

1 **City of Minneola**  
2 **Council Meeting**  
3 **Minneola City Hall**  
4

**Apr. 03, 2007**  
**7:00 P.M.**

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  
7 Ed Earl, Vice Mayor Joseph Teri, Scott Gerken (City Attorney), Jan McDaniel (City  
8 Clerk), Lt. Greg Link (LCSO), Bruce Behrens (City Manager), Mark Odell (Public  
9 Works Director) Fire Chief Dobrzykowski, and Peter Brandt (GCG).

10  
11 *A moment of silence was observed and the Pledge of Allegiance was lead by Vice Mayor*  
12 *Joe Teri.*

13  
14 **AGENDA REVIEW**

15  
16 *No changes.*

17  
18 **AUDIENCE TO BE HEARD**

19  
20 **David Williams (12420 N. Grassy Lake Rd):** Spoke to the Council regarding the road  
21 construction needed for the Founders Ridge Development and expressed his concerns  
22 with the drainage of the road.

23  
24 **Wally Szkwarko (802 Main Ave.):** Explained that he had recently attended a program  
25 called *Your Florida Friendly Back Yards* on ways to make your yard “Florida Friendly”  
26 and requested that vegetation on the trail near his home be picked up by the City.

27  
28 **Jerald Krzyzanowski (802 Elm Forest):** Complained about the current trash service and  
29 urged the Council to continue with the two times a week trash pick up provision when  
30 choosing a new vendor for the service.

31  
32 **CONSENT AGENDA**

- 33  
34 • **Tab # 1**      **Approval of Minutes**  
35                      Council Meeting – Mar. 06, 2007 @ 7:00 P.M.  
36                      Council Meeting – Mar. 20, 2007 @ 7:05 P.M.

37  
38 Changes:

39 Mar. 06, 2007 minutes – Add that Mr. Perreault left the meeting at 9:30 P.M.

40 Mar. 20, 2007 minutes – Correct pg. 2 line 1 thru 4 to state that it had been the consensus  
41 of the Planning & Zoning Board that the Council appoint a new Council liaison to the P  
42 & Z Board; and to note that the meeting did not start until 7:05 P.M.

43  
44 **MOTION by Shane Perreault, SECONDED by Sue Cordova to approve the minutes**  
45 **as amended.**

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

2  
3 **NAY:** None

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

6  
7 **Tab # 2 Ordinance 2007-11 Revoking KB Developer Agreement**

8 *(7:08 P.M. – 7:40 P.M.)*

9  
10 **Scott Gerken:** Read Ordinance 2007-11 by title only for the second time.

11  
12 **Mayor Yeager:** Asked for public comment.

13  
14 **Claude Smoak (Property Owner):** Asked that the Council only remove the name of the  
15 developer (KB Homes) from the agreement and to allow him time to work with another  
16 interested developer, who would possibly take over the current agreement. He further  
17 explained that the developer of The Palisades Community is under contract to purchase  
18 the property and that they would like to work with the City

19  
20 **Shane Perreault:** Stated that he had spoken with Mr. Smoak earlier in the day and that  
21 he preferred to revoke the entire agreement.

22  
23 **Sue Cordova:** Stated that she had spoken with Mr. Smoak earlier in the day and  
24 recommended that the Council allow him 90 days to work with another developer and to  
25 place the financial obligations due at the end of the 90 days.

26  
27 **Ed Earl:** Also stated he had spoken with Mr. Smoak and that he was not opposed to  
28 allowing him time to work something out and that his main concern at this time was to  
29 get the road built.

30  
31 **Joe Teri:** Stated that he had also spoken with Mr. Smoak and asked how much time  
32 would be required to complete due diligence on the project.

33  
34 **Claude Smoak:** Stated that he had spoken with each Council member and requested that  
35 the time frame be realistic and to allow time to investigate the cost of building the road.  
36 He agreed that 90 days should be sufficient.

37  
38 **Bruce Behrens:** Asked the Council to be somewhat flexible with the requirements of the  
39 agreement.

40  
41 **Sheri Wolkens (13302 Debbie Lane):** Requested that the wall that would abut the  
42 adjoining property, which KB had agreed to build, be included in any new agreement  
43 with another developer.

