

1 **City of Minneola**
2 **Regular Council Meeting**
3 **Minneola City Hall**
4

June 13, 2006
7:00 P.M.

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), Lt. Greg Link (LCSO), Bruce Behrens (City Manager), Chief
9 Dobrzykowski (MFD), Carl Gosline (Community Development Director), and Peter
10 Brandt (Planning Consultant).

11
12 A moment of silence was observed and the Pledge of Allegiance was spoken.
13

14 **Tab # 1 Approval of Minutes**

15
16 Council Workshop May 17, 2006 @ 7:00 P.M.
17 Special Council Meeting May 23, 2006 @ 7:00 P.M.
18

19 Sue Cordova requested that it be included on pg. 6 of 7, line 40 of the Special Council
20 Meeting of May 23rd, that she had asked the City Manager to inquire about a decrease in
21 cost of the LCSO contract due to a staff change.
22

23 **MOTION Shane Perreault, SECONDED by Joe Teri to approve the minutes as**
24 **amended.**

25
26 **AYE:** Perreault, Cordova, Yeager, Earl, Teri
27

28 **NAY:** None
29

30 **MOTION PASSED: 5-0**

31
32 **Agenda Review**
33

34 **Sue Cordova:** Requested that Resolution 2006-06 be tabled until information regarding
35 what would be developed on the site was obtained.
36

37 Council agreed to hear from the applicant before tabling the Resolution.
38

39 The Sugarloaf Agreement was tabled at the request of staff.
40

41 **Bruce Behrens:** Presented a certificate of completion from the Advance Institute for
42 Elected Municipal Officials to Mayor Yeager with the following statement:
43

44 *Mayor Yeager participated in a training program for elected municipal officials on April*
45 *28th & April 29th in Orlando. The Advanced Institute for Elected Municipal Officials is*
46 *sponsored by the John Scott Daily Florida Institute of Government and Florida League*
47 *of Cities. We would like to present this certificate of completion for the 2006 Advanced*

1 *Institute for Elected Official to Mayor David Yeager, and congratulate him on his*
2 *continued effort to bring education and professionalism to the City of Minneola.*

3
4 **George Popovich (Sr. Meals Coordinator):** Gave an update on the new Sr. Meals
5 Program starting in Minneola in the near future.

6
7 **Engineering Update**

8
9 **Marc Walch (PBS&J):** Explained that there are 11 capacity reservation agreements
10 currently being drafted for those development's wastewater capacity needs. He stated
11 that easements on several properties are also being finalized for the wastewater, reclaim
12 and water lines.

13
14 **Sue Cordova:** Inquired about the fees and credits for the Sugarloaf Water plants and
15 asked if any credits would be applied to their requested capacity. She requested that
16 impact fee credit not be applied toward capacity reservation.

17
18 **Marc Walch:** Explained that he and Scott were working on those numbers and would
19 bring an agreement back to the Council at a later date, possibly in July.

20
21 **Scott Gerken:** Explained that the costs of construction had increased and that the City
22 and the representatives of Sugarloaf had been working on an agreement. He stated that
23 although an agreement had been included on this agenda, he requested that it be tabled
24 until the second meeting in July.

25
26 **Tab # 3 Vacation of Right-of-Way**

27
28 **Scott Gerken:** Read Resolution 2006-06 by title only. He explained that some of the
29 issues that had been brought up at the last meeting had been addressed.

30
31 **Joe Teri:** Stated that he did not want to grant the ROW vacancy on Rockwell Ave.

32
33 **Ed Earl:** Asked what was planned for the property.

34
35 **William Gauchet (Applicant):** Explained that the northwest part of the property would
36 be a 14,000 sq. ft office building, which was all that was planned at this time.

37
38 Council discussed the right-of ways, possible uses for the property and the zoning change
39 of the property.

40
41 **Scott Gerken:** Suggested that the item be tabled until the property is rezoned
42 commercial and proper notice is given to the surrounding residents and property owners.

43
44 **MOTION by Sue Cordova, SECONDED by Ed Earl to table Resolution 2006-06 to**
45 **the next Council meeting.**

46
47 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

1 NAY: None

2
3 MOTION PASSED: 5-0

4
5 **Tab # 4 Quasi Judicial Hearing Resolution 2006-07 Variance, 149 Southern Breeze**
6 **Dr. @ 8:15 P.M.**

7
8 **Tab # 5 Quasi Judicial Hearing CVS Site Plan Approval @ 8:30 P.M.**

9
10 **Tab # 6 Quasi-Judicial Hearing Burke: 407 Disston Ave. Site Plan Approval**

11
12 **Ed Earl:** Requested that the Audience To Be Heard portion be allowed at this time.

