M. The meeting reconvened at 9:00*  
4 *P.M.*

5  
6 **Tab # 5 pulled from the agenda at agenda review**

7  
8 **Tab # 6 Ordinance 2006-06 Weatherbee Annexation & Rezoning Quasi-Judicial**  
9 **Hearing @ 9:00 P.M.**

10  
11 **Tab # 7 Ordinance 2006-07 Weatherbee SSCPA**

12  
13 **Scott Gerken:** Read Ordinance 2006-07 by title only for the first time.

14  
15 There were no council or public comments.

16  
17 *First reading; no action taken.*

18  
19 **Tab # 8 Ordinance 2006-09 City Hall Property Rezoning Quasi-Judicial Hearing @**  
20 **9:10 P.M.**

21  
22 **Tab # 9 Ordinance 2006-10 SSCPA City Hall Property**

23  
24 **Scott Gerken:** Read Ordinance 2006-10 by title only for the first time.

25  
26 There were no council or public comments.

27  
28 *First reading, no action taken.*

29  
30 **Tab # 10 Ordinance 2006-16 was tabled at the agenda review section.**

31  
32 Council discussed how this item had been tabled, as some of the Council members had  
33 not been aware of the action.

34  
35 **Peter Brandt:** Explained that K B Homes had left the meeting, because they had  
36 believed the item had been tabled.

37  
38 **Ed Earl:** Stated that no vote had been taken.

39  
40 A general discussion pursued regarding whether the item should be heard tonight.

41  
42 **Scott Gerken:** Suggested that a motion be made at this time to formally table the 1<sup>st</sup>  
43 reading.

44  
45 **Richard Coppock (422 White Wing Circle):** Expressed his opposition to the K B  
46 Home project and the impact the development would have on the area.

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**MOTION by Shane Perreault, SECONDED by Sue Cordova to table Ordinance 2006-16 – K B Homes for ninety days.**

**AYE:** Perreault, Cordova

**NAY:** Yeager, Earl, Teri

**MOTION FAILED: 2-3**

**MOTION by Shane Perreault, SECONDED by Sue Cordova to table it (Ordinance 2006-16 – K B Homes) for thirty days.**

**AYE:** Perreault, Cordova

**NAY:** Yeager, Earl, Teri

**MOTION FAILED: 2-3**

**MOTION by Ed Earl to move the 1<sup>st</sup> reading of K B Homes until the next meeting.**

**No second.**

**MOTION by Sue Cordova, SECONDED by Shane Perreault to table it (Ordinance 2006-16- K B Homes) to the 1<sup>st</sup> meeting in May.**

**AYE:** Perreault, Cordova

**NAY:** Yeager, Earl, Teri

**MOTION FAILED: 2-3**

**MOTION by Ed Earl, SECONDED by Sue Cordova to continue the 1<sup>st</sup> reading to the next meeting (April 25<sup>th</sup>).**

**AYE:** Perreault, Cordova, Yeager, Earl

**NAY:** Teri

**MOTION PASSED: 4-1**

**Tab # 11 Ordinance 2006-12**

**Scott Gerken:** Read Ordinance 2006-12 by title only for the second time. He explained that a revised version with the requested changes had been distributed to Council.

1 **Mayor Yeager:** Asked for Council comments. There were no comments.  
2  
3 **Mayor Yeager:** Asked for public comments.  
4  
5 **Jim Frana (208 Lace Bark Ct.):** Suggested that a way to watch for over watering  
6 would be by checking especially high water bills.  
7  
8 **Sue Cordova:** Suggested that the meter reader might be able to monitor any illegal  
9 watering.  
10  
11 **Bruce Behrens:** Asked the Council to allow staff to work it out.  
12  
13 **MOTION by Sue Cordova, SECONDED by Ed Earl to approve Ordinance 2006-12.**  
14  
15 **AYE:** Perreault, Cordova, Yeager, Earl, Teri  
16  
17 **NAY:** None  
18  
19 **MOTION PASSED: 5-0**  
20  
21 **Tab # 12 Ordinance 2006-14**  
22  
23 **Scott Gerken:** Read Ordinance 2006-14 by title only for the second time.  
24  
25 **Mayor Yeager:** Asked for Council comments. There were no comments.  
26  
27 **Mayor Yeager:** Asked for public comments. There were no comments.  
28  
29 **MOTION by Ed Earl, SECONDED by Shane Perreault to approve Ordinance 2006-**  
30 **14.**  
31  
32 **AYE:** Perreault, Cordova, Yeager, Earl, Teri  
33  
34 **NAY:** None  
35  
36 **MOTION PASSED: 5-0**  
37  
38 **Tab # 13 Ordinance 2006-13**  
39  
40 **Scott Gerken:** Read Ordinance 2006-13 by title only for the first time. He explained that  
41 the Ordinance increases the water impact fee by \$114.00 per ERU.  
42  
43 **Mayor Yeager:** Asked for Council comments.  
44  
45 **Shane Perreault:** No comment.  
46

1 **Sue Cordova:** Asked if it could be increased more.

2  
3 **Scott Gerken:** Stated that it should only be increased once a year, due to inflation.

4  
5 **Ed Earl:** No comment.

6  
7 **Joe Teri:** No comment.

8  
9 **Mayor Yeager:** Asked for public comment. There were no comments.

10  
11 *First reading, no action taken.*

12  
13 **Tab # 14 Ordinance 2006-17**

14  
15 **Scott Gerken:** Read Ordinance 2006-17 by title only for the first time. He asked if  
16 Council would agree to one Ordinance with future changes, instead of doing it in pieces.

