

1 The following corrections were made:

- 2 • Jan 30, Council Workshop - lines, 3 & 4 - to clarify the time allowed for back
3 flow device installation is 60 days.

4
5 **(B) Resolution 2007-03 (Tabled)**

6
7 **(C) Resolution 2007-04 Legislative Support**

8
9 **MOTION by Shane Perreault, SECONDED by Joe Teri to approve the consent**
10 **agenda as amended.**

11
12 **AYE:** Perreault, Cordova, Yeager, Teri

13
14 **NAY:** Earl

15
16 **MOTION PASSED: 4-1**

17
18 **Tab # 4 Highland Ridge Street Lights**

19
20 **Bruce Behrens:** Introduced Joe Saunders, representative of Highland Ridge.

21
22 *Shane Perreault disclosed that he is a resident of Highland Ridge and also a HOA board*
23 *member and that he would abstain from a vote on the matter.*

24
25 **Joe Saunders (417 Shady Pine Ct):** Explained that he was representing the home
26 owners in Highland Ridge and requested that the City take over the street light costs of
27 the subdivision, as is done for the rest of the City. He explained that the HOA's pole
28 rental agreement with Florida Power (now Progress Energy) would expire in July and
29 asked that the City renegotiated with the power company.

30
31 The following Highland Ridge residents also requested that the City take over their street
32 lights:

- 33 • **Carol Baker** **508 Sugar Pine Drive**
- 34 • **Richard Adams** **617 Westview Drive**
- 35 • **Kevin Wise** **641 Westview Drive**
- 36 • **Jesus Vazquez** **652 Westview Drive**
- 37 • **Al Dos Santos** **735 Westview Drive**
- 38 • **Glenda Hampton** **744 Westview Drive**
- 39 • **David Flenker** **732 Westview Drive**

40
41 Council discussed the issue and concurred that the City would take over the cost of the
42 street light power but would not enter an agreement to pay a rental fee for the decorative
43 poles.

44
45 **Scott Gerken:** Stated *for the record* that his firm represents Sumter Electric Co-Op
46 (SECO) but that it would not interfere with this type of issue.

1 **Council consensus was to take over the power bill beginning March 1st; and directed**
2 **the City Attorney to obtain a copy of the Highland Ridge pole lease agreement and**
3 **to contact Florida Power regarding the pole rental agreement.**
4

5 **Joe Saunders (417 Shady Pine Ct.):** Stated he would deliver the power bill to the City
6 monthly and would also furnish a lease agreement to the City Attorney.
7

8 **AUDIENCE TO BE HEARD**
9

10 **Joe Emanuele (100 W. Chester):** Stated that more street lights should be added in the
11 older section of the City.
12

13 **Sharon White (Minneola):** Expressed her opinion against CDD's.
14

15 *Mayor Yeager called for a break at 8:35 p.m. The meeting reconvened at 8:49 p.m.*
16

17 **Tab # 2 Ordinance 2007-06 Founders Ridge CDD**
18

19 **Scott Gerken:** Read Ordinance 2007-06 by title only for the 2nd time and explained that
20 this public hearing was required by the State of Florida., and that the requested changes at
21 first reading had been made.
22

23 **Jeff Larson (City Financial Advisor):** Explained that he had worked with the Attorney
24 to make the required changes and stated he would answer questions from the Council,
25 and went through the distributed memo (Exhibit C).
26

27 A discussion pursued regarding how the board of the CDD was selected; with Mr. Larson
28 assuring the Council that all were professionals in their field.
29

30 **Brian Crumbaker (Hopping, Green & Sams, PA – Petition Applicant):** Discussed the
31 disclosure requirements for the Community Development District.
32

33 Community covenants were discussed.
34

35 *Ed Earl and Joe Teri disclosed that they had spoken with Ryan Lefkowitz & Jay Diceglie*
36 *prior to the meeting.*
37

38 **Ryan Lefkowitz (Leeds Holding Co.):** Stated that postings would be made to ensure
39 that all prospective buyers were aware that the community was a CDD and that they
40 would be assessed for the infrastructure and agreed to the following:

- 41 • That the residents would have full knowledge of the CDD prior to signing any
- 42 contract for their home
- 43 • Abide by all statutory requirements
- 44 • That printed literature explained the CDD would be provided
- 45 • That onsite sales people would disclose to all prospective buyers that the
- 46 community was a CDD
- 47 • Clear signage in model homes and throughout the development that the
- 48 community is a CDD

1
2 **Jay Diceglie (Leeds Holding Co.):** Stated that he believed the project would not break
3 ground until July at the earliest, and that the project would be market driven. He stated
4 that the roads would be built in phase 1, and that Turkey Farm Road could be built prior
5 to the start of phase 2, depending on the market. He also proposed that wording would be
6 included regarding temporary shelter in the case of a disaster and that they would go
7 ahead and donate to the City the \$150,000.00 designated for the school road, and change
8 the use for that money to purchasing conservation areas, with the stipulation that it would
9 be funded when the City provided documents that the property was being purchased; and
10 if the school comes to fruition, they would also build the road.

11
12 **Howard Lefkowitz (Leeds Holding Co):** Stated that the CDD and funding would stay
13 with the development, even if Leeds Holdings went away. He reiterated that the potential
14 buyers would be aware that the development was a Community Development District and
15 that the CDD was actually a benefit to the City by insuring that the infrastructure was
16 completed.

17
18 The CDD Board, appointments to the board and assessments were discussed at length.

19
20 Mayor Yeager asked for public comment.

