

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

May 23, 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),
8 Capt. Peyton Grinnell (LCSSO), Chief Dobrzykowski (Minneola Fire Chief), Bruce
9 Behrens (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 Special Council Meeting April 25, 2006 @ 7:00 P.M.
19 Quasi-Judicial Hearing – Palmer April 25, 2006 @ 9:21 P.M.
20 Quasi-Judicial Hearing – City Hall Property April 25, 2006 @ 9:24 P.M.
21 Quasi-Judicial Hearing – K B Homes April 25, 2006 @ 9:35 P.M.
22 Council Workshop – Budget May 2, 2006 @ 7:00 P.M.
23 Council Workshop – Ladd/Lowndes May 3, 2006 @ 7:00 P.M.
24 Regular Council Meeting May 9, 2006 @ 7:00 P.M.
25 Quasi-Judicial Hearing – Perez Variance May 9, 2006 @ 7:05 P.M.
26 Council Workshop – Budget & City Manager Review May 16, 2006 @ 7:00 P.M.
27

28 **Sue Cordova:** Made a correction to the 4/35/06 Special Council Meeting minutes, pg 5
29 of 7, line 21 to remove the 2nd **changed**

30
31 **Ed Earl:** Made a correction to the 5/16/06 Council Workshop, pg. 1 line 42, change
32 *understand* to **agree**.

33
34 **MOTION by Sue Cordova, SECONDED by Shane Perreault to approve the minutes**
35 **as amended.**

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:** Explained that Resolution 2006-07 would come back at the June 13th
46 meeting as an Ordinance per the charter, and that a request had been received to postpone
47 Ordinance 2006-16 until June 27th.

1 **MOTION by Shane Perreault, SECONDED by Sue Cordova to table Ordinance**
2 **2006-16 to the June 27th meeting, with the stipulation that the developer be**
3 **responsible for the cost to re-advertise the public notice.**

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

6
7 **NAY:** None

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

10
11 **Mayor Yeager:** Asked George Popovich of the Sr. Meals program to speak to the
12 Council.

13
14 **George Popovich (Program Director for Sr. Meals Program):** Thanked the Council
15 for the opportunity to provide the service to the citizens of Minneola. He explained that
16 an open house would be held on June 1st and 2nd to allow for an assessment of the number
17 of senior's who might be utilizing this service.

18
19 **Engineer Updates**

20
21 **FDOT – Trail Closure**

22
23 **Jennifer Montgomery and Randy Prescott** of FDOT gave a presentation (Exhibit A),
24 regarding possible alternate routes for trail users while the actual trail is closed during the
25 construction of the bridge on Hwy. 27.

26
27 Following the presentation, Council discussed the construction of sidewalks in the area to
28 be used as an alternate route for trail users.

29
30 FDOT agreed to look further into the situation and return with more options.

31
32 **PBS&J – Wastewater Update**

33
34 **Marc Walch (PBS&J):** Gave an update on easements and the construction of the
35 wastewater plant and the sewer lines.

36
37 The Karst/Walgreen's project was discussed at length.

38
39 **Scott Gerken:** Explained that a verbal agreement had been reached with Mr. Karst and
40 requested that the council approve the installation of the gravity line from manhole # 5 to
41 connect to the lift station site.

42
43 **Sue Cordova:** Expressed her wishes to go with an optional plan and not give in to Mr.
44 Karst's demands.

45

1 **Scott Gerken:** Stated that he believed that there had been miscommunication between
2 the City and Mr. Karst and that is what has lead to a misunderstanding on both sides and
3 explained that the original plan was in the best interest of the City.

4
5 **Mayor Yeager:** Requested that a written agreement be drafted.

6
7 **MOTION by Ed Earl, SECONDED by Joe Teri to authorize the additional**
8 **expenditures to the gravity sewer line from manhole # 5 to the lift station site.**

9
10 **AYE:** Earl, Teri

11
12 **NAY:** Perreault, Cordova, Yeager

13
14 **MOTION FAILED: 2-3**

15
16 **MOTION by Sue Cordova, to have the attorney get something in writing that would**
17 **explain exactly to Mr. Karst and exactly to this Council what is going to happen;**
18 **and get a signed agreement and bring it back to the Council.**

19
20 **Scott Gerken:** Stated that he would draft a developer's agreement.

21
22 **Ed Earl:** Stated that he did not believe the City should hold up the project, and that he
23 thought the City was pushing away businesses.

24
25 **Sue Cordova:** Explained the she wanted an agreement in writing for clarification for
26 both parties.

27
28 **Mayor Yeager:** Stated that he believed the problem should be solved once and for all
29 and asked for a 2nd to the motion.

