

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

**Oct. 24, 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 Greg Link (LCSO), Chief Dave Dobrzykowski (MFD), Bruce Behrens (City Manager),  
9 Peter Brandt (GCG), and Jan McDaniel (City Clerk).

10  
11 A moment of silence was observed and the Pledge of Allegiance was spoken.

12  
13 **Approval of the Minutes**

14  
15 Council Workshop Oct. 03, 2006 @ 7:00 P.M.  
16 Regular Council Meeting Oct. 10, 2006 @ 7:00 P.M.  
17 Quasi-Judicial Hearing- Hills of Minneola Oct. 10, 2006 @ 7:20 P.M.

18  
19 Sue Cordova made the following corrections:

- 20 • Oct. 3, 2006 Council Workshop – pg. 1 of 1; line 27; questioned that Council had  
21 agreed to check the costs of ads placed in the *Daily Commercial* and the *Orlando*  
22 *Sentinel* newspapers, not just to switch from the *Sentinel* to the *Commercial*.  
23 *The City Clerk will check the tape for clarification.*  
24 • Oct. 10, 2006 Regular Meeting – pg. 5 of 8; line 6; correct spelling of Jo to Joe  
25 • Oct. 10, 2006 Regular Meeting – pg. 7 of 8; line 6; to read why the No Truck”  
26 signs had not been posted  
27 • Oct. 10, 2006 Regular Meeting – pg. 7 of 8; line 22; correct Reeves to Reaves

28  
29 Ed Earl made the following corrections:

- 30 • Oct. 10, 2006 Regular Council Meeting – pg. 3 of 8; line 14 add the word beer  
31 • Oct. 10, 2006 Quasi-Judicial Hearing – pg. 5 of 7; line 30- add the word  
32 residential to building permits.

33  
34 **MOTION by Sue Cordova, SECONDED by Ed Earl to approve the minutes as**  
35 **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 **Sue Cordova:** Asked that the Council postpone the Planning & Zoning Appointment  
46 until after the election.

1 **Consensus of Council was to hear the item tonight.**

2  
3 **Mayor Yeager:** Asked that the school house purchase be moved up on the agenda.

4  
5 **Council agreed.**

6  
7 **Sue Cordova:** Asked if the City had been contacted by the Ladd's.

8  
9 **Jan McDaniel:** Reported that a letter (Exhibit A) had just been received in which the  
10 Ladd's requested a postponement to the next Council meeting.

11  
12 **Audience to be Heard**

13  
14 **Debbie Veit (1045 High Ridge Ct.):** Stated that although she was not a supporter of Mr.  
15 Earl two years ago, that she now supported him.

16  
17 **Pat Murphy (202 E. Osceola St.):** Expressed her opinion that Mr. Perreault had made  
18 of mockery of the town by his actions at the meetings and asked that he take his position  
19 seriously.

20  
21 **Susan Hildebrandt Friz (Sullivan Road):** Asked if there was not a limit to the number  
22 of times an item could be tabled and expressed her anger that the Ladd hearing was  
23 continually tabled.

24  
25 **Tab # 8 Property Purchase Contract**

26  
27 **Bruce Behrens:** Explained that the property was the old school house on Main Ave.

28  
29 **Scott Gerken:** Explained that a standard contract had been signed by the City Manager  
30 contingent upon the approval of Council and that the City had the right to conduct an  
31 appraisal and inspection of the property. He informed the Council that the closing would  
32 be in December.

33  
34 **Shane Perreault:** Stated he had no problem with the purchase.

35  
36 **Sue Cordova:** Requested that an appraisal and inspection be done; and that an estimate  
37 of restoration cost also be included.

38  
39 **Ed Earl:** Stated he would want an appraisal before moving forward with the contract  
40 and asked about the cost of an appraisal.

41  
42 **Scott Gerken:** Stated that an appraisal and inspection would be conducted and a  
43 residential appraisal would cost approximately \$350.00.

44  
45 **Joe Teri:** Agreed to move forward with the purchase.

46

1 **Mayor Yeager:** Stated he was in favor of purchasing the property.

2  
3 **Debbie Veit (1045 High Ridge Ct.):** Expressed her opinion that it would be a good  
4 purchase for the City and agreed that an appraisal should be done.