44  
45 **MOTION by Shane Perreault, SECONDED by Sue Cordova to remove KB Homes**  
46 **name from the agreement and to table to the first Council meeting in June.**

1 **AYE:** Perreault, Cordova

2

3 **NAY:** Yeager, Earl, Teri

4

5 **MOTION FAILED: 2-3**

6

7 **MOTION by Ed Earl, SECONDED by Sue Cordova to remove KB Homes from the**  
8 **agreement and to table it to the first meeting in July.**

9

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

11

12 **NAY:** None

13

14 **MOTION PASSED: 5-0**

15

16 **Tab # 3 Ordinance 2007-10 Stormwater Management** (7:40 P.M. – 7:44 P.M.)

17

18 **Scott Gerken:** Read Ordinance 2007-10 by title only, for the first time.

19

20 **Bo Reardon (Tetra Tech):** Explained that the Ordinance was a part of the NPDES  
21 permit requirements and that the penalties for violation were regulated by the state.

22

23 **Scott Gerken:** Stated that he would update the Ordinance regarding fines before the  
24 second reading.

25

26 *First reading; no action taken*

27

28 **Tab # 4 Waste Contractor Recommendations** (7:44 P.M. – 9:23 P.M.)

29

30 **Bill Redman (RCG, Inc –City Consultant):** Informed the Council that the choices for a  
31 new vendor for waste pick up had been narrowed down to two companies, Veolia and  
32 Waste Pro. He stated that the costs of pick up had been renegotiated (Exhibit A) to lower  
33 the pricing and that his recommendation was to award the contract to Waste Pro.

34

35 Council discussed at length, the use of totes vs. cans and bags, the number of pick up  
36 times per week, franchising and rates.

37

38 **Wally Szkwarko (802 Main Ave.):** Expressed his concerns with a once a week pick up  
39 schedule and urged the Council not to reduce services.

40

41 **Michelle Szkwarko (802 Main Ave):** Asked if recycling and yard waste would also be  
42 included in a new contract.

43

44 **Kevin Ocfemia (112 Carlyle St.):** Expressed concern that the large totes would be out  
45 in the road.

46

1 **Jerald Krzyzanowski (802 Elm Forest):** Expressed his dissatisfaction with the current  
2 yard waste requirements for pickup.

3  
4 **Debbie Veit (1045 High Ridge Ct):** Asked the City not to raise the cost of the service  
5 for the citizens of Minneola.

6  
7 **Joe Emmanuele (100 W. Chester):** Explained that he had lived in other cities that used  
8 the totes and that he had no problem with them.

9  
10 Council continued to discuss the type of containers and number of pick up times per  
11 week.

12  
13 **Bill Redman:** Explained that recycling and yard waste pick up would be included in the  
14 contract and explained some of the contract language.

15  
16 **Bob Hyres (Sr. Vice President - Waste Pro):** Explained that Waste Pro had been in  
17 business since 1970 and that they looked forward to working with the City of Minneola if  
18 selected by the Council.

19  
20 Council continued to discuss the monthly cost and the number of times a week for trash  
21 pickup.

22  
23 *A break was called at 9:06 P.M.; the meeting reconvened at 9:18 P.M.*

24  
25 **Bill Redman:** Clarified the fees and stated that Waste Pro would agree to the fees and  
26 everything decided tonight would be in the contract, which would be coming before  
27 Council.

28  
29 **MOTION by Shane Perreault, SECONDED by Joe Teri to pursue a contract with**  
30 **Waste Pro for cans and bags pickup 2 times a week, including yard waste and**  
31 **recycling 1 time a week**

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

34  
35 **NAY:** Earl, Yeager

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

38  
39 **Scott Gerken:** Explained that a contract and Ordinance would come forward at the next  
40 Council meeting.

41  
42 **Tab # 5 Planning & Zoning Board Council Liaison**

43  
44 **Jan McDaniel:** Explained that at the last meeting the Council had discussed appointing  
45 Mr. Earl as Council Liaison to the P & Z Board but that no formal motion had been made  
46 at that time. She requested that the Council make a formal motion for the appointment.

1 **Sue Cordova:** Requested that the other Council Member board appointments also be  
2 changed, to allow the Council Members to serve on different boards. She stated she  
3 would like to change from the Water Authority to the Bicycle/Pedestrian Committee.  
4

5 **MOTION by Joe Teri, SECONDED by Ed Earl to appoint Mr. Earl as Council**  
6 **liaison to the Planning & Zoning Board.**

7  
8 Council continued to discuss appointments.  
9

10 **AYE:** Yeager, Earl, Teri

11  
12 **NAY:** Cordova

13  
14 *Perreault abstained from the vote.*  
15

16 **MOTION PASSED: 3-1**

17  
18 **MOTION by Sue Cordova, SECONDED by Shane Perreault to appoint Mr. Teri as**  
19 **the alternate MPO member, Mr. Perreault to the Water Alliance Committee, Ms.**  
20 **Cordova to the BPAC, and Mr. Earl as the P & Z liaison.**

21  
22 Council continued to discuss appointments and their personal preferences for each  
23 committee.  
24

25 **Joe Teri:** Stated that he did not wish to serve as the MPO alternate.