30
31 **Shane Perreault:** Asked for clarification of the motion.

32
33 **MOTION by Sue Cordova, SECONDED by Shane Perreault for the City Attorney**
34 **to work with Mr. Karst and get a signed agreement so that both parties are clear on**
35 **what will be expected.**

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

38
39 **NAY:** None

40
41 **MOTION PASSED: 5-0**

42
43 **Marc Walsh:** Continued by informing the Council that he was working on acquiring
44 easements near Highland Oaks Blvd.; informed Council the need for an easement near
45 Sugarloaf Mountain Road and the possibility of gopher tortoises on the property; and

1 explained a change order from the Encore (Exhibit B) and requested approval of the
2 change order.

3
4 **MOTION by Shane Perreault, SECONDED by Joe Teri, to approve change order**
5 **# 1 for the wastewater treatment plant.**

6
7 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

8
9 **NAY:** None

10
11 **MOTION PASSED: 5-0**

12
13 **Marc Walsh:** Then explained some of the problems the City was having getting permits
14 from Lake County and hoped that those delays would not cause a time extension for
15 completion of the plant.

16
17 **Tetra-Tech – Impact Fee Study**

18
19 **Bruce Behrens:** Explained that the Impact Fee Study would be presented at a later
20 meeting.

21
22 *A ten minute break was called at 8:28 P.M. The meeting reconvened at 8:38 P.M.*

23
24 **Audience to be Heard**

25
26 **Pat Murphy (202 E. Osceola St):** Stated that she wondered when the Council would get
27 tired of Mr. Perreault being absent from the meetings, as he is collecting the same salary
28 as they do and the Mr. Perreault is not doing the work. She commented on a property
29 near her home that has been in violation for years and that the Board of Health had been
30 called and that the area should finally come into compliance. She spoke of another
31 property and asked how long that property (address not given) would be allowed to be in
32 violation of the code.

33
34 **Jim Frana (208 Lace Bark Ct.):** Asked if signs could be posted in neighborhoods
35 informing them of their watering days; asked that a Board of Adjustments be appointed;
36 and agreed that Mr. Perreault was not fulfilling his duty to the City and asked for Mr.
37 Perreault's resignation.

38
39 **Ron Hopkins (105 N. Bloxam):** Questioned why the City was paying for a stormwater
40 project (Firestone/Waterford Landing) that wasn't a City issue; and suggested that the
41 new found revenues of the City would be used to benefit the tax payers of the City.

42
43 **Jayne Smith (1133 Windy Bluff Dr.):** Informed the Council that she was moving from
44 the community and submitted her resignation from the Planning & Zoning Board. She
45 thanked the Council for the opportunity to serve.

1 **Patty Donahue (Grassy Lake Road):** Requested that if the pole sign is approved for
2 AAA Storage that the light not be a halogen type light and requested that no new homes
3 be approved before more schools are built.

4
5 **Joe Emanuele (212 Grassy Lake Road):** Requested that signs be placed to stop the
6 truck traffic on his road, especially around the corner in front of his home.

7
8 **Bruce Behrens:** Requested Council's approval to send a letter to Jim Stivender
9 regarding installation of traffic control devices on Grassy Lake Road.

10
11 Consensus of the Council was to have the City Manager send a letter requesting traffic
12 control devices on Grassy Lake Road within 30 days.

13
14 **John Waldron (212 Grassy Lake Road):** Also complained about the traffic and speed
15 on Grassy Lake Road; requested that the fire hydrant near his home be brought up to
16 grade, and expressed his support for Mr. Perreault.

17
18 **Russ Thompson (556 Summerwood Dr., HOA President – Waterford Landing):**
19 Thanked the City for their work on the stormwater project in his subdivision, but asked
20 for better communication between the residents and the City.

21
22 **AAA Storage Pole Sign Request**

23
24 **Peter Brandt:** Explained that the applicant was requesting a pole sign for AAA Storage,
25 and explained that the lighting would be florescent.

26
27 **Shane Perreault:** Expressed his disapproval of the request.

28
29 **Sue Cordova:** Stated she preferred a monument sign instead of a pole sign.

30
31 **Ed Earl:** Asked for clarification of the location of the sign, and stated he preferred a
32 pole sign.

33
34 **Joe Teri:** No comment.

35
36 **Mayor Yeager:** Stated he did not approve of pole signs and requested that the applicant
37 come back with another plan.

38
39 Council agreed that the applicant should come back with other options for the sign.

40
41 **Minneola Code Review**

42
43 **Scott Gerken:** Reminded Council that this was only to review the sections changing
44 Mayor to City Manager.