5  
6 **Pat Murphy (202 E. Osceola St.):** Expressed her support for the purchase of historical  
7 property and urged the City to apply for historical preservation grants.

8  
9 **MOTION by Sue Cordova to move forward and to get an appraisal and inspection**  
10 **on the property, pending that it that comes through as acceptable, we move forward**  
11 **with the purchase of the property of 100 S. Main Ave.**

12  
13 **Shane Perreault:** Asked that the motion be amended to state *if the appraisal was within*  
14 *10% of the purchase price.*

15  
16 **Sue Cordova amended her motion to include *if the appraisal was within 10% of the***  
17 ***purchase price.***

18  
19 **AYE:** Perreault, Cordova

20  
21 **NAY:** Yeager, Earl, Teri

22  
23 **MOTION FAILED: 2-3**

24  
25 **Sue Cordova:** Asked what part of the motion the Council disagreed with.

26  
27 **Joe Teri:** Explained that he did not wish to be held back by a 10% clause.

28  
29 **Mayor Yeager:** Stated that he would like to purchase the property for the historical  
30 value.

31  
32 **Ed Earl:** Did not want to pay an overly high price above the appraised value and asked  
33 that the appraisal and inspection be conducted, and then discuss the purchase.

34  
35 **Bruce Behrens:** Asked that the Council consider the historical value and urged them to  
36 move forward with the appraisal and inspection.

37  
38 **Scott Gerken:** Suggested that the stipulation of an appraisal and inspection to be put in  
39 the contract.

40  
41 **MOTION by Shane Perreault, SECONDED by Sue Cordova to authorize Mr.**  
42 **Behrens to purchase the property for \$150,000.00; and to get an appraisal and**  
43 **inspection.**

44  
45 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

1 **NAY:** None

2  
3 **MOTION PASSED: 5-0**

4  
5 **Sue Cordova:** Requested that Mr. Allen Sherrod of Groveland be allowed to address the  
6 Council at this time, regarding a small airport in the area.

7  
8 **Mayor Yeager:** Stated that the Council would hear from Mr. Sherrod after the P & Z  
9 Board appointment.

10  
11 **Bruce Behrens:** Stated that the City had received two applications (Mrs. Waldron and  
12 Mrs. Debbie Veit) by the deadline date and that one application was received after the  
13 deadline date of Oct. 18<sup>th</sup>.

14  
15 **Shane Perreault:** Stated that he would like to appoint Mrs. Pam Cash-Bush Waldron.

16  
17 **Mrs. Waldron (212 Grassy Lake Rd):** Explained that she worked in the electrical  
18 business and believed that she would be an asset to the board.

19  
20 **Ed Earl:** Stated that the City has stipulation that former Council members must wait two  
21 years before being appointed to a board and was in favor of appointing Mrs. Waldron.

22  
23 A general discussion pursued regarding appointments to boards.

24  
25 **Scott Gerken:** Explained that the stipulation was to insure that an elected official did not  
26 become a paid employee of the City within two years following their term.

27  
28 **Sue Cordova:** Stated that Mrs. Veit's appointment would not take effect until November  
29 13<sup>th</sup>, which would be two years from the time Mrs. Veit left office.

30  
31 **Debbie Veit:** Stated that she understood the Council's position, but believed that her  
32 experience as a Council Member would benefit the P & Z Board. She explained that she  
33 had no problem with waiting until the next seat on the P & Z Board became available.

34  
35 **Scott Gerken:** Explained that the two year requirement would be up by the time of the  
36 next P & Z Board meeting.

37  
38 **Pat Murphy (202 E. Osceola):** Stated that by the time the P & Z Board met, Mrs. Veit  
39 will have been out of office for two years.

40  
41 **MOTION by Sue Cordova to table the P & Z Board appointment to the next**  
42 **meeting.**

43  
44 *No second.*

1 **MOTION by Ed Earl, SECONDED by Shane Perreault, to appoint Mrs. Waldron**  
2 **to the P & Z Board.**

3  
4 **AYE:** Perreault, Earl

5  
6 **NAY:** Cordova, Yeager, Teri

7  
8 **MOTION FAILED: 2-3**

9  
10 **MOTION by Joe Teri, SECONDED by Ed Earl to appoint Mrs. Veit to the**  
11 **Planning and Zoning Board effective November 12<sup>th</sup>.**

12  
13 **AYE:** Yeager, Earl, Teri

14  
15 **NAY:** Perreault, Cordova

16  
17 **MOTION PASSED: 3-2**

18  
19 **Sue Cordova:** Explained that she and Mr. Sherrod serve on the Water Alliance  
20 Committee together and he had contacted her regarding the small airport in Groveland.