21
22 **Joe Emanuele (100 W. Chester St.):** Expressed his support for the CDD.

23
24 **Jeff Larson:** Explained that the assessment to the buyer could be included in the
25 mortgage or paid in a lump sum and that it would be included in the information provided
26 to the prospective buyer.

27
28 **MOTION by Joe Teri, SECONDED by Ed Earl to approve Ordinance 2007-06 with**
29 **the addition that the applicant will give to the City, \$150,000.00 to be used as the**
30 **Council sees fit when it demonstrates a need for capital improvement property**
31 **purchase.**

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

34
35 **NAY:** Perreault, Cordova

36
37 **MOTION PASSED: 3-2**

38
39 Mayor Yeager called for a ten minute break at 10:08 p.m.; the meeting reconvened at
40 10:16 P.M.

41
42 **Tab # 3 Ordinance 2007-07 Planning & Zoning Board Compensation**

43
44 **Scott Gerken:** Read Ordinance 2007-07 by title only, for the 2nd time.

45
46 Mayor Yeager asked for Council comments. The Council agreed they liked the
47 Ordinance as written.

48
49 Mayor Yeager asked for public comment; there were no comments.

1
2
3
4 **MOTION by Ed Earl, SECONDED by Joe Teri to approve Ordinance 2007-07.**

5
6 **AYE:** Perreault, Yeager, Earl, Teri

7
8 **NAY:** Cordova

9
10 **MOTION PASSED: 4-1**

11
12 **REPORTS:**

13
14 **Bruce Behrens:** Referred to his bi-weekly City Manager's report (Exhibit D) and asked
15 for Council's questions; asked for Council consensus to allow Dallas Dunbar a Boy Scout
16 with Troop 551 to design and install mile markers on the trail in Minneola; informed the
17 Council that Galena would be officially closed on March 3, 2007, stated that Jim
18 Stivender, Lake Co Public Works Director was considering placing speed tables on Lake
19 Shore Drive and asked Council's permission to have the air ducts cleaned by Advanta
20 Clean, at City Hall and the Public Works Dept.

21
22 Council consensus was to allow Dallas to design and install the mile markers on the trail.

23
24 **MOTION by Shane Perreault, SECONDED by Sue Cordova to approve the**
25 **Advanta Clean bid for \$24,574.00.**

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

28
29 **NAY:** None

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

32
33 The following requests were made to the City Manager:

- 34
- 35 • Sue Cordova – Asked for clarification of the Ladd property discussions; requested
36 that he contact DOT and get the timing changed on the southbound turn lane light
37 at Washington & Hwy. 27
 - 38 • Ed Earl – Requested him to ensure that Mr. Stivender notify residents prior to the
39 installation of any speed tables
 - 40 • Joe Teri – Requested that the City begin searching for a new public works
41 department location; and stated that if the County is going to purchase Minneola
42 Market for the expansion of a turn lane, that the City also needs to place a lift
43 station at that corner

44 **Chief Dobrzykowski:** Explained that they were putting together a bike team for special
45 events; and was still working on the grants.

46
47 **Sue Cordova:** Commended Chief Dobrzykowski & Lt. Link on their professionalism in
48 handling a recent event in her neighborhood.

1 **Mayor Yeager:** Informed the Council that Montverde would be selling one of their
2 engines soon, and it would be a good opportunity for the City to purchase the engine.

3
4 **Lt. Link:** Explained that the problem at the intersection at Hwy. 27 and Washington is
5 that the turn lane is too short.

6
7 **Scott Gerken:** No report.

8
9 **Shane Perreault:** Requested the City look into opening the Fairview Street property and
10 opening up for a public access beach; stated that the City should move ahead with the
11 purchase of the fire engine from Montverde.

12
13 Council directed the City Manager to look into the opening of the end of Fairview Street
14 and bring a recommendation back to the Council; and to also look into the purchase of
15 the Montverde fire engine.

16
17 **Sue Cordova:** Requested that in the consent agenda that the pages be numbered;
18 requested that the minutes not be included in the consent agenda, and agreed to move the
19 consent agenda after audience to be heard, as suggested by Mr. Earl; stated that the Main
20 Street surveys would be out soon, and requested that the Council packet memory stick be
21 delivered on Thursday's.

22
23 **Ed Earl:** Requested that the Council laptops be upgraded with the full Adobe program;
24 inquired about the storm water projects, asked when the new Council dais would be
25 completed (4 months); and expressed his concerns regarding the needed easements and,
26 requested that an Ordinance be created that any City improvements must be approved by
27 Council.

28
29 Council consensus was to bring forward an Ordinance stating that any City improvements
30 must be approved by the Council.

31
32 **MOTION by Ed Earl, SECONDED by Joe Teri to buy 6 licenses for the Adobe**
33 **Reader that allows highlighting, etc.**

34
35 **AYE:** Perreault, Yeager, Earl, Teri

36
37 **NAY:** Cordova

38
39 **MOTION PASSED: 4-1**

40
41 **Joe Teri:** Discussed the park at the Reserve, requested a draft Ordinance generating a
42 policy addressing the use of the building by other public entities; requested that the
43 Council reconsider allowing the symphony to use the office break room, hallway and
44 restroom when they are performing here.

45
46 Council consensus was to bring forward with an Ordinance addressing use of the building
47 and to consider new rental rates for the building, requested that the symphony be allowed
48 in the break room and that all other doors gong into the office remain locked, and that he
49 would stay in the area to ensure the area is not disturbed.