13
14 Council agreed.

15
16 **Audience To Be Heard**

17
18 **Dave Sherrick (901 Elm Forrest Dr.):** Requested that the Council pass a breed specific
19 Ordinance to ensure that pit bulls and other vicious animals would not be allowed in the
20 City of Minneola.

21
22 **Edward “Pat” Kelley (1114 Windy Bluff):** Requested that the meeting minutes be
23 posted on the website sooner, complained that some Council Members were not stopping
24 at all stop signs, and complained about the water pressure at his home.

25
26 **Jim Frana (208 Lace Bark Ct.):** Inquired as to how the permit request to St. John’s
27 Water Management District regarding Lake Apopka had been implemented. Stated that
28 he believed that the Council representative serving on the P & Z Board was on that board
29 to listen to the meeting and not express his opinion at that time.

30
31 **Tab # 7 Quasi-Judicial Hearing Founders Ridge Preliminary Plat @ 9:08 P.M.**

32
33 **Tab # 11 PD&E Study (moved ahead because of time).**

34
35 **Scott Gerken:** Explained that per the Interlocal Agreement between the County and
36 Minneola regarding the PD&E Study, the City would run the study and the County would
37 pay for the study and recommended approval.

38
39 **Jim Stivender:** Stated that the study would address all of the issues discussed previously
40 in the meeting.

41
42 A lengthy discussion pursued regarding the PD&E Study and eminent domain.

43
44 Mayor Yeager: Asked for public comment. There were no comments.

45
46 **MOTION by Sue Cordova, SECONDED by Ed Earl to approve the Interlocal**
47 **Agreement with Lake County.**

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

2
3 **NAY:** None

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

6
7 **Sue Cordova:** Requested that the budget adjustment, the code changes, the impact fee
8 study and the appointment to the MPO be tabled to another meeting, due to the length of
9 the meeting.

10
11 **Ed Earl:** Stated that he would like to discuss the Park & Library Impact Fee item.

12
13 Council agreed to hear the Karst agreement and the impact fee study at this meeting.

14
15 **Scott Gerken:** Asked that the Council make a motion.

16
17 **MOTION by Sue Cordova, SECONDED by Ed Earl, to table Ordinance 2006-20,**
18 **Ordinance 2006-21, the debris removal appointment, and MPO appointment to the**
19 **July 11th meeting.**

20
21 **AYE:** Perreault, Cordova, Yeager, Earl

22
23 **NAY:** Teri

24
25 **MOTION PASSED: 4-1**

26
27 **Tab # 10 Karst Agreement**

28
29 **Scott Gerken:** Explained that there had been some minor changes to the agreement, but
30 that those changes were beneficial to the City and asked that the Council approve the
31 agreement.

32
33 **Sue Cordova:** Requested that for clarification, that capacity reservation is not included
34 with this agreement.

35
36 **Mayor Yeager:** Asked for public comment. There were no comments.

37
38 **MOTION by Sue Cordova, SECONDED by Ed Earl, to approve the Karst**
39 **Agreement, deleting section 2D, 3A and adding where the wastewater capital credits**
40 **come in that it does not reserve capacity of the wastewater treatment plant.**

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

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44 **NAY:** None

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

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48 **Tab # 12 Impact Fee Study – Parks & Library**

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Sue Cordova: Asked what line item in the budget the funds for this study would come from.

Bruce Behrens: Stated that the funds would come out of engineering fees.

Ed Earl: Asked if the study could be completed faster than 90 days, and requested that a Council member attend the meetings with the engineer and staff.

Carl Gosline: Stated that he did not believe that it could.

Joe Teri: Stated that the Council should come up with a park master plan and that as the parks representative, he would be attending meetings with the engineers and staff.

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

MOTION by Sue Cordova, SECONDED by Shane Perreault to approve the Parks & Library Impact Fee Study and making a change to Task # 6 to be two meetings and two workshops.

