

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

**Apr. 25, 2006**  
**7:00 P.M.**

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

10  
11 Staff members Mark Odell, Linda Crane, Rainy Sommers and Peter Brandt were also in  
12 attendance.

13  
14 A moment of silence was observed and the Pledge of Allegiance was spoken.

15  
16 **Tab # 1 Approval of Minutes**

17  
18 Regular Council Meeting April 11, 2006 @ 7:00 P.M.  
19 Quasi-Judicial Hearing – Palm Tire April 11, 2006 @ 8:10 P.M.  
20 Quasi-Judicial Hearing – Palmer Rezoning April 11, 2006 @ 8:30 P.M.  
21 Quasi-Judicial Hearing – Weatherbee Annexation/Rezoning April 11, 2006 @ 9:00 P.M.  
22 Quasi-Judicial Hearing – City Hall Property Rezoning April 11, 2006 @ 9:15 P.M.  
23 Joint Meeting – Council & LCBCC April 17, 2006 @ 7:00 P.M.  
24

25 The following corrections were made by Councilman Earl:

- 26 • April 11, 2006 Regular Council Meeting, pg 1 of 9; line 44 - to clarify that the  
27 resolution regarding the loan agreement was not necessary *at this meeting*; and pg  
28 3 of 9; line 15 – to clarify that the \$35.00 fee was to cover the cost of the sound  
29 technician, not the rental cost.  
30 • April 11, 2006 Quasi Judicial Hearing – Weatherbee Annexation and Rezoning,  
31 pg 1 of 1; line 21 - to clarify that he had referred to the management of the hotel  
32 not the type of hotel.  
33

34 **MOTION by Shane Perreault, SECONDED by Sue Cordova to approve the minutes**  
35 **as amended by Mr. Earl.**

36  
37 **AYE:** Perreault, Cordova, Yeager, Earl, Teri  
38

39 **NAY:** None  
40

41 **MOTION PASSED: 5-0**  
42

43 **Agenda Review**  
44

45 **Mayor Yeager:** Stated that tab 4 & 5 Ordinance 2006- 06 & Ordinance 2006-07, would  
46 not be read tonight and would be continued.  
47

1 **MOTION by Sue Cordova, SECONDED by Ed Earl to table Ordinance 2006-07**  
2 **and Ordinance 2006-06 with the applicant required to pay for all subsequent**  
3 **advertising (of the Ordinances).**

4  
5 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

6  
7 **NAY:** None

8  
9 **MOTION PASSED: 5-0**

10  
11 **Sue Cordova:** Requested that Ordinance 2006-18 to be moved up to follow the Cody &  
12 Associates discussion.

13  
14 Council agreed.

15  
16 **Presentation**

17  
18 Sarah Whitaker of SMW GeoSciences, Inc. gave a presentation (Exhibit A) on the  
19 background of the City's request for an alternative water supply using only groundwater  
20 for reclaimed/irrigation water uses.

21  
22 **Engineering Updates**

23  
24 Marc Walch of PBS&J, reported on the progress of the wastewater treatment plant and  
25 urged the Council to support Ms. Whitaker's application for alternative water sources for  
26 reclaimed water. The Karst project was also discussed with Scott Gerken stating that he  
27 would be sending a letter to Mr. Karst regarding the lift station to be placed on the Karst  
28 property.

29  
30 Bill Musser of Tetra Tech, reported on the stormwater project bids (Exhibit B). He  
31 explained that none of the contractors would be able to do the projects simultaneously  
32 and explained that the Council could accept the bids from two contractors to allow the  
33 contractor to begin the projects as soon as the easements were signed.

34  
35 **MOTION by Shane Perreault, SECONDED by Ed Earl, to award A & N the**  
36 **Firestone/Waterford Landing contract, and award Brooks Co. the Disston/Bike**  
37 **Trail contact.**

38  
39 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

40  
41 **NAY:** None

42  
43 **MOTION PASSED: 5-0**

44  
45 Shane Perreault requested a break at 8:10 P.M.; the meeting reconvened at 8:20 P.M.

46

1 **Consultants**

2  
3 Bruce Behrens introduced Nick Pellegrino of Cody & Associates.

