

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

June 19, 2007
7:00 P.M.

5 The City of Minneola Council Meeting was called to order by Mayor David Yeager.
6 Present were: Councilwoman Sue Cordova, Councilman Ed Earl, Vice Mayor Joseph
7 Teri, Katrina Thomas (City Attorney), Jan McDaniel (City Clerk), Lt. Link (LCSO),
8 Bruce Behrens (City Manager), Chief Dobrzykowski (MFD), Beth Potter (Planning &
9 Zoning Director) and Peter Brandt (GCG). Councilman Shane Perreault was absent.

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

13
14 **MOTION by Sue Cordova, SECONDED by Ed Earl to excuse Councilman**
15 **Perreault.**

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

18
19 **NAY:** None

20
21 **MOTION PASSED: 4-0**

22
23 **AGENDA REVIEW**

24
25
26 **AUDIENCE TO BE HEARD**

27
28 **Joe Emanuele (100 W. Chester):** Complained that he was not notified that the water
29 was being turned off for a meter change.

30
31 **Tab # 1 Approval of Minutes**

32
33 **Sue Cordova:** Requested the correction of ob to on, pg. 1, line 33 of the May 23rd
34 Workshop.

35
36 **MOTION by Sue Cordova, SECONDED by Joe Teri to approve the minutes as**
37 **amended.**

38
39 **AYE:** Cordova, Yeager, Teri

40
41 **NAY:** Earl

42
43 **MOTION PASSED: 3-1**
44
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48

1 **CONSENT AGENDA**

2
3 **Tab # 2 Resolution 2007-13 Fairview ROW Vacation**

4
5 **Sue Cordova:** Read for the record an email regarding vacation of property (Exhibit A)
6 from Pam Snow on behalf of Mary Vessels.

7
8 **Ed Earl:** Requested that the budget ordinance be removed from the consent agenda.

9
10 ***Council agreed to remove Ordinance 2007-14 from the consent agenda.***

11
12 **MOTION by Ed Earl, SECONDED by Joe Teri to approve Resolution 2007-13.**

13
14 **AYE:** Cordova, Yeager, Earl, Teri

15
16 **NAY:** None

17
18 **MOTION PASSED: 4-0**

19
20 **Tab # 3 Ordinance 2007-14**

21
22 **Katrina Thomas:** Read Ordinance 2007-14 by title only for the 2nd time.

23
24 Sue Cordova: Stated that she had spoken with Linda regarding the general fund
25 revenues, line item for developer contributions. She stated that the amount shown was
26 too low, and requested the Council allow Ms. Crane time to review that line item.

27
28 **MOTION by Sue Cordova, SECONDED by Joe Teri to table this to the next**
29 **meeting to give Linda the opportunity to look at all the developer agreements and**
30 **ensure that line # 369.960 is correct.**

31
32 **AYE:** Cordova, Yeager, Earl, Teri

33
34 **NAY:** None

35
36 **MOTION PASSED: 4-0**

37
38 **Tab # 4 Ordinance 2007-19 Code Amendment – Solid Waste Collection**

39
40 **Katrina Thomas:** Read Ordinance 2007-19 by title only for the first time and explained
41 that Mr. Redman was present to answer questions.

42
43 **Sue Cordova:** Requested the follow corrections and changes:

- 44 • Correct spelling of collectors in the title
45 • Sec. 58-6; to specify the type of required screening
46 • Sec. 58-16 (1) b; to remove fee of \$25.00 and replace with administrative fee as
47 set by the City

- Sec. 58-19 (b); change twenty days to ten days, and twenty –nine days to twenty days and also remove the amount and replace with fees as set by the City
- Sec. 58-34; include that if there are a number of complaints during the four year period or the occupational license is not kept valid during that time, that they would be required to apply for a permit at that time
- Add the allowable pick up times of 7:00 a.m. – 8:00 p.m. (Sec. 58-5)

Ed Earl: Requested the following changes:

- Sec. 58-36 (i); should not be both the City Manager and Council; make it just one
- Sec. 58-1 (i); include a approved list of recyclables

Joe Teri: Requested the following changes:

- Sec. 58-19 (a); did not agree that the garbage and water should be tied together

Mayor Yeager: Explained that the City garbage fees and water fees were on the same bill.