1 **Sue Cordova:** Requested that Sec. 2-92 (b) also be changed to City Manager or designee.

2
3 Council agreed.

4
5 **Reports:**

6
7 **Bruce Behrens:** Congratulated Peter Brandt on his newly obtained membership to the
8 American Institute of Certified Planners; stated he would be on vacation thru May 31st
9 and that Mark Odell would be serving as Acting City Manager in his absence; asked for
10 Council direction regarding Lakewood Ridge signs;

11
12 A general discussion pursued regarding the Lakewood Ridge entrance signs and who was
13 responsible for he maintenance of those signs.

14
15 **Scott Gerken:** Explained that the signs are actually common ground and it was not clear
16 who was responsible for the maintenance of the signs.

17
18 **Bruce Behrens:** Suggested that the City Manager send a letter to the residences of the
19 Lakewood Ridge community asking if they would be willing to maintain the sign.

20
21 **Chief Dobrzykowski:** Reported that the Hurricane Preparedness meeting was a success,
22 and that a Hurricane Preparedness meeting would be held annually as a service to the
23 citizens and that he had attended the hurricane conference in Ft. Lauderdale.

24
25 **Capt. Grinnell:** Informed the Council that the City would receive official notification of
26 his transfer in the next day or two and introduced his replacement Lt. Greg Link.

27
28 **Scott Gerken:** No Report

29
30 **Shane Perreault:** No Report

31
32 **Sue Cordova:** Welcomed Lt. Link. Stated that she had attended the Hurricane
33 Preparedness meeting and had found it very informative. She requested that the City
34 obtain special need signup forms from the County and make them available to the
35 citizens of Minneola. She explained that this information would help the emergency
36 services in an emergency situation, such as a hurricane. She stated she attended the
37 Water Alliance meeting and commended Sarah Whitaker on the great job she was doing
38 for Minneola and the positive reaction to the recent grant submittal. She stated that it had
39 recently come to her attention that several sex offenders have registered addresses in the
40 City, asked how the City's ordinance would be enforced and asked the City Manager to
41 inquire about a decrease in cost of the LCSO contract due to a staff change.

42
43 **Scott Gerken:** Stated he would inquire how other cities enforce the ordinances.

44
45 **Capt. Grinnell:** Stated he would check with the County Attorney and look into the
46 matter.

1
2 **Ed Earl:** Commented that he would like to see FDOT construct sidewalks on Center
3 Street as the alternate route for the trail; suggested the City look into the costs; and
4 requested that all construction site notices be placed on the website. He also requested
5 that before any developments come before Council, including workshops, that the
6 developer at least have a draft development's agreement so the Council understands how
7 the property would be developed and asked for Council's consensus.

8
9 Council agreed to the suggestion of requiring all developers to have at least a draft
10 developer's agreement and that it be distributed to the Council prior to a meeting.

11
12 **Ed Earl:** Suggested that the area being considered for the P.D. & E .Study be widened to
13 include more area roads.

14
15 **Joe Teri:** Stated that he had attended Bicycle/Pedestrian Advisory Committee meeting
16 and that the main topic of the meeting was the closing of the Minneola Trail under US 27.
17 He stated that in the future there would be funds available for communities who have a
18 plan for future trails and suggested that by improving Main Avenue it could be mostly
19 paid for by the MPO and the Lake County Water Authority.

20
21 **Bruce Behrens:** Commented that during the next budget process, he hoped to implement
22 a 5 year capital improvement plan which would include those types of improvements.

23
24 **Joe Teri:** Again requested that the City prohibit the installation of St. Augustine grass to
25 conserve water, and asked that a sample Ordinance be brought to Council for discussion.
26 He also informed Council that he had asked the Lake County Board of Commissioners to
27 allow the Central Florida Sport Commission to investigate funding for a multipurpose
28 stadium and team relocation, to which the County agreed.

29
30 **Mayor Yeager:** Replied to Mr. Hopkins earlier comment regarding the stormwater
31 project by explaining that in the past developer agreements were not done, and sometimes
32 it is necessary for the City to step in and help the citizens of Minneola; stated that he
33 would like to see Grassy Lake Road made into an East-West extension and hoped that no
34 development is allowed until the roads are put in place by the developers; and reported
35 that the turnpike was doing a contra-flow including Hwy 27, the turnpike, I-75 and I-95.

36
37 The meeting adjourned at 10:00 P.M.

38
39
40 _____
Mayor David Yeager

41 ATTEST:

42
43
44 _____
45 Jan McDaniel, CMC
46 Minneola City Clerk