

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

**Feb. 6, 2007**  
**7:00 P.M.**

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

10  
11 **APPROVAL OF MINUTES**

12 Council Workshop Jan. 16, 2007 @ 7:00 P.M.  
13 Council Meeting Jan. 24, 2007 @ 7:00 P.M.  
14 Quasi-Judicial Hearing – Lyon Business Park Jan. 24, 2007 @ 7:15 P.M.  
15 Quasi-Judicial Hearing – Dollar Genera Jan. 24, 2007 @ 7:28 P.M.

16  
17 The following corrections were made:

- 18 • Jan. 24<sup>th</sup> Council Meeting Pg 3 Line 9 correct spelling of SECONDED
- 19 • Jan. 24<sup>th</sup> Council Meeting Pg 3 Line 31 correct spelling of SECONDED
- 20 • Jan 24<sup>th</sup> Council Meeting Pg 7 Line 17 to add Council consensus was to  
21 implement a 2<sup>nd</sup> readings consent agenda
- 22 • Jan. 24<sup>th</sup> Quasi – Judicial Hearing Dollar General footer to read Dollar General

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

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

28  
29 **NAY:** None

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

32  
33 **AGENDA REVIEW – No Changes**

34  
35 **AUDIENCE TO BE HEARD**

36  
37 **Michael Delany (owner of 319 E. Chester St.):** Asked the Council to reconsider  
38 purchasing his property for a City park, and stated he would develop the property if the  
39 City did not purchase the property.

40  
41 **Jim Sill (327 E. Chester):** Urged the City to purchase the property on E. Chester for a  
42 City park; and thanked the Council for allowing him to serve on the Planning & Zoning  
43 Board for the last two years.

44  
45 **PRESENTATION – Sugarloaf Update**

46  
47 Scott Bullock (project manager for Sugarloaf Mountain) gave a brief update regarding  
48 how far along the project was and stated that they were working with the City staff  
49 regarding annexation into Minneola and the water and sewer agreement updates. He

1 explained they were also working with the County and the Hills of Minneola to ensure  
2 that trails hook up.

3  
4 Ed Earl, Joe Teri and Mayor Yeager disclosed that they had individually met with  
5 representatives of the Sugarloaf project.

6  
7 **Tab # 2 Zaremba (CVS) Lot Split**

8  
9 **Peter Brandt:** Explained the request for dividing the lot into two lots; and that no plans  
10 had been submitted for the other site.

11  
12 There were no public comments.

13  
14 **MOTION by Shane Perreault, SECONDED by Joe Teri to approve the CVS lot**  
15 **split.**

16  
17 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

18  
19 **NAY:** None

20  
21 **MOTION PASSED: 5-0**

22  
23 **Tab # 3 Resolution 2007-02 School Concurrency**

24  
25 **Scott Gerken:** Read Resolution 2007-02 by title only and explained that the purpose of  
26 this resolution was to express Council's concerns with the county wide agreement.

27  
28 There were no comments.

29  
30 **MOTION by Sue Cordova, SECONDED by Shane Perreault to approve Resolution**  
31 **2007-02.**

32  
33 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

34  
35 **NAY:** None

36  
37 **MOTION PASSED: 5-0**

38  
39 **Tab # 4 Resolution 2007-03- Amending the Personnel Policy**

40  
41 **Scott Gerken:** Read Resolution 2007-03 by title only and explained that the resolution  
42 clarifies portions of the personnel policy.

43  
44 Sue Cordova requested the following changes:

- 45 • Under City Control- Responsibilities and Authority; to include Council approval  
46 of the number of employees
- 47 • Under Discipline Action and Appeals; to clarify # 3 & # 4 and include more  
48 emphasis on the Human Resource Department
- 49 • To involve the Human Resource Department throughout the document

1 **MOTION by Sue Cordova, SECONDED by Shane Perreault to table Resolution**  
2 **2007-03 to the next scheduled Council meeting.**

3  
4 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

5  
6 **NAY:** None

7  
8 **MOTION PASSED: 5-0**

9  
10 **Tab # 5 Resolution 2007-04 Legislative Support**

11  
12 **Scott Gerken:** Read Resolution 2007-04 by title only.

13  
14 Council consensus was to “soften” some of the wording of the document and for Scott  
15 Gerken to bring it back at the next meeting.

16  
17 **Tab # 6 Ordinance 2006-39 Rear Setbacks**

18  
19 **Scott Gerken:** Read Ordinance 2006-39 by title only for the second time.

20  
21 **Wally Szkwarko (802 Main Ave):** Asked for clarification of the setbacks.

22  
23 **Scott Gerken:** Explained that this Ordinance was in reference to rear pool & deck  
24 setbacks.

25  
26 **MOTION by Sue Cordova, SECONDED by Shane Perreault to approve Ordinance**  
27 **2006-39.**

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

30  
31 **NAY:** None

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

34  
35 **Tab # 7 Ordinance 2007-06 – Founders Ridge CDD**

36  
37 **Scott Gerken:** Read Ordinance 2007-06 by title only, for the first time. He explained  
38 that the purpose of the Ordinance was to establish a Community Development District for  
39 Founders Ridge. He stated that Jeff Larson and Mike Williams were present to help  
40 guide the City through the process. He stated, for the record, that although Mr. Williams’  
41 firm Akerman Senterfitt had worked for the developer, that he was in no way involved  
42 with that work, therefore there would be no conflict of interest.