Bill Redman (RCG, Inc): Explained that the fee amounts would be corrected; that a list of recyclable materials was available.

Kevin Stone (Stone & Gerken): Explained that the timing of the permit was required by state statute.

First reading; no action taken

Tab # 5 Sugarloaf Force Main & Reclaim Lines Change Order

Marc Walch (PBSJ): Explained the requested change order was for additional lines in which Sugarloaf was responsible for the cost of those line, per their Utility Agreement. He stated that Sugarloaf would issue a letter of credit to the City, for the costs and asked the Council to approve the change order.

Sue Cordova: Asked if the endangered species were being protected, and stated that as long as the City did not incur any cost, that she would approve the change order.

Marc Walsh: Explained that the species would be relocated.

Ed Earl: Stated that he disputed the impact fee credits issue, and that there was no reason to move forward with this change order until all issues were resolved.

Joe Teri: Asked why the letter from Sugarloaf was anonymous, questioned the correctness of the letter regarding the force main reclaim water being included with wastewater and not potable water and the letter should be corrected. He also questioned the suggested impact fee credit.

Cecilia Bonifay (Attorney for Sugarloaf): Stated that she had the original signed letter with her and that the request tonight was only for the change order and the reimbursement of those costs. She stated that the letter reflects the Utility Agreement,

1 and that the developer had agreed to help the City with the utilities by fronting the money
2 and in return, to receive impact fee credits.

3
4 **Marc Walch:** Explained that the letter (Exhibit B) was a clarification of the agreement.

5
6 **Cecelia Bonifay:** Stated that she did not feel comfortable moving forward with a
7 contract unless the impact fee credit issue was resolved.

8
9 **Ed Earl:** Again stated that he did not wish to move forward with this issue until
10 everything was clarified. He stated that he did not understand why Sugarloaf was
11 waiting to apply for annexation when they should have done 6 months ago.

12
13 **Mayor Yeager:** Stated that he was prepared to move forward with the change order
14 request.

15
16 **Joe Teri:** Stated he too was ready to move forward with this portion.

17
18 **Sue Cordova:** Stated she would move forward, with clarifications that it only references
19 section 7, paragraph 2, of the agreement.

20
21 **Katrina Thomas:** Stated she would make the clarifications to the agreement.

22
23 **MOTION by Sue Cordova, SECONDED by Joe Teri to move forward with the**
24 **Sugarloaf agreement with strict clarification that we are only referencing Section 7,**
25 **Offsite Wastewater Improvement, Force Main and approval of Change Order 2.**

26
27 *Council acknowledged Mr. Earl's concerns.*

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

30
31 **NAY: Earl**

32
33 **MOTION PASSED: 3-1**

34
35 Break at 7:54 p.m.; Reconvened at 8:02 p.m.

36
37 **Tab # 6 Minneola Realty Property**

38
39 **Mayor Yeager:** Requested that the Council consider purchasing the property next to the
40 old city hall; to also consider other properties currently for sale that could benefit the City
41 and to consider a line of credit instead of purchasing property from the reserves.

42
43 **Sue Cordova:** Stated she would like to move forward with the purchase of the Minneola
44 Realty property.

45
46 **Ed Earl:** Agreed.

1 **Joe Teri:** Stated that he believed it would be a good fit for the City and that he would
2 like to see the inside, the survey and the appraisal. He requested that the option regarding
3 encroachments to be changed.
4

5 **Katrina Thomas:** Explained that approval would allow the City to get a survey.
6

7 **Mayor Yeager:** Explained that the other properties to consider were: two on Madison,
8 two on Main Ave., and one on Chester Street. He stated he would like to finance the
9 properties, if purchase was approved, into one loan.
10

11 **Sue Cordova:** Requested that Bruce find out how Groveland financed their purchases of
12 property.
13

14 **Joe Teri:** Stated that he wanted to move forward with the purchase of Minneola Realty,
15 the two on Madison and would consider property on Main Ave. to be use as a retention
16 area.
17

18 **Sue Cordova:** Suggested that Linda move forward with a line of credit for all the
19 properties, and then the Council would decide which properties to purchase.
20