4  
5 Mr. Pellegrino explained that he had been contacted by Mr. Behrens who had required  
6 that Cody & Associates conduct a salary study to see if the present staff and new hires  
7 were compensated and classified correctly compared to other cities in Florida. He  
8 informed the Council that the study cost would not exceed \$6,500.00.

9  
10 A general discussion pursued with each Council member asking general questions of Mr.  
11 Pellegrino.

12  
13 Council consensus was to wait to approve the study until after the budget workshop.

14  
15 Mayor Yeager requested that Mr. Gerken explain the issues with the Karst property to  
16 Council at this time.

17  
18 **Scott Gerken:** Explained that he, Marc Walch, Mark Odell, and Bruce Behrens had met  
19 on numerous occasions with Mr. Rick Karst to reach an agreement for the lift station  
20 easement on the Karst property; but no agreement had been reached.

21  
22 **Bruce Behrens:** Gave a brief history on the meetings with Mr. Karst and asked the  
23 Council to approve an alternate plan to place the lift station at the cost of approximately  
24 \$30,000.00 - \$40,000.00.

25  
26 **Marc Walch:** Explained that the lift station had been redesigned to reduce the amount of  
27 easement that Mr. Karst would need to agree to, but that Mr. Karst now as requesting the  
28 easement be reduced to 20 feet and that the City install irrigation lines on the property.

29  
30 A lengthy discussion pursued.

31  
32 Council directed Mr. Gerken to send a letter to Mr. Karst to help reach an agreement  
33 between the City and Mr. Karst.

34  
35 **Ordinance 2006-18 Bank of America Loan Agreement**

36  
37 **Scott Gerken:** Read Ordinance 2006-18 by title only for the first time.

38  
39 **Sue Cordova:** Stated that she had a few questions regarding the Bank of America letter  
40 and agreement which she listed (Exhibit C) and requested that Jeff Larson contact her.

41  
42 **Mayor Yeager:** Asked for public comments. There were no comments.

43  
44 First reading, no action taken.

45  
46 **Ordinance 2006-04 Rezoning- Palmer Property Quasi-Judicial Hearing at 9:20 P.M.**

1 **Ordinance 2006-06 & Ordinance 2006-07 were continued at the request of the**  
2 **applicant.**

3  
4 **Ordinance 2006-09 & Ordinance 2006-10 Rezoning City Hall property Quasi-**  
5 **Judicial Hearing @ 9:24 P.M.**

6  
7 Mayor Yeager called for a recess at 9:25 P.M. The meeting reconvened at 9:35 P.M.

8  
9 **Ordinance 2006-16 Annexation & Rezoning K B Homes Quasi-Judicial Hearing @**  
10 **9:35 P.M.**

11  
12 **Ordinance 2006-13 Water Impact Fee Increase**

13  
14 **Scott Gerken:** Read Ordinance 2006-13 by title only for the second time.

15  
16 **Sue Cordova:** Requested that in Section 2, the next to that last line, that the word review  
17 be changed to approval.

18  
19 **MOTION by Shane Perreault, SECONDED by Sue Cordova to approve Ordinance**  
20 **2006-13 with the change that Ms. Cordova mentioned.**

21  
22 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

23  
24 **NAY:** None

25  
26 **MOTION PASSED: 5-0**

27  
28 **Ordinance 2006-17 Code Update**

29  
30 **Scott Gerken:** Read Ordinance 2006-17 by title only for the second time.

31  
32 **Sue Cordova:** Requested that in the future a change be made to Section 98-11,  
33 paragraph 2, to add or state, and in Section 6, to address off-street parking.

34  
35 **Joe Teri:** Suggested that in Section 2, (1) that the word Mayor should be stricken, and in  
36 Section 122-42 (a), the third line down to change Mayor to City Manager; and in Section  
37 (b), change Mayor to City Manager, and in (d) change Mayor to City Manager, Section  
38 122-43 (1) change Mayor to City Manager

39  
40 **Sue Cordova:** Suggested that the change in Section 122-43 (1) should be changed from  
41 Mayor to City Council.

