

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

**Mar. 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 Carl Gosline (Community Development Director).

10  
11 **AGENDA REVIEW**

12  
13 **Sue Cordova:** Requested that the E Payment Service Agreement be removed from the  
14 consent agenda for discussion.

15  
16 **Joe Teri:** Requested that the RFP Authorization (Tab # 8) be dropped from the agenda.

17  
18 **Bruce Behrens:** Explained that Green Consulting Group is already under contract for  
19 landscaping architecture; and requested that Resolution 2007-05 (Tab # 5) be dropped  
20 from the agenda for 30 days.

21  
22 **Scott Gerken:** Explained that the Lake County School Board Utility Agreements would  
23 not be considered until the next meeting.

24  
25 **Mayor Yeager:** Asked that Tab # 1 follow Audience to be Heard.

26  
27 Council agreed to all of the changes.

28  
29 **PRESENTATION – Waste Water Plant**

30  
31 **Marc Walch (PBS&J):** Gave a brief Power Point presentation (Exhibit A) showing the  
32 progress of the waste water plant, and that the construction was on schedule with the  
33 planned online date to be August 1, 2007. He also explained easements in the area of the  
34 plant and at Washington & Hwy 27; and spoke to the Council on the addition of lines to  
35 run from CVS, south to South Grassy Lake road.

36  
37 **AUDIENCE TO BE HEARD**

38  
39 **Sandy Reeves ( Minneola Elementary):** Requested approval of a digital sign for the  
40 school.

41  
42 Council stated they did not have a problem with the sign.

43  
44 **Scott Gerken:** Stated he would check the sign Ordinance to see if a variance would be  
45 required.

46  
47 **Doug McCoy (Waste Management):** Stated that he was available to answer questions  
48 regarding the Waste/Trash RFP.

1 **Joe Emanuele (100 W. Chester Street):** Informed the Council that he had recently been  
2 named the Chairman of the P & Z Board and that it had been the consensus of that Board  
3 to request that the Council appoint a new liaison to that board; and expressed his interest  
4 in serving on the Main Street revitalization committee.  
5

6 **Bob Hyres (Waste Pro):** Stated he was present to answer any questions the Council  
7 might have regarding the waste RFP submittal.  
8

9 **Tab # 2 CONSENT AGENDA**

10 (A) Approval of Minutes

11 **Council Meeting**

**Feb. 20, 2007 @ 7:00 P.M.**

12 **Council Workshop**

**Feb. 21, 2007 @ 7:00 P.M.**

13  
14  
15 The following corrections were made:

- 16 • Jan. 20, 2007 pg. 6 of 7 line 28 – add Council consensus was to move forward  
17 with an Ordinance requiring Council approval for City projects.  
18

19 **MOTION by Sue Cordova, SECONDED by Shane Perreault to approve the minutes**  
20 **as amended.**

21  
22 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

23  
24 **NAY:** None

25  
26 **MOTION PASSED: 5-0**

27  
28 **(B) E Payment Service Agreement (removed from consent agenda to allow for**  
29 **discussion)**

30  
31 **Linda Crane (Finance Director):** Explained the process for establishing the online bill  
32 pay system for utility billing and that the cost of the software would be \$4,000.00.  
33

- 34 • Shane Perreault stated he was not in favor of the \$2.00 fee  
35 • Sue Cordova asked if any computers would need to be upgraded; if this program  
36 interfaced with the current software (No) and if there was a policy for non-  
37 sufficient funds. (Linda Crane explained that it would be a City policy); and  
38 requested a one year agreement.  
39

40 **MOTION by Ed Earl, SECONDED by Sue Cordova to approve the E Payment**  
41 **Service Agreement with the change of a one year initial agreement.**

42  
43 **AYE:** Cordova, Yeager, Earl, Teri

44  
45 **NAY:** Perreault

46  
47 **MOTION PASSED: 4-1**

1  
2  
3 **Tab # 1 RFP # 2007-01 Solid Waste Collection Analysis & Recommendation**  
4

5 **Bill Redman ( RCG, Inc. Consulting):** Explained his letter of recommendation and  
6 how his firm had arrived at the recommendations. He stated that only two companies  
7 (Waste Pro & Veolia) had submitted bids that met the RFP requirements.  
8

9 **Doug McCoy (Waste Management – Wildwood FL):** Stated that his firm had  
10 submitted a bid, but with only a 15% bond (their error) and asked the Council to continue  
11 using his service for the City.  
12

13 **Bob Hyres (Waste Pro – Longwood FL):** Explained that his company had submitted a  
14 bid and requested consideration for their services.  
15

16 **Bill Stullavine (Veolia – Ocala, FL):** Explained his company’s services and asked to be  
17 considered for services to the City of Minneola.  
18