21 **MOTION by Sue Cordova, SECONDED by Ed Earl, that we authorize Linda to**
22 **move forward to secure a line of credit for Minneola Realty, the two properties on**
23 **Madison and the three other properties we discussed on Main; but not necessarily**
24 **locking the City to liability to purchase them, but to get the funding should we chose**
25 **to move forward with them and to move forward fully with the Minneola Realty**
26 **property.**
27

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

30 **NAY:** Teri
31

32 **MOTION PASSED: 3-1**
33

34 **REPORTS:**
35

36 **Bruce Behrens:** Requested that the Council appoint Beth Potter to the MPO Technical
37 Advisory Board to replace Carl Gosline who recently retired.
38

39 **Sue Cordova:** Asked that Ms. Potter also attend the technical Water Alliance meetings.
40

41 **MOTION by Sue Cordova, SECONDED by Joe Teri to appoint Beth Potter to the**
42 **Lake- Sumter MPO Technical Advisory Board.**
43

44 **AYE:** Cordova, Yeager, Earl, Teri
45

46 **NAY:** None
47

48 **MOTION PASSED: 4-0**

1 **Bruce Behrens:** Explained that the final study on a police force would be available by
2 the June 30th deadline; reported that on the first day of availability, twenty people had
3 used Point & Pay for paying their utility bills.
4

5 **Sue Cordova:** Requested that the workshop on June 26th begin at 6:30 for the review of
6 the City Manager.
7

8 **Mayor Yeager:** Stated he preferred to address the review at this meeting.
9

10 **Council consensus was to have the review at the workshop on Tuesday.**
11

12 **Ed Earl:** Stated that he would be out of town for that meeting and had requested to meet
13 with Mr. Behrens and he had refused. He expressed his opinion that the entire Council
14 should review the City Manager. He asked for an update on the meeting with Waste Pro
15 and also on the meeting with the developer of the Smoak property
16

17 **Bruce Behrens:** Reported that the meeting went well, and that a tracking system was
18 now available on the website. He also explained that he believed the developer of the
19 Smoak property would be making a submittal soon.
20

21 **Ed Earl:** Stated that he has spoken with Mr. Mondell and Mr. Smoak, and that it was his
22 understanding that they would be coming back to Council.
23

24 **Joe Teri:** Asked for an update on the grant for the proposed new entrance to Trail Head
25 Park.
26

27 **Bruce Behrens:** Stated that the City had not received the grant recipient list at this time.
28

29 **Chief Dobrzykowski:** Explained that training had been conducted at Minneola
30 Elementary, prior to destruction and it had been a very successful session; reminded that
31 the Fire Department provides smoke detectors and assistance to the residents; stated that
32 a CPR class would be held on June 28th for anyone who was interested.
33

34 **Lt. Link (LCSO):** Stated that the motorcycle was here and spoke briefly on a situation
35 that recently had been reported to the Council.
36

37 **Sue Cordova:** Requested that Lt. Link check on the overnight parking in industrial area.
38

39 **Joe Teri:** Asked Lt. Link if his department was prepared for the school traffic, and if
40 more officers were needed.
41

42 **Lt. Link:** Explained that his department would follow a similar plan as in previous years
43 and that three officers would need to be added soon.
44

45 **Katrina Thomas:** Stated that the Sexual Offender Ordinance pertaining to fines would
46 be on the next agenda.
47
48

1 **Sue Cordova:** Stated that she had spoken to Mr. Smoak and that her interpretation was
2 that Mr. Smoak would not be moving forward; requested that ten tickets be purchased for
3 the Regional Update of South Lake County on June 29th at Mission Inn and that she
4 planned to attend and hoped that other Council Members and Sr. staff would also attend;
5 stated that she would be attending a Nation League of Cities Conference and would not
6 be here for the July 10th meeting and asked that she be allowed to participate by phone.

7
8 **Council agreed to purchase ten tickets for the Regional Update of South Lake**
9 **County.**

10
11 **Ed Earl:** Expressed his opinion that the Council is set up to move forward when one or
12 two Council Members are not present, and that if there was something that she wanted to
13 specifically postpone for that meeting, to do that, instead of phone participation.