42  
43 **MOTION by Joe Teri, SECONDED by Ed Earl to approve Ordinance 2006-17 with**  
44 **the changes I previously made and Sue's comment that 122-43 should be City**  
45 **Council rather than Mayor.**

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

2  
3 **NAY:** None

4  
5 **MOTION PASSED: 5-0**

6  
7 **Audience To Be Heard**

8  
9 **Ron Hopkins (105 N. Bloxam):** Requested that all meeting minutes, agendas and P & Z  
10 items be placed on the website.

11  
12 **Pat Kelley (1114 Windy Bluff Dr.):** Stated that he had received a notice of violation  
13 from his HOA stating that he needed to pressure wash his driveway. He noted that his  
14 driveway was gravel and that his HOA had directed him to the City.

15  
16 **Code Review**

17  
18 **Scott Gerken:** Asked if Council had any additions or corrections to this section.

19  
20 **Sue Cordova:** Requested that in Section 3, to add designee, and on pg 2 Section 102-  
21 442, change City Manager and or designee to City Council.

22  
23 **Ed Earl:** Stated that he believed that the wording should not be changed, as the section  
24 actually explains that designation.

25  
26 **Sue Cordova:** Requested that in Section 102-443 (b) to change City Manager to City  
27 Council.

28  
29 **Ed Earl:** Requested a change to Pg 2, Section 102-443 (2) & (3) should state Council  
30 only, and to delete City Clerk from section 30-101 (10).

31  
32 **Reports**

33  
34 **Bruce Behrens:** Explained that he had attended several meetings as shown in his report  
35 (Exhibit D) and stated that he would answer any questions Council might have.

36  
37 **Chief Dobrzykowski:** Explained his 2<sup>nd</sup> quarter report (Exhibit E).

38  
39 **Lt. Grinnell:** Stated that his department had been attending HOA meetings to better  
40 inform the citizens of some regulations within the City.

41  
42 **Scott Gerken:** Explained that he had spoken with Frank Gammon regarding turning the  
43 Quail Valley package plant directly to the City and that Mr. Gammon had declined to  
44 turn it over to the City, and he was moving forward with turning it over to the Quail  
45 Valley HOA.

1 **Shane Perreault:** Asked the Council to review information regarding preserving the  
2 City's historical documents, and asked for clarification on the firing of City employees.  
3 He continued by asking for a termination freeze until an investigation could be conducted  
4 on the firing of a recent employee.

5  
6 **Bruce Behrens:** Explained the termination process as outlined in the Personnel Manual  
7 and stated that employee matters are an administrative duty.

8  
9 **Scott Gerken:** Stressed that the Council is not to interfere with the administration of the  
10 City.

11  
12 **Sue Cordova:** Stated that she supported the Chief and asked that the Council be kept  
13 informed as to what's going on in the City. She stated that she had completed the  
14 summary of the Council's City Manager reviews, and expressed her concerns with the  
15 parking for the symphony performances, the cost of overtime for the deputies and the  
16 extended costs to the City.

17  
18 A lengthy discussion pursued regarding the rental of the building.

19  
20 **Mayor Yeager:** Reported that the situation of the mud slide into a pool in Quail Valley  
21 had been handled and thanked those who had assisted him in stopping the mud and water  
22 from causing further damage.

23  
24 **Bruce Behrens:** Stated that the developer had already contacted the homeowner and that  
25 the situation would be taken care of by that developer.

26  
27 **Ed Earl:** Stated that a workshop was held some time back regarding set backs, and that  
28 he believed that all setbacks should be no less that 7 ½ ft. and should be included in a  
29 PUD zoning.

30  
31 **Joe Teri:** Asked for an update on the grant for Trailhead Park

32  
33 **Bruce Behrens:** Stated that the pavilion would be constructed in the near future and that  
34 the City would hear about a grant for the road on June 1<sup>st</sup>.

35  
36 **Joe Teri:** Informed the Council that a grant was available to purchase land and the  
37 deadline was May 15<sup>th</sup>. He requested consensus of the Council to go for the grant to  
38 purchase the three parcels on S. Grassy Lake Road.

39  
40 Council consensus was to apply for a grant to purchase three parcels in the county on S.  
41 Grassy Lake Road.

42  
43 The meeting adjourned at 12:55 P.M.

1  
2  
3  
4  
5  
6  
7  
8  
9

---

Mayor David Yeager

Attest:

---

Jan McDaniel, CMC