21  
22 **Allen Sherrod (975 S. Kansas Ave. Groveland):** Explained to the Council that a small  
23 airport near Groveland was up for sale and that he was trying to get several area  
24 municipalities to join together to purchase the airfield for a joint municipal airport.  
25 After explaining the venture to the Council, he stated he would look into it further and  
26 report back to the Council, if they were interested.

27  
28 **Sue Cordova:** Explained that the owner was interested in selling and that by purchasing  
29 the property the municipalities would be able to preserve the property from development.

30  
31 **Ed Earl:** Stated that he would be interested in commerce using the airport, and asked  
32 how many acres were currently used for the airfield.

33  
34 **Allen Sherrod:** Stated that the property was 175 acres, with a 2,200 ft. runway, but that  
35 surrounding property could become available to expand the site.

36  
37 **Joe Teri:** Asked how much the property would cost.

38  
39 **Allen Sherrod:** Explained that the owner was asking \$7 million; but federal funding and  
40 grants could be used to purchase the property.

41  
42 Council agreed to consider the joint venture, and for Mr. Sherrod to inform them of his  
43 investigation.

44  
45 **Pat Murphy:** Expressed her support for investigating the possibility of a joint municipal  
46 airport.

1 **Ed Earl:** Stated that the Council needed to formally table Ordinance 2006-01.

2  
3 **MOTION by Ed Earl, SECONDED, by Shane Perreault to table it until the first**  
4 **meeting in January.**

5  
6 **Ed Earl:** Explained that the property abuts 5 acre lots, and that the Council needed to  
7 consider the traffic and other impacts that the annexation might cause.

8  
9 **AYE:** Perreault, Earl, Teri

10  
11 **NAY:** Cordova, Yeager

12  
13 **MOTION PASSED: 3-2**

14  
15 **Tab # 3 Ordinance 2006-32**

16  
17 **Scott Gerken:** Read Ordinance 2006-32 by title only, for the first time. He explained  
18 that the purpose of the Ordinance was to ensure a safe water system, and to clarify the  
19 City code.

20  
21 **Shane Perreault:** Expressed his disapproval of the ordinance.

22  
23 **Sue Cordova:** Thanked Mr. Gerken for adding a grandfather clause to allow wells  
24 already in use.

25  
26 **Ed Earl:** Stated that he was unclear as to why the City would want to control irrigation  
27 wells, because St. John's River Water Management oversees those wells.

28  
29 **Joe Teri:** No comments.

30  
31 There were no public comments.

32  
33 **Tab # 4 Ordinance 2006-34**

34  
35 **Scott Gerken:** Read Ordinance 2006-33 by title only for the first time.

36  
37 **Sue Cordova:** Asked that the Ordinance include re-noticing should occur if there are  
38 more than 60 days between a P & Z Board meeting and the 1<sup>st</sup> reading, and 90 days  
39 between the 1<sup>st</sup> and 2<sup>nd</sup> reading.

40  
41 **Peter Brandt:** Stated that his office would abide to whatever the Council directed.

42  
43 There was no public comment.

1 **Tab # 5 Ordinance 2006-35**

2  
3 **Scott Gerken:** Read Ordinance 2006-35 by title only for the first time. He explained that  
4 the City was required by SB 360, to pass this Ordinance by the first of December. The  
5 City is also required to have a five year capital improvement plan for roads and that the  
6 plan to be reviewed each year.

7  
8 **Sue Cordova:** Requested that in Section 90-4(b) (3) that the document state that the  
9 actual road construction be completed to be added; Section 90-4 (b) (7) clearly state  
10 roadway facilities; in Section 90-4 (b) (3), that development trips and who determines the  
11 number to be clarified; and in Section 90-40(b) (5) questioned the 120% value, and  
12 requested that it be changed to 100%; and in Section 90- 4 (b) (9) that any changes to a  
13 plan are reflected in proportionate share contributions.

