

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

10
11 **AGENDA REVIEW**

12
13 **Shane Perreault:** No changes

14
15 **Joe Teri:** No changes

16
17 **David Yeager:** Requested that Ordinance 2007-11 be tabled to the next meeting for a
18 full Council discussion and requested that Resolution 2007-07 (Tab # 3), the Madison
19 Street Property Purchase (Tab # 6) and CVS Sewer Agreement (Tab # 8) be pulled from
20 the consent agenda for discussion at this meeting.

21
22 Council consensus was to discuss Ordinance 2007-11 at this meeting, but to leave the
23 CVS Agreement on the consent agenda.

24
25 **Ed Earl:** Requested that the minutes be removed from the consent agenda.

26
27 **AUDIENCE TO BE HEARD**

28
29 *No public comment*

30
31 **CONSENT AGENDA**

- 32
33 • **Tab # 2 Ordinance 2007-08 Amending Code – Local Business Tax**

34
35 **Scott Gerken:** Read Ordinance 2007-08 by title only for the 2nd time; and read
36 Resolution 2007-06 by title only.

- 37
38 • **Tab # 4 Resolution 2007-06 Opposing Proposed Use of Minneola Elementary**
39 **School Site**

- 40
41 • **Tab # 7 Lake County School Board Utility Agreements**

- 42
43 • **Tab # 8 CVS Sewer Agreement**

44
45 **MOTION by Joe Teri, SECONDED by Shane Perreault to approve the consent**
46 **agenda.**

47
48 **AYE:** Perreault, Yeager, Earl, Teri

1 **NAY:** None

2
3 **MOTION PASSED: 4-0**

4
5 **Tab # 1 Approval of Minutes** (moved to end of meeting)

6
7 **Tab # 3 Ordinance 2007-11 Revoking KB Developer Agreement**

8
9 **Scott Gerken:** Read Ordinance 2007-11 by title only for the first time. He explained that
10 he had received a letter (Exhibit A) from Mr. Claude Smoak, owner of the property,
11 stating that KB Homes had withdrawn their contract to purchase the property. He stated
12 that he had been contacted by an attorney representing a group that had a back up
13 contract to purchase the property, and that they were interested in purchasing and
14 developing the property.

15
16 **Shane Perreault:** Stated he was in favor of canceling the agreement with KB Homes.

17
18 **Ed Earl:** Stated that he would like to cancel the agreement.

19
20 **Joe Teri:** Stated that he was in favor of canceling the agreement, and requested that an
21 agreement be reached with Mr. Smoak for the easements needed for the road.

22
23 **Mayor Yeager:** Stated he was in favor of canceling the agreement.

24
25 *There were no public comments.*

26
27 **Scott Gerken:** Explained that the agreement with KB Homes could be revoked; and a
28 new agreement with another developer could be made without going through the entire
29 process.

30
31 **Peter Brandt:** Explained that DCA's comments on the comp plan amendment for the
32 property were minor.

33
34 *First reading; no action taken.*

35
36 **Tab # 5 Resolution 2007-07 Supporting Founders Ridge & County Road**
37 **Construction Agreement**

38
39 **Scott Gerken:** Read Resolution 2007-07 by title only. He explained that a revised
40 Resolution had been distributed to the Council and that the developer's plans were to
41 build a temporary road to serve for the development of Phase 1 of the project, and that a
42 permanent road would be built prior to any more phases being built.

43
44 A general discussion pursued regarding the road and the possibility of the county
45 agreeing to the developer's plan.

46
47 **Howard Lefkowitz (President of Leeds Holding):** Stated that he was fully aware of the
48 requirement for the building of the road and that his company was working very closely
49 with the County.

1
2 **Mayor Yeager:** Asked for public comments.

3
4 **Dave Williams (N. Grassy Lake Rd):** Expressed his concern with the road, and urged
5 the Council to consider the amount of traffic that would be on the road.

6
7 **MOTION by Shane Perreault, SECONDED by Joe Teri to approve Resolution**
8 **2007- 07.**

9
10 **AYE:** Perreault, Yeager, Teri

11
12 **NAY:** Earl

13
14 **MOTION PASSED: 3-1**

15
16 **Tab # 6 Madison Street Property Purchase**

17
18 **Scott Gerken:** Explained that changes had been made to the addendum of the contract
19 as:

- 20 • Added that the contract would be approved by the Council
21 • Changed the closing agent
22 • Agreed that the seller would pay any realtor fees and closing costs
23 • Included a 20 day inspection time
24 • Change the contract's final execution deadline to March 27, 2007.

25
26 **Mayor Yeager:** Clarified that the City would only pay \$80,000.00 and no other fees or
27 closing cost.

28
29 There were no public comments.

30
31 **MOTION by Shane Perreault, SECONDED by Joe Teri to approve the purchase of**
32 **the property with the changes.**

33
34 **AYE:** Perreault, Yeager, Earl, Teri

35
36 **NAY:** None

37
38 **MOTION PASSED: 4-0**

39
40 **Tab # 1 Approval of Minutes**

41
42 **Ed Earl:** Stated that as the minutes were not on the flash drive and he had not had time
43 to read the minutes.