19 Council discussed the bids, background checks, temporary employees, equipment and the  
20 services of the companies.  
21

22 **Scott Gerken:** Explained that the Council had the right to reject all bids if they so  
23 desired.  
24

25 **MOTION by Shane Perreault, SECONDED by Sue Cordova to go with RCG**  
26 **Consulting recommendations to further interview Waste Pro & Veolia for trash**  
27 **services for Minneola.**  
28

29 **AYE:** Perreault, Cordova, Yeager, Earl, Teri  
30

31 **NAY:** None  
32

33 **MOTION PASSED: 5-0**  
34

35 **Tab # 3 Ordinance 2007-08 Local Business Tax**  
36

37 **Scott Gerken:** Read Ordinance 2007-08 by title only, for the first time.  
38

39 Council had no comments; and there were no public comments.  
40

41 **Tab # 4 Ordinance 2007-09 Franchise Ballot Question**  
42

43 **Scott Gerken:** Read Ordinance 2007-09 by title only, for the first time.  
44

45 **MOTION by Ed Earl, SECONDED by Shane Perreault to table the second reading**  
46 **of Ordinance 2007-09 to the second meeting in July.**  
47

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

1  
2 **NAY:** None

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

5  
6 **Tab # 5 Removed at Agenda Review**

7  
8 **Tab # 6 Removed at Agenda Review (to come back in two weeks)**

9  
10 **Tab # 7 Planning Department Request for Clerical Support**

11  
12 **Sue Niswonder (Planning Dept.):** Explained the need for additional staff in the  
13 Planning Department, and referred to her memo (Exhibit B).

14  
15 Council agreed that the department needed additional staff.

16  
17 **Rainy Sommers (Human Resources):** Explained that the position would pay \$13.27  
18 per hour and would be full time.

19  
20 **MOTION by Ed Earl, SECONDED by Shane Perreault to approve an office**  
21 **assistant for the Planning Department.**

22  
23 **AYE:** Perreault, Cordova, Yeager, Earl, Teri

24  
25 **NAY:** None

26  
27 **MOTION PASSED: 5-0**

28  
29 **Tab # 8 Removed at Agenda Review**

30  
31 **Tab # 9 Permit Split – Independent Inspections**

32  
33 **Carl Gosline:** Explained that Independent Inspections was willing to implement a  
34 sliding scale split for the rest of the fiscal year.

35  
36 **Ed Earl:** Specifically stated he was not interested in this issue and stated that it was time  
37 to create our own permit department.

38  
39 A break was called at 8:30 p.m.; the meeting reconvened at 8:40 p.m.

40  
41 **Tom Forbes (Independent Inspections – FL Director):** Stated that a higher fee  
42 schedule would need to be implemented and that Minneola had not raised building permit  
43 fees since 2000. He also stated that his company would help the City create its own  
44 building department.

45  
46 **Scott Gerken:** Stated that a revised agreement and fee schedule would need to be  
47 adopted.

1 Council consensus was that no changes or fee increases would be implemented at this  
2 time.

3  
4  
5 **Tab # 10 Matching Funds for Historical Grant**

6  
7 *Mayor Yeager requested that Mark Odell show the new sign for the school house site to*  
8 *the Council.*

9  
10 **Bruce Behrens:** Explained that the Council had approved applying for the grant but at  
11 that time no matching funds had been approved. He asked the Council to approve that  
12 funding at this time.

13  
14 **MOTION by Shane Perreault, SECONDED by Sue Cordova to approve the**  
15 **matching funds for the school house grant (to be taken from reserves).**

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

18  
19 **NAY:** None

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

22  
23 **REPORTS:**

24  
25 **Bruce Behrens:** Referred to his City Manager's report (Exhibit C) and asked for Council  
26 questions.

- 27
- Shane Perreault – No questions.
  - Sue Cordova – Asked on the status of the cost of the Highland Ridge poles from Progress Energy. *(Linda Crane is to email that cost to her)*
  - Ed Earl: Inquired about the meeting the City Manager attended pertaining to roads. *(Met with three commissioners informing them about the needed road improvements for Founders Ridge, which will be going before the County commission for a vote).*
  - Joe Teri: Asked if an administrative assistant for the City Manager had been selected. *(Yes)*
  - Mayor Yeager: No questions.
- 36  
37

38 **Chief Dobrzykowski:** Reported on his handling of the recent brush fire in the area;  
39 informed the Council that Montverde would be deciding the sale of their fire engine to  
40 Minneola at their Thursday meeting; and expressed his concerns with the old elementary  
41 school not being up to state fire codes.

42  
43 **Lt. Link:** Stated that a missing child report had been solved in the area, as the child had  
44 been with a neighbor.