17  
18 Councilman Perreault preferred each section change to be a separate ordinance.

19  
20 Councilwoman Cordova, Mayor Yeager, Councilman Earl, and Councilman Teri were in  
21 favor of one ordinance to contain all the future section changes.

22  
23 **Mayor Yeager:** Asked for public comments. There were no comments.

24  
25 *First reading, no action taken.*

26  
27 **AUDIENCE TO BE HEARD**

28  
29 **Jim Frana (208 Lace Bark Ct.):** Reminded Council that the previous Council had  
30 agreed to only allow the fees to be waived for school functions only if it was for the  
31 entire school, and that individual class programs would be required to pay the normal  
32 rental fee.

33  
34 **Pat Murphy (202 E. Osceola St.):** Stated that she did not approve of Mr. Perreault's  
35 negative attitude and commended Mr. Earl on his hard work on the Charter Review  
36 Committee and that his attitude has changed for the better.

37  
38 **Tab # 16 Minneola Code Review**

39  
40 **Sue Cordova:** Requested that the entire Motor Vehicle/Traffic section be discussed  
41 separately.

42  
43 Council agreed.

44  
45 **Council consensus was to table this item to the next meeting.**

1 **Tab # 17 Stormwater Utility Rate Study**

2  
3 **Bruce Behrens:** Explained that this was the cost proposal from Tetra-Tech for the  
4 stormwater rate study. He stated that the City currently charge \$2.00 per month per home  
5 and asked permission to use funds from the stormwater funds already collected to pay for  
6 this study.

7  
8 **Joe Teri:** Stated that he believed the study to be too costly.

9  
10 A general discussion pursued regarding the cost of the study and rates in other areas.

11  
12 **MOTION by Sue Cordova, SECONDED by Shane Perreault to move forward with**  
13 **the Stormwater Utility Rate Study using Tetra-Tech.**

14  
15 **AYE:** Perreault, Cordova, Yeager, Earl

16  
17 **NAY:** Teri

18  
19 **MOTION PASSED: 4-1**

20  
21 **Reports:**

22  
23 **Bruce Behrens:** Referred to his bi-weekly City Managers Report (Exhibit C) and asked  
24 Council if there were any questions. He informed the Council that he had met with  
25 representatives of the Florida Lake Symphony and that they may use the facility for  
26 rehearsals and possibly a concert; had attended the Water Alliance meeting; reported that  
27 the City would soon be advertising for an Assistant Public Works Director; and that an  
28 RFP was going out for the future turn over of the building department to a City Building  
29 Department.

30  
31 **Lt. Grinnell:** Explained that his department was working with Code Enforcement to  
32 resolve the issue of the truck overnight parking at the Kangaroo station. He suggested  
33 that signs should be posted prohibiting parking and asked for Council approval to begin  
34 bike patrols on the trail.

35  
36 **Scott Gerken:** Reminded the Council of the joint meeting with the County on Monday  
37 evening. He explained that the three main discussion items would be visioning, a Joint  
38 Planning Agreement and a PD&E Study.

39  
40 **Shane Perreault:** Thanked the Council for their cooperation with the teachers,  
41 expressed some issues he had with the Recreation Director, requested that the Council  
42 tables be curved more, asked about the City Manager's meeting with Waste  
43 Management; asked if current personnel would be considered for the Public Works  
44 Assistant Director position and strongly suggested that the City promote within; and  
45 stated that he was in favor of the officer's bike patrol.

1 **Sue Cordova:** Approved of the park patrol; asked about the Waste Management meeting  
2 which Mr. Earl attended; requested that the Council Member's turn in the City Manager  
3 Review to her at this time; asked if the Charter Review Committee had made a  
4 recommendation on the Council salary increase; inquired as to the status of the City's  
5 newsletter; and expressed her wishes for some type of joint planning with the County.  
6

7 **Ed Earl:** Explained that he had requested the City Manager to set a meeting with Waste  
8 Management because he had observed them dumping recycle material into the regular  
9 garbage as well as the garbage trucks speeding in the neighborhoods. He stated he had  
10 tried to speak to someone from Waste Management on his own and had been  
11 unsuccessful. He also stated the next Charter Review Committee meeting would be April  
12 20<sup>th</sup> and they would discuss the Council Member raise question to be placed on the  
13 November ballot; approved of the bike patrol; and requested a letter to be sent to the  
14 Kangaroo station to inform them of the joint responsibility of the right-of-way on the  
15 property; and the extra trucks on the asphalt will cause damage that the City would be  
16 partially responsible and also curb the large truck using the City's parking area and  
17 through access and causing damage. He also stated that he did not believe it was  
18 necessary to have all of the staff present at the meetings.  
19

20 **Joe Teri:** Stated that he approved of the bike patrol; stated he had met with Dave  
21 Sherrick regarding placing a white vinyl fence in Lakewood Ridge Park, suggested that  
22 road be discussed at the meeting with the County on Monday April 17<sup>th</sup>.  
23

24 **Mayor Yeager:** Expressed his approval for the bike patrol; that the Flix Night was a  
25 success; explained that the semi's have always used this property and caused damage;  
26 inquired if anything had been done on getting a permanent Council table; asked for cost  
27 estimates on the repair of the signs in Lakewood Ridge; and requested that Waste  
28 Management furnish trash cans to the residents.  
29

30 The meeting adjourned at 10:35 P.M.  
31  
32  
33  
34  
35