44
45 **MOTION by Ed Earl, SECONDED by Joe Teri to table the approval of the March**
46 **6, 2007 minutes to the next meeting.**

47
48 **AYE:** Perreault, Yeager, Earl, Teri

1
2 **NAY:** None

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

5
6 **REPORTS:**

7
8 **Bruce Behrens:** Asked for questions regarding the memo (Exhibit B) that he had
9 distributed; explained his memo (Exhibit C) regarding a hiring freeze and curtailing of
10 budget spending; explained a letter (Exhibit D) regarding grants, and a letter (Exhibit E)
11 regarding the school and the possibility of renaming S. Grassy Lake Road.

12
13 **Ed Earl:** Asked how the hiring freeze would affect some of the already understaffed
14 departments, and expressed his concerns with the website.

15
16 **Bruce Behrens:** Explained that all currently advertised positions would be filled and
17 that no new positions would be advertised.

18
19 **Mark Odell:** Explained that as soon as the results from drug screens and physicals were
20 received, he would have a full staff.

21
22 **Joe Teri:** Stated that he believed that S. Grassy Lake Road would become part of
23 Fosgate Road.

24
25 **Chief Dobrzykowski:** Explained that Montverde would be meeting to discuss the
26 request from Minneola to purchase their used fire truck; informed the Council that the
27 City had not received the AFG Grant for 2006, but would submit for the grant again this
28 year; and stated that he would be holding the 2nd Annual Hurricane Seminar sometime in
29 May.

30
31 **Lt. Link:** Stated that the motorcycle unit would be on board in April and that the traffic
32 units were working the intersections and school zones for speeders.

33
34 **Joe Teri:** Asked if Lt. Link had a plan to stop the traffic from cutting through the Pine
35 Bluff subdivision when the new school opened.

36
37 **Lt. Link:** Explained that he could not prohibit traffic on a public road.

38
39 **Scott Gerken:** Explained that a draft noise ordinance had been distributed and asked the
40 Council to review it and get any comments to Katrina, so the Ordinance can come back to
41 the Council soon. He also explained that the DCA had found the Hills of Minneola
42 comprehensive plan not in compliance and that the problems were being worked out, as
43 they were mainly language clarification, and the need of supporting documentation.

44
45 **Ed Earl:** Inquired as to the status of Turkey Farm Road.

46
47 **Mayor Yeager:** Stated that he had been working with Mr. Rahenkamp and St. John's,
48 regarding the road and that the City needed to have the plans made for the road and for
49 Mr. Rahenkamp to pay for those road improvements.

1
2 **Scott Gerken:** Stated that Mr. Rahenkamp's development order had expired and that the
3 next phase would have to go through the proper channels.

4
5 Council consensus was to work on getting the road built and for the City Attorney to
6 move forward with the required documents.

7
8 **Bruce Behrens:** Stated that the City had successfully closed Galena Street on March
9 13th.

10
11 **Shane Perreault:** Asked the City to work with Mrs. Sandy Reeves regarding getting the
12 \$200,000.00 to the school board as soon as possible; and that he would require a 3 bay,
13 3,000 sq ft fire station be built by the new owners of the Smoak property.

14
15 **Ed Earl:** Suggested that the Council cancel the purchase of the budgeted \$200,000.00
16 generator.

17
18 Council discussed the need for the generator and the grant that had been applied for to
19 apply towards the purchase.

20
21 **MOTION by Ed Earl, SECONDED by Joe Teri to cancel the purchase of the**
22 **generator and cancel the grant.**

23
24 **AYE:** Earl, Teri

25
26 **NAY:** Perreault, Yeager

27
28 **MOTION DIED: 2-2**

29
30 **Joe Teri:** Inquire if the City could confiscate vehicles if the owners were up to no good,
31 such as littering.

32
33 **Scott Gerken:** Stated he did not believe the forfeiture statutes applied to those type of
34 situations.

35
36 **MOTION by Ed Earl, SECONDED by Joe Teri to remove Mr. Perreault from the**
37 **P & Z as the P & Z Commission had asked us to.**

38
39 **Shane Perreault:** Stated that he would like to continue to serve, but if the Council chose
40 to remove him, then the other appointments to outside boards should be rearranged.

41
42 **Joe Teri:** Stated that the reappointment should be an agenda item and agreed that he was
43 also in favor of changing other appointments.

44
45 **Ed Earl:** Stated that he would change from MPO alternate to the P & Z liaison.

46
47 **Joe Teri:** Stated he was on BPAC and that he would consider switching with Mr.
48 Perreault, but preferred to stay on the BPAC committee.

1 (Vote on the motion to remove Mr. Perreault from the P & Z Board.)

2

3 **AYE:** Yeager, Earl, Teri

4

5 **NAY:** Perreault

6

7 **MOTION PASSED: 3-1**

8

9 **Mayor Yeager:** Asked Mr. Perreault if he would serve as alternate on the MPO.

10

11 **Shane Perreault:** Agreed.

12

13 *Mr. Earl to serve as P & Z liaison.*

14

15 **Mayor Yeager:** Requested that the City Manager contact Charlie Dodge from Pembroke
16 Pines charter school and possibly set up a field trip to visit the school; asked that the
17 speeding in Park Ridge be addressed as well as adding new stop signs; and explained that
18 he believed an agreement had been reached with a new trash collection company.

19

20 The meeting adjourned at 8:15 P.M.

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22

23