14
15 **Sue Cordova:** Requested that the Smoak Property item scheduled for the July 10th
16 agenda be postponed to the 2nd meeting in July and requested that the City again consider
17 purchasing the property on Chester Street for a passive park.

18
19 **Jan McDaniel:** Explained that the item had been tabled to a date certain of July 10th and
20 was required to be on that agenda but that it could be table at that time.

21
22 **Ed Earl:** Stated that he had received a call from that property owner, but that he was not
23 in favor of a park at that location and not interested in purchasing the property.

24
25 **Joe Teri:** Also stated he was not interested in the property.

26
27 **Sue Cordova:** Asked that Mr. Behrens contact Shane to get his opinion on the property;
28 distributed the survey from the Main Avenue questionnaire, and asked for confirmation
29 of the committee.

30
31 **The Main Avenue Committee:**

- 32 • Kevin Foshee – 300 Virginia St.
- 33 • Walfred Hanson – 40 Washington St.
- 34 • Georgia Schofield – 108 S. Main Ave.
- 35 • Kim Flannery – 605 S. Main Ave.
- 36 • Edward Forehand – 608 S. Main Ave.
- 37 • Mae Griffith – 800 S. Main Ave.

38
39 **MOTION by Sue Cordova, SECONDED by Joe Teri to approve the Main Ave.**
40 **Committee.**

41
42 **AYE:** Cordova, Yeager, Earl, Teri

43
44 **NAY:** None

45
46 **MOTION PASSED: 4-0**

1 **Sue Cordova:** Again brought up the Silverton Beach property and asked that the
2 Council re-address the issue.

3
4 Council discussed the property with Mr. Earl, Mr. Teri and Mayor Yeager stating that
5 they were not in favor of turning that property over to Mrs. Vessels.

6
7 **Ed Earl:** Requested that the City notify residents when work was being done in their
8 area; requested that the City add three deputies now and asked for Council consensus;
9 requested that the Backflow Ordinance be amended regarding the requirement for a
10 backflow device when the irrigation is being pulled from a lake and not the City system;
11 suggested that the City fund the east-west road for the school and then collect the impact
12 fees from the County and stated that he had spoken with Mr. Mondell and Mr. Smoak and
13 that he had told them he would not vote to approve their project.

14
15 Council discussed adding deputies.

16
17 **Consensus of the Council was to add three deputies immediately.**

18
19 **Joe Teri:** Stated that the last workshop on The Reserve had been a waste of time.

20
21 **Mayor Yeager:** Stated that the new CVS would not be a 24 hour store and asked that the
22 City not allow any 24 hour stores; requested that the Council consider a way to help small
23 businesses with a plan to pay their wastewater impact fees; and reported that the small
24 business trash pick up fees had doubled under the new contract and hoped that the Waste
25 Pro would come up with a new fee for those businesses; and that he planned to hold a
26 town meeting for all the residents to explain the wastewater fees, which in some cases
27 would double the residents bills.

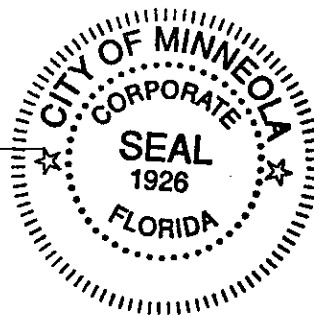
28
29 **MOTION by Ed Earl, SECONDED by Joe Teri to adjourn.**

30
31 The meeting adjourned at 9:03 P.M.

32
33
34 _____
Mayor David Yeager

35
36 ATTEST

37 
38 _____
39 Jan McDaniel, CMC



1 **Action Summary:**

- 2 • Mr. Behrens to find out about Groveland's funding method
- 3 • Katrina Thomas to clarify Sugarloaf Utility Agreement (Section 7, paragraph 2)
- 4 • Ms. Crane to proceed with a line of credit for property purchase
- 5 • Mr. Behrens to check on the Trail Head Park grant recipient list
- 6 • Mr. Behrens to find out the total road impact fees received from Minneola in the
- 7 last five years
- 8 • Mr. Behrens to purchase ten tickets to the South Lake Update at Mission Inn