14  
15 **Kevin Ocfemia (112 Carlyle St.):** Asked that a developers fair share to be clarified and  
16 that the City would determine the fair share.

17  
18 A ten minute break was called at 8:23 p.m. The meeting reconvened at 8:33 p.m.

19  
20 **Tab # 6 Resolution 2006-20**

21  
22 **Scott Gerken:** Read Resolution 2006-20 by title only.

23  
24 There were no Council or public comments.

25  
26 **MOTION by Sue Cordova, SECONDED by Shane Perreault, to approve Resolution**  
27 **2006-20.**

28  
29 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

30  
31 **NAY:** None

32  
33 **MOTION PASSED: 5-0**

34  
35 **Tab # 9 Aida's Construction Site Plan Approval Discussion**

36  
37 **Scott Gerken:** Explained that the purpose of this discussion was to ensure that Council  
38 approved of moving forward with this item for the next agenda.

39  
40 **Council agreed to try a check list plan for 6 months.**

41  
42 *Once again, staff urged the Council that if they believed something was missing from the*  
43 *packet, or if any information that they wished to view was not included, to please contact*  
44 *staff and that the information would be provided to them prior to the meeting.*

1 **Reports**

2  
3 **Bruce Behrens:** Stated that he had given the Council his bi-weekly report (Exhibit B)  
4 and that he would answer any questions; reported that an estimate for a Council dais  
5 would be available soon; and that a revised facility rental fee schedule (Exhibit C) had  
6 been provided to the Council for their consideration.

7  
8 **Shane Perreault:** Requested that the dais to be moveable and possibly be on wheels for  
9 easy mobility.

10  
11 **Sue Cordova:** Requested that the local arts person be included in meetings with Mr.  
12 Behrens and the Public Arts & Music Committee.

13  
14 **Chief Dobrzykowski:** Reminded everyone that when the time changes on Oct. 28<sup>th</sup> to  
15 also change their batteries in their smoke detectors, and reminded everyone to use care  
16 when using heaters in the colder weather; and asked that whenever the triathlons are held  
17 that the City of Minneola be notified.

18  
19 **Scott Gerken:** Stated that the City did have a Special Events Ordinance but the  
20 coordinator of the event had not been complying with the Ordinance.

21  
22 **Consensus of the Council was for the City Manager to send a letter to the event**  
23 **coordinator, along with a bill for the cleanup from the event.**

24  
25 **Lt. Link:** Stated that the sheriff's office was continuing as business as usual.

26  
27 **Sue Cordova:** Requested that when the County SWAT Team was practicing in the City,  
28 that the City be notified.

29  
30 **Scott Gerken:** Stated that Leesburg had approved the school concurrency agreement,  
31 and that the City of Minneola would need to address the issue. He suggested that the  
32 Council hold a workshop with representatives from the County and the School Board.  
33 He also explained that his office was working with Mrs. Vessels and Mrs. Snow on the  
34 Silverton Beach area regarding ownership of that property; and that he was moving  
35 forward with a naming rights template for the park at the Reserve at Minneola.

36  
37 **Shane Perreault:** Expressed his opinion that the Mayor's Minutes in the recent  
38 newsletter should have included the "cons" of the recent annexations.

39  
40 **Sue Cordova:** Suggested that the City Charter should have stipulations to those citizens  
41 on the Code Enforcement Board and P & Z Board should be a registered voter and not a  
42 convicted felon; asked who was the representative for the City on school concurrency;  
43 asked if Lt. Link had checked on using City Hall as an overflow station in case of an  
44 emergency; requested that the minutes be updated on the website; and asked that the  
45 Council consider voting all together (i.e. all in favor "aye").

1 **Consensus of Council (Perreault, Cordova, Yeager) was to vote together.**

2  
3 **Sue Cordova:** Continued by stating that she would like the City Manager to read the  
4 Ordinances & Resolutions and to make a recommendation.

5  
6 **Ed Earl:** Stated that there were several rules that should be followed for the way the  
7 meeting should be conducted.

8  
9 **Mayor Yeager:** Stated that he preferred that the City Attorney continue introducing the  
10 items.

11  
12 **Shane Perreault:** Agreed.