43  
44 **Jeff Larson (D.A. Davidson):** Stated that he had presented information to the Council  
45 previously and explained the petition (Exhibit A) to the Council regarding statute  
46 requirements, how a CDD worked as a funding mechanism and assessment method.

47  
48 *A ten minute break was called at 8:15 P.M.*

49

1 **Bill Crumbaker (Attorney for the Petitioner):** Further explained the funding for the  
2 roads within the development and the immediate surrounding area. He explained that the  
3 ad valorem tax collected by the City on the homes or businesses could be used for other  
4 roads within the City

5  
6 **Mike Williams:** Spoke to the Council on the legalities and responsibilities of a CDD.

7  
8 **Ryan Lefkowitz (Founders Ridge Developer):** Addressed Council concerning the  
9 recreational amenities. He explained that the developer's agreement clearly explained the  
10 developer's responsibilities to the City.

11  
12 **Mayor Yeager:** Asked for public comments; there were no comments.

13  
14 Due diligence, posting of notices for CDD meetings, surrounding roads, open space  
15 provisions, and conservation areas were discussed.

16  
17 **Jay Diceglie (Founders Ridge Representative):** Stated that the developer would  
18 cooperate in dedicating conservation areas to the City.

19  
20 Ed Earl, Joe Teri and Mayor Yeager disclosed that they had met with Mr. Lefkowitz and  
21 Jay Diceglie.

22  
23 **Tab # 8 Ordinance 2007-07 P & Z Board Compensation**

24  
25 **Scott Gerken:** Read Ordinance 2007-07 by title only for the first time.

26  
27 Council requested the following be added to the Ordinance:

- 28 • State that if the meeting is canceled ahead of time and no work has been done by  
29 the board, that they should not be paid.

30  
31 *First reading; no action taken*

32  
33 **REPORTS:**

34  
35 **Bruce Behrens:** Referred to his bi-weekly City Manager's report (Exhibit B) and asked  
36 for Council's questions.

37  
38 **Ed Earl:** Inquired if the City would get part of the library impact fees collected by the  
39 County.

40  
41 **Bruce Behrens:** Informed the Council that he would be out of town on Feb. 15<sup>th</sup> and that  
42 Jan McDaniel would be acting city manager in his absence; stated that he had met with  
43 the County staff regarding library impact fees and a memo had been provided to Council;  
44 recommended that the City stay within the County library system; reminded the Council  
45 that a seminar on Ethics, Public Records, Sunshine Law and Quasi-Judicial procedures  
46 would be held at Minneola City Hall on Feb. 26<sup>th</sup> from 6:00 – 8:00 and requested  
47 Council's consensus for him to close City Hall for Presidents Day, Feb. 19<sup>th</sup>.

1 Council consensus was to observe the holiday and close City Hall for that day ( Ed Earl  
2 stated he believed it to be a City Manager decision and Joe Teri was not in favor of  
3 closing).  
4

5 **Chief Dobrzykowski:** Reported that a total of 13 pickup loads of ice had been delivered  
6 to the Lady Lake area for the victims of the tornados; encouraged everyone to invest in a  
7 weather alert radio; explained that the fire flows for Dollar General were complete and  
8 approved; and that he had inspected Minneola Elementary and cautioned the Council that  
9 there are some problems with the old structure.

10  
11 **Bruce Behrens:** Explained that the City would need to hire a part time inspector in the  
12 near future.

13  
14 **Lt. Link:** Reported that the motorcycle had been ordered, the motorcycle deputy was  
15 currently in training, and that interviewing for the clerk would begin this week.

16  
17 **Joe Teri:** Requested that the officers watch the intersection of US 27 & Washington, for  
18 people running the red turn arrow when turning east onto Washington.

19  
20 **Scott Gerken:** No report.

21  
22 **Shane Perreault:** No report.

23  
24 **Sue Cordova:** Stated that she was in favor of a City run library; reported that she was  
25 moving forward with the Main Street committee and that she would bring back her  
26 recommendations for the committee and a survey would be sent out to the citizens for  
27 their ideas; complained that an application for the Planning & Zoning Board was  
28 apparently lost, and requested that the Council revisit the last P & Z Board appointment.

29  
30 **Ed Earl:** Asked for Council consensus to stop talks with Sugarloaf on the utility  
31 addendum until an application to annex into the City is submitted and a letter to be sent to  
32 the County requesting that they do not approve anymore permits for Sugarloaf; asked  
33 what could be done to help move the plans for Turkey Farm road forward; requested that  
34 maps be placed on the website; requested that the Hills of Minneola maps be added to the  
35 website; inquired as to when an Ordinance had been passed regarding the building of the  
36 sewer plant and inquired about the sewer lines on the Lowndes property.

37  
38 A general discussion pursued regarding impact fees, the annexation application process  
39 for Sugarloaf; and the progress being made on the Turkey Farm road.

40  
41 **Scott Gerken:** Explained that the plant construction fell under general ordinance, and  
42 that he saw no legal problems, if an Ordinance had not been passed.

43  
44 **Bruce Behrens:** Stated he would contact Mr. Lowndes regarding the property  
45 easements.

46  
47 **Joe Teri:** Asked for Council's consensus to raise the amount approved at a workshop of  
48 10-15% matching funds for a Florida Forever grant, to be raised to 20%.

49