- 45
- Sue Cordova requested that a deputy work the corner of Hwy. 27 & Washington St. from 6:00 a.m. - 8:00 a.m. & 4:00 p.m. - 6:00 p.m. to ticket those motorist who are turning on red at that intersection
- 46  
47

- 1       • Joe Teri asked when the clerk would start. (*Monday*)  
2       • Mayor Yeager requested that the deputies work on the problems of parking on the  
3       right-of-way and sidewalks.  
4

5       **Scott Gerken:** Introduced Kevin Stone, an attorney with the firm of Stone & Gerken,  
6       and explained that Kevin had worked on the Waste Collection RFP. He also noted that  
7       the noise Ordinance currently on the Minneola books was outdated and asked if the  
8       Council wanted to revise it. (*Council consensus was to revise the Noise Ordinance*).

- 9       • Sue Cordova inquired about the vicious dog issue and also the status of KB  
10       Homes. (*The vicious dog Ordinance is in place; and the City would not give*  
11       *permission to allow or not allow the animal to live in the City, and that decision*  
12       *would fall under the County Animal Control Department*).  
13       • Joe Teri inquired about the road to be built by K B Homes. (*The K B Homes*  
14       *project was on hold, and that no developer agreement had been returned to the*  
15       *City*).

16  
17       **Shane Perreault:** Stated that Joe LaPolla had not followed up in a timely manner with an  
18       art teacher who wanted to hold classes at City Hall this summer; stated that he would like  
19       to continue to serve on the P & Z Board; and inquired about the Main Street improvement  
20       committee.  
21

22       *Note: Shane Perreault left the meeting at 9:30 P.M.*  
23

24       **Sue Cordova:** Reported that the Main Street renovation committee would be made up of  
25       residents in the area; stated that she was not in favor of purchasing any property when it  
26       is contingent on annexation or specific approval by the City; and stated that she was not  
27       in favor of work shopping the Harb Property at this time.  
28

29       *Consensus of the Council was to send a letter to the Ladd's stating that the City was not*  
30       *interested in purchasing any property contingent on Council's action.*  
31

32       *Consensus of the Council was to cancel the workshop on the Harb property.*  
33

34       **Ed Earl:** Requested that the rights-of way be vacated at the end of Fairview Street and  
35       that the two property owners split the vacated area; requested that the K B Agreement be  
36       canceled by the City and that all future agreements include a deadline for returning a  
37       agreement; stated his opinion that any citizen of Minneola should be allowed to serve on  
38       the Main Street restoration committee; and apologized for missing the last workshop  
39       meeting and commented that the park at the Reserve should not be planned by the City  
40       until the City confirms what the developer would be paying for; and again stated he  
41       believed the Council should control what is on the agenda and what subjects are  
42       workshopped.  
43

44       **Scott Gerken:** Stated that there was 60' of right-of-way at the end of Fairview and that  
45       the City could vacate the right-of way, but suggested that the City retain utility easements  
46       to the property; and explained that a timeline could be added to future agreements.  
47

1 *Consensus of the Council was that the property be a conservation area, and that the two*  
2 *owners would be responsible for maintaining the property.*

3  
4 *Consensus of the Council was that the City attorney bring an Ordinance forward*  
5 *cancelling the K B Agreement and to send a letter to K B Homes stating that the would be*  
6 *cancelling the agreement and to include in the future, a deadline of 60 days to return a*  
7 *signed agreement.*

8  
9 *Council consensus was to allow staff to continue setting the agenda; and that the Council*  
10 *would decide what was heard at workshops.*

11  
12 **Joe Teri:** Referred to his report with 5 items on them which were:

- 13 • Purchasing the property on the corner of Pearl & Main Ave.
- 14 • Build a Minneola pier on the lakeshore property that was recently verified to
- 15 belong to the City.
- 16 • Suggested an Armed Forces Day to be held on May 19<sup>th</sup> .
- 17 • Requested that a letter be sent to the Lake County School Board objecting to a
- 18 ninth grade center being established at the old Minneola Charter Conversion site.
- 19 • Suggested starting a Minneola High School; and to conduct a preliminary
- 20 investigation on the pros & cons of starting and operating a school.

21  
22 Council agreed that the City Attorney would send a letter to the property owner of the  
23 corner of Main & Pearl asking for consideration to purchase the property; to check into  
24 insurance rates for a pier; agreed to look into the possibility of holding an Armed Forces  
25 Day event; to bring forward a Resolution stating the City's objection to a 9<sup>th</sup> grade center  
26 at the Minneola Charter School site; and agreed to schedule a workshop with Mr.  
27 Vanderlay from Pembroke Pines regarding City operated schools.

28  
29 **Mayor Yeager:** Informed the Council that the appraisal for the property across from the  
30 park came in at \$75,000.00 and that the City's offer of \$80,000.00 would be accepted.

31  
32 The meeting adjourned at 10:40 P.M.

33  
34  
35