13  
14 **Joe Teri:** Agreed.

15  
16 **Sue Cordova:** Continued by stating that she would like to name the park at the Reserve  
17 at Minneola in honor of Sheriff Daniels.

18  
19 **Shane Perreault:** Agreed.

20  
21 **Ed Earl:** Stated that he believed there might be better options to honor the memory of  
22 Sheriff Daniels.

23  
24 **Mayor Yeager:** Agreed.

25  
26 **Sue Cordova:** Asked Mr. Behrens if he had authorized City funds to be spent on the  
27 Lake Symphony concerts held at City Hall.

28  
29 **Mr. Behrens:** Explained that he had authorized \$2,200.00 to pay the vendor to avoid a  
30 lawsuit in his opinion.

31  
32 **Sue Cordova:** Stated that the symphony was getting a discount on the use of City Hall  
33 and that no other funds should be used, and that the symphony needed to pay their way.  
34 She also expressed her disapproval of using City staff to benefit the symphony.

35  
36 **Ed Earl:** Disagreed to Ms. Cordova's suggested stipulations for appointed board  
37 members; asked for a copy of the recent appraisals of city property; stated that the City  
38 needed to upgrade the website; and asked when the signs would be installed on  
39 Washington and Grassy Lake.

40  
41 **Bruce Behrens:** Stated the sign issue was on the next County agenda.

42  
43 **Ed Earl:** Requested that the administrative code be added to the workshop for job  
44 descriptions and salary survey results.

45

1 A lengthy discussion pursued regarding Mr. Pellegrino, job descriptions and whether or  
2 not he would attend.

3  
4 **Council agreed to hold a workshop on Dec. 5<sup>th</sup>.**

5  
6 **Ed Earl:** Asked what had happened to the Sr. Meals Program.

7  
8 **Sue Cordova:** Explained that she had been in contact with the Executive Director of  
9 Elderly Affairs, and that they were under the impression that the Minneola meal site and  
10 the Groveland site were operating. She explained that he had requested a letter from the  
11 City stating why that program never started.

12  
13 **Consensus was for Bruce Behrens to send a letter to Michael Georgini with a “cc” to**  
14 **Fletcher Jeffery and Allison Thall at the County and they would investigate.**

15  
16 **Joe Teri:** Agreed that no City funds should be used for the symphony, and asked if the  
17 symphony had paid for their ad in the City newsletter.

18  
19 **Bruce Behrens:** Explained that there are no paid ads in the City newsletter; and that the  
20 ads are announcements for the citizens. He stated that if the Council did not want the  
21 symphony he would need Council consensus.

22  
23 **Sue Cordova:** Agreed that there should be no cost to the City of Minneola for the  
24 symphony.

25  
26 **Joe Teri:** In answer to Ms. Cordova’s question regarding school concurrency meetings,  
27 that he had attended the first meeting only; asked that the Council request that the City  
28 Manager go to the County and try to obtain part of the 5<sup>th</sup> cent tax funds. He explained  
29 that the money was designated for sports facilities.

30  
31 **Peter Brandt:** Explained that his firm had represented the City at all staff meetings.

32  
33 **Council consensus was for Mr. Behrens to apply for the 5<sup>th</sup> cent funds.**

34  
35 **Mayor Yeager:** Stated that he would like to continue pushing for the Council’s  
36 requested changes to the school concurrency agreement, and not allow the County and  
37 the School Board to push the City into signing the agreement.

38  
39 **Scott Gerken:** Explained that the Council was under no pressure to sign the agreement  
40 but advised that the Council may receive many complaints from citizens. He again  
41 suggested holding a workshop with the school board representatives and try to work out  
42 the issues. He explained that Leesburg had also passed a Resolution stating the areas of  
43 the school concurrency agreement that they disagreed with and that he would get a copy  
44 of the Leesburg Resolution and bring it to the Council.

45

1 **Mayor Yeager:** Stated that he would like the City to consider purchasing the Minneola  
2 Inn, or at least send a letter to the owner stating that if he ever did consider selling the  
3 property, that the City would have the 1<sup>st</sup> right of refusal to purchase.

4  
5 Council agreed for the City Manager to send a letter to the property owner.

6  
7 The meeting adjourned at 9:50 P.M.

8  
9