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

28  
29 **NAY:** Earl, Teri

30  
31 **MOTION PASSED: 3-2**

32  
33 **REPORTS:**  
34

35 **Bruce Behrens:** Explained his report (Exhibit A); reported that the pole cost and electric  
36 cost for streetlights in Highland Ridge could not be split, and therefore the City would be  
37 responsible for the monthly costs; and reported that he had been in contact with Larry  
38 Godwin regarding the park at The Reserve (Exhibit B).  
39

- 40 • Joe Teri asked the City Manager to explain his meeting with a developer. (*Mr.*  
41 *Behrens stated he had no particulars on any new development at this time and*  
42 *that the meeting had been an introduction meeting.*)
- 43 • Mayor Yeager stated that he did not want to move forward with take over of the  
44 Quail Valley package plant at this time, but to wait until the City wastewater plant  
45 is online.

- 1       • Ed Earl asked on the status of the Fairview Street property. (*Scott Gerken stated*  
2       *that his office was handling the change over and that the property would be*  
3       *designated as a conservation area.*)  
4       • Sue Cordova asked that the tapes be reviewed regarding The Reserve Park and  
5       confirm the verbal agreements made at the meetings; and requested that the City  
6       look into the drainage, pavement and number of CO's for the Trailside Industrial  
7       Park.

8  
9       **Chief Dobrzykowski:** Reported on a recent rescue on the lake involving a sinking boat  
10      and informed the Council that the Minneola Fire Department had formed a partnership  
11      with Orlando Medical Institute for advance life support training for the department which  
12      would also allow the department to offer similar training to the public and that his  
13      department was implementing a bicycle team, mainly for trail access.

14  
15      **Scott Gerken:** Informed the Council that Katrina was working to update the City noise  
16      ordinance and asked if the Council would consider decibel meters; and gave a brief  
17      update on the Lowndes property and the City sewer lines.

18  
19      Council consensus was to look at the cost of decibel meters and to discuss their use with  
20      Lt. Link.

21  
22      **Shane Perreault:** No report

23  
24      **Sue Cordova:** Inquired on the status of the traffic control devices to be considered for  
25      Oakland, South, Bloxam and Chester. (*Bruce Behrens stated he would get with Mark*  
26      *Odell regarding those devices.*) She also requested that the Council make a decision on  
27      how and where the \$200,000.00 for education be used and suggested implementing a  
28      type of grant program where the Minneola teachers could apply for funds to be used in  
29      Minneola classrooms. She also disclosed that she had met with Cecilia Bonifay regarding  
30      the Harb property.

31  
32      **Ed Earl:** Disclosed that he had also met with Ms. Bonifay; complained about the  
33      security on the trail when it is supposedly closed for construction and asked for a meeting  
34      with Jennifer Montgomery of FDOT. (*Bruce Behrens: Stated that he would contact the*  
35      *district manager and would also meet with Ms. Montgomery and staff.*)

36  
37      **Joe Teri:** Stated that he could not serve as the alternate MPO board member and  
38      declined his appointment to that board, and disclosed that he had also spoken with Ms.  
39      Bonifay but did not meet with her.

40  
41      **Mayor Yeager:** Stated that the fire department should bill insurance companies for their  
42      responses to accidents outside the City limits; disclosed that he had met with Cecilia  
43      Bonifay regarding the Harb property; stated he had gone to Tallahassee regarding the  
44      grant award for the old school house and that it was his understanding that the City was  
45      number 42 out of 88 and was optimistic that the City would receive funds; and stated for  
46      the record, that he was not the one who had found this information but that Mr. Earl had

1 brought it to his attention that there was property available on Lake Shore Drive and 561.  
2 *(Mr. Earl stated that it may be possible that the Park Ridge HOA might relinquish their*  
3 *beach area and that it would allow the City the opportunity to have a park & a beach.)*  
4  
5 Council agreed that the City further investigate the purchase of the property.  
6  
7 The meeting adjourned at 10:40 P.M.  
8  
9  
10