

4
5 The City of Minneola Council Meeting was called to order by Mayor David Yeager.

6
7 Present were: Councilman Pat Kelley, Councilwoman Sue Cordova, Vice Mayor Ed Earl,
8 Councilman Joseph Teri, Scott Gerken (City Attorney), Jan McDaniel (City Clerk), Sam
9 Oppelaar (City Manager), Lt. Greg Link (LCSO), Chief David Dobrzykowski and Tim
10 Green (GCG).

11
12 A moment of silence was observed and the Pledge of Allegiance was lead by Vice Mayor
13 Ed Earl.

14
15 **Agenda Review**

- 16
17
 - **Pat Kelley** requested Tab 3 be removed from the agenda
 - **Sue Cordova** agreed.

18
19
20 **Mayor Yeager, Ed Earl and Joe Teri** did not wish to remove Tab 3.

21
22 **AUDIENCE TO BE HEARD**

23
24 No comments.

25
26 **Tab 1 Increasing Number of P & Z Board Members**

27
28 **Sam Oppelaar** asked for Council direction regarding a seven member P & Z Board.

29
30 *Council comments:*

- 31
 - **Pat Kelley** asked if it would be possible to get seven members to serve.
 - **Sue Cordova** stated she would like it to be a seven member board.
 - **Ed Earl** agreed that seven members would be better.
 - **Joe Teri** stated he did not believe it would make a difference regarding attendance.
 - **Mayor Yeager** stated he would like to get seven.

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38 **Sam Oppelaar** suggested appointing alternates to fill in on occasion when a member was
39 absent.

40
41 **Mayor Yeager** asked for public comments. There were no comments.

42
43 **Tab 2 Backflow Valve Request for Proposals**

44
45 **Sam Oppelaar** explained the RFP would allow the City contract with approximately
46 three service providers for the yearly backflow check for the citizen's.

47

1 *Council comments:*

- 2 • **Pat Kelley** stated he had discussed this in the past and asked if the City would
- 3 consider Minneola businesses only and stated he was fine with the RFP.
- 4 • **Sue Cordova** stated she would like to include upfront in the RFP that employer
- 5 can not employ a sex offender or anyone convicted of a violent crime. She stated
- 6 and if that were added she would support the RFP.
- 7 • **Ed Earl** stated an RFP would not be in the city's best interest and that the service
- 8 should be left to the discretion of each homeowner.
- 9 • **Joe Teri** stated he was undecided after hearing Council's comments.

10
11 **Mayor Yeager** asked for public comments. There were no comments.

12
13 **Tab 3 St. Augustine Grass Restrictions**

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15 **Mayor Yeager** requested Council consensus to prohibit St. Augustine grass in the new

16 developments, not for individual lots, nor any existing homes with St. Augustine.

17
18 *Council comments:*

- 19 • **Sue Cordova** expressed concern with high end housing using St. Augustine and
- 20 stated she did not believe it to be a good idea, as the reclaim water use for
- 21 irrigation of St. Augustine grass would be an income source for the City.
- 22 • **Pat Kelley** stated he would like clarification that a homeowner would be allowed
- 23 to replace St. Augustine with St. Augustine and would be in favor of prohibiting it
- 24 in future developments.
- 25 • **Ed Earl** agreed with Mr. Kelley's statement.
- 26 • **Joe Teri** stated he agreed with replacing St. Augustine and suggested adjusting
- 27 higher the water rates for larger volume of usage for irrigation, but lower the rate
- 28 for smaller volume usage.

29
30 Council continued to discuss the possibility of a water usage rate increase for the

31 irrigation of St. Augustine grass.

32
33 **Mayor Yeager** stated he had met with Standard Pacific to request they use zoysia grass

34 in place of St. Augustine and they had agreed to consider it.

35
36 **Mayor Yeager** asked for public comments; there were no comments.

37
38 **Tab 4 South Grassy Lake Road Transfer of Jurisdiction**

39
40 **Sam Oppelaar** explained he had received a call from Lake County informing him that

41 the City had shown interest in annexing South Grassy Lake Road and had sent an

42 agreement for Council's approval.