AYE: Perreault, Cordova, Yeager, Earl, Teri

NAY: None

MOTION PASSED: 5-0

Reports:

Bruce Behrens: Stated that he had distributed a two page report to Council (Exhibit A) and would answer any questions; explained that he and Carl Gosline had attended a meeting at the County regarding the County Comprehensive Plan; reported on the emergency management plan for the City; stated that City Hall would be closed on July 3rd and 4th, and stated that a newsletter would be mailed out at the end of the month.

Chief Dobrzykowski: Stated that the grant from the Florida EMS Department had been approved for the City for approximately \$34,000.00 and that his department would be hosting fund raisers to raise the City's portion; and stated that his department was working on public awareness by presenting programs to the public and at the schools.

Lt. Greg Link: Explained that his department was going out and meeting with the businesses in Minneola to obtain information that would be helpful in the case of an emergency.

Scott Gerken: Stated that the endangered species Ordinance would be coming forward in the near future and that he was working on a report regarding the St. Augustine grass ban.

Carl Gosline: No report.

Peter Brandt: No report.

1
2 **Shane Perreault:** Requested that a vicious animal Ordinance be drafted.

3
4 Council consensus was for the City Attorney to look into a vicious animal Ordinance.

5
6 **Sue Cordova:** Explained that the Lake Apopka water permit was submitted through a
7 partnership with Clermont and that St. John's Water Management District had
8 commended Minneola on the joint application; stated that the general ledger had been out
9 of balance for the past six months and asked that it be balanced; requested that the City
10 implement "no sex offenders allowed" in the City subdivision; explained that the work
11 on the Hagan school site was moving forward; requested that the Sheriff's contract be
12 looked at to possibly get the cost reduced, due to the staff change; and requested that the
13 Council appoint Jim Frana to the P & Z Board to fill the vacancy created by Ms. Smith's
14 resignation.

15
16 **MOTION by Sue Cordova, SECONDED by Joe Teri, to appoint Jim Frana to the**
17 **Planning & Zoning Board and move forward to replace him on the Code**
18 **Enforcement Board.**

19
20 **Ed Earl:** Stated that Mr. Frana had expressed his wishes to run for Council in November
21 and suggested that the Council wait to appoint him to the P & Z Board because of some
22 upcoming charter change proposal.

23
24 **AYE:** Cordova, Yeager, Teri

25
26 **NAY:** Perreault, Earl

27
28 **MOTION PASSED: 3-2**

29
30 **Ed Earl:** Stated that he had sat in on the Emergency Conference call with the County and
31 that the Emergency Management room was an accomplishment for the City; that he had
32 toured some Lennar properties (Legends & Stony Brook); stated he would not be in favor
33 of a specific breed ban Ordinances; asked for Council consensus that the City Attorney
34 draft an Ordinance revising the set backs for pools to ten ft.; asked about a property that
35 was for sale on Main Ave. and inquired as to the status of the sink hole in Oak Valley.

36
37 **Ramon Flores:** Explained that he believed the hole is stable at this time.

38
39 **Joe Teri:** Inquired as to the progress of the pier property.

40
41 **Scott Gerken:** Stated that it had been determined that the State owns the property, but
42 the State claims they do not own it, and that his office is working to have the property
43 deeded to the City.

44
45 **Joe Teri:** Inquired why the yard waste pickup was changed to Friday; and that he had
46 received complaints about the change. He requested that the yard waste be picked up on
47 Tuesday; stated that he preferred June 28th as the meeting date for the joint meeting;
48 suggested that the names for the parks could be auctioned to bring in funds; requested

1 that more workshops be held between the 1st & 2nd readings of the Ordinances regarding
2 the Hills of Minneola and asked why the Trademore property was being workshopped.

3
4 **Ed Earl:** Suggested that a workshop be held regarding waste pickup.

5
6 **Bruce Behrens:** Stated that he would get information on yard waste/trash pick up
7 schedule and bring it back to Council.

8
9 **Scott Gerken:** Explained that Council had requested that all properties who submitted
10 an application for annexation to be workshopped.

11
12 Council agreed on the June 28th date for a joint meeting with Clermont, the school board
13 and Minneola.

14
15 **Mayor Yeager:** Thanked the Fire Chief for checking the water pressure, thanked the
16 City Manager for the help on the stormwater projects, requested that the Audience to Be
17 Heard section be moved to the beginning of the meeting; and reminded the City Manager
18 that no City funds would be used for the symphony.

19
20 Council agreed to move the Audience to Be Heard section to follow the Agenda Review
21 section.

22
23 The meeting adjourned at 11:55 P.M.
24