1 *Council comments:*

- 2 • **Pat Kelley** had no comment.
- 3 • **Sue Cordova** stated she was not in favor of taking in any roads that needed
4 repaired as a lot of negotiation needed to be done before she would consider it.
5 She stated that road impact fees had been paid but not used to repair area roads.
- 6 • **Ed Earl** stated he had no idea why we the City would want the road.
- 7 • **Joe Teri** stated he believed by annexing the road and ROW that it would create
8 an enclave. He stated he was not in favor of the proposal.

9
10 **Scott Gerken** explained that this proposal came from the issue of the trucks going to
11 Diversified parking on the ROW and the enforcement of no parking on the ROW.

12
13 **Mayor Yeager** explained that he had requested taking control of the road but the County
14 should fix the road before taking over the road.

15
16 **Tim Green** confirmed that the annexation of the road would create an enclave and was
17 thereby prohibited.

18
19 **Mayor Yeager** asked for public comments; there were no comments.

20
21 **Tab 5 Department of Corrections Sewer Connection**

22
23 **Sam Oppelaar** stated that he had been in contact with the Department of Corrections
24 regarding adding them to our sewer system. He explained that state funding for them
25 may be an issue for the 09 budget but possibly the 2010 budget and asked for Council
26 guidance on moving forward with installing sewer lines north on Hwy 27. He explained
27 he had also been trying to set a meeting with Groveland to clarify the two cities 180
28 districts.

29
30 *Council comments:*

- 31 • **Pat Kelley** stated he was not in favor of it at this time, but stated he would like to
32 attend the meeting between the two cities.
- 33 • **Sue Cordova** stated she wanted to move forward with the project to protect the
34 180 District.
- 35 • **Ed Earl** stated the he had voted for the loan only if we did the lines.
- 36 • **Joe Teri** stated he didn't believe the prison would ever hook into a central
37 system, and that the City should look for other reasons to put lines up Hwy 27.
- 38 • **Mayor Yeager** stated he was in favor of installing the lines and several property
39 owners were interested in annexing into the city and would need water and sewer.
40 He stated that there would not be any commercial come to Hwy 27 if the lines are
41 not there.

42
43 **Mayor Yeager** asked for public comment.

44
45 **Marc Walch (PBS&J)** explained he had researched Groveland's 180 District and it was
46 clear that the prison was in Minneola's 180 District. He advise Council not to use the

1 SRF loan to install the lines north on Hwy 27 but to move forward with the design and
2 permitting of the project.

3
4 *Council comments:*

- 5 • **Pat Kelley** was in favor of returning the loan and not moving forward with the
6 project.
- 7 • **Sue Cordova** was in favor of moving forward with the project.
- 8 • **Ed Earl** wanted to move forward with the project now.
- 9 • **Joe Teri** thanked everyone for the additional information.
- 10 • **Mayor Yeager** was in favor of immediately moving forward on the project.

11
12 **Sam Oppelaar** asked for clarification.

- 13 • Pat Kelley stated he would be in favor of installing the lines by using current
14 funds and returning the loan.
- 15 • Sue Cordova explained that the SRF loan rate was very low and stated she did not
16 want to return the loan.
- 17 • Ed Earl stated he did not want to return the loan.
- 18 • Joe Teri stated he had never been in favor of the loan.
- 19 • Mayor Yeager wanted to keep the loan.

20
21 **Sam Oppelaar** requested a motion by Council to allow him to move forward with the
22 process to lay the lines.

23
24 **MOTION by Ed Earl SECONDED by Sue Cordova to move ahead with the water
25 and sewer lines to the north end of the City to CR 561.**

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

28
29 **NAY:** Kelley, Teri

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

32
33 **Tab 6 Lowndes Easement Update**

34
35 **Scott Gerken** stated he had informed the Lowndes attorney the condemnation would
36 soon be filed and explained that an annexation and rezoning request for the property
37 would be coming before Council in the near future.

38
39 *Council comments:*

- 40 • **Pat Kelley** stated he was in favor of the annexation but would not support the
41 rezoning request.
- 42 • **Sue Cordova** stated she was happy to hear the City was moving forward with the
43 eminent domain process.
- 44 • **Ed Earl** asked what the process would be at the meeting when the annexation and
45 rezoning request were first presented to Council and that he would like the lawsuit
46 to be “looming”.
- 47 • **Joe Teri** stated he supported the condemnation.

1
2 **Scott Gerken** explained that a Resolution to proceed with the eminent domain procedure
3 would be on the same agenda and the filing of the suite would not affect the request for
4 annexation and rezoning.

5
6 **Tab 7 Ordinance 2008-25 School Concurrency Element LSCPA Transmittal**

7
8 **Scott Gerken** read Ordinance 2008-25 by title only. He explained that this hearing was
9 for approval of transmittal to DCA only.

10
11 Council had no comments.

12
13 **Mayor Yeager** asked for public comments; there were no comments.

14
15 **MOTION by Sue Cordova SECONDED by Pat Kelly to approve transmittal of**
16 **Ordinance 2008-25.**

17
18 **AYE:** Kelley, Cordova, Yeager, Earl, Teri

19
20 **NAY:** None

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

23
24 **Tab 8 Ordinance 2008-27 Facility Fees**

25
26 **Scott Gerken** read Ordinance 2008-27 by title only for the second time.

27
28 *Council comments:*

- 29
- 30 • **Sue Cordova** requested the security fee be changed to read actual cost + \$10.00
 - 31 and to add that a keg must have proper County registration.
 - 32 • **Ed Earl** stated he was not in favor of not renting the chamber.
 - 33 • **Joe Teri** asked why the chamber was no longer being rented.
 - 34 • **Mayor Yeager** stated he was not in favor of renting the chamber.
 - 35 • **Sue Cordova** was also not in favor of renting the chamber as an option but would
 - 36 consider its rental for special occasions.

37 **Mayor Yeager** asked for public comments; there were no comments.

38
39 **MOTION by Sue Cordova, SECONDED by Pat Kelley to approve Ordinance 2008-**
40 **27 as amended.**

41
42 Council discussed rental of the Council Chamber.

43
44 **Sam Oppelaar** stated that if Council wanted it included in the rental options it would be
45 added and suggested a separate motion on chamber rental.

46
47 Council continued to discuss options for chamber rental.

1 **MOTION AMENDED by Sue Cordova SECONDED by Ed Earl to include a**
2 **statement (*on the rental sheet*) that Council Chamber may be rented under special**
3 **circumstances with written approval from the City Manager.**

4
5 *VOTE ON AMENDEMENT:*

6
7 **AYE:** Kelley, Cordova, Yeager, Earl, Teri

8
9 **NAY:** None

10
11 **AMENDED MOTION PASSED: 5-0**

12
13 *VOTE ON MAIN MOTION:*

14
15 **AYE:** Kelley, Cordova, Yeager, Earl, Teri

16
17 **NAY:** None

18
19 **MOTION PASSED: 5-0**

20
21 **Tab 9 Ordinance 2008-21 Code Enforcement Research Fees**

22
23 **Scott Gerken** read Ordinance 2008-21 by title only for the first time.

24
25 **Sam Oppelaar** explained there are times when closing agents, realtors or attorneys
26 request information regarding any liens or code violations on a property prior to closing
27 on the property and this ordinance would allow staff to charge for those reports.

28
29 *Council comments:*

- 30 • **Ed Earl** stated he wanted to make it clear that these charges were for business
31 seeking information and not when a citizens was seeking information.
32 • **Joe Teri** suggested implementing an hourly rate.

33
34 **Scott Gerken** clarified that these charges would only apply to businesses such as realtors
35 and title companies.

36
37 **Mayor Yeager** asked for public comments; there were no comments.

38
39 **Tab 10 Approval of Minutes**

40
41 Council Meeting July 1, 2008 @ 7:00 p.m.
42 Quasi-Judicial Hearing Pine Bluff Final Plat July 1, 2008 @ 7:45 p.m.
43 Quasi-Judicial Hearing Walgreens Lot Split July 1, 2008 @ 9:44 p.m.
44

45 **MOTION by Sue Cordova, SECONDED by Joe Teri to approve the Council**
46 **meeting minutes of July 1st and both Quasi Judicial Hearing minutes of July 1stas**
47 **written.**

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

2
3 **NAY:** None

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

6
7 **REPORTS:**

8
9 **Sam Oppelaar** referred to the City Manager's spend line charts (Exhibit A) and
10 explained the spend lines had been adjusted and spending decreased and he was very
11 pleased that the shortage was less. He then referred to his report (Exhibit B) explained
12 the following:

- 13 o Lighting for the Reserve Park is schedule for July 1st.
14 o Again offered to set block time for each Council member to meet with him.
15 o The Public Works compound fence had been completed
16 o Life Stream Behavioral Center had requested a donation from the City of
17 \$1,500.00 for child care for underemployed residents of Minneola.

18
19 *Council comments:*

- 20 • **Sue Cordova** explained that the money would only be used for local residents in
21 need of child care.
22 • **Pat Kelley** stated he had no problem with the donation.
23 • **Ed Earl** stated the City had stopped donations several years ago and that he was
24 not sure he would start it again.
25 • **Joe Teri** stated he would personally donate but was not in favor of using tax
26 payer money for donations.
27 • **Mayor Yeager** stated he donates regularly and that he would consider the
28 request.

29
30 **MOTION by Sue Cordova, SECONDED by Ed Earl to donate \$1,500.00 to Life**
31 **Stream Behavioral Center with the stipulation that the funds be used 100% on**
32 **Minneola residents.**

33
34 **AYE:** Kelley, Cordova, Yeager

35
36 **NAY:** Earl, Teri

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

39
40 **Sam Oppelaar** continued with the following:

- 41 o Informed Council he would be meeting with Susan Moxley next week.
42 o Referred to the 'flight plan' (Exhibit C) and stated he would keep the Council
43 updated on changes.
44 o Referred to the Budget Snapshot (Exhibit D) and explained the purpose was to
45 help Council better understand what needed to be done to reach a balanced budget
46 for FY 09.

1 **Council agreed to hold a budget workshop on Thursday July 24th at 3:00 P.M.**
2

3 *Council comments:*

- 4 • **Pat Kelley** complimented the City Manager on his prompt response to his
5 requests regarding the budget and requested 7:30- 8:00 on Friday's as his time to
6 meet with the City Manager.
- 7 • **Joe Teri** asked who was responsible for the supervision of the faulty valve in the
8 lines north of the city and if it was bad design or faulty material the company
9 should be held accountable and requested an update on naming rights of the
10 Reserve Park.

11
12 **Sam Oppelaar** explained the water lines had been installed several years ago and would
13 look into the issue and stated he would be scheduling a meeting regarding park naming
14 rights within the next two weeks.

15
16 **Scott Gerken** had no report.

17
18 **Chief Dobrzykowski** stated the new ISO rating had been received and the City
19 classification is now 4/9, which is a better rate than the former rate of 6/9.

20
21 **Lt. Link** stated he had met with Ridgecrest Loop homeowners in an attempt to clean up
22 the neighborhood.

23
24 **Mayor Yeager** stated there would be a work day at Ridgecrest Loop on August 9th to
25 clean up the neighborhood.

26
27 **Pat Kelley** had no report.

28
29 **Sue Cordova** suggested the owners of the homes in Ridgecrest Loop rent to seniors,
30 requested the medians on Hwy 27 be mowed, and asked for an update on Hwy 27 and
31 Washington St. intersection.

32
33 **Sam Oppelaar** explained it was not the City's responsibility to mow the median and he
34 had contacted the state on the matter, and that he was waiting to hear back from PBS&J
35 on the plans.

36
37 **Ed Earl** had no report.

38
39 **Joe Teri** explained he had been looking at the charter and asked the City Manager to
40 follow the charter regarding his duties. He also cautioned Mayor Yeager that he did not
41 have the authority to direct staff.

42
43 **Sam Oppelaar** responded he would do what was required and follow Council direction
44 as well as the charter.

45
46 **Mayor Yeager** explained that a business would be locating at the corner of Washington
47 and Main Ave. and had inquired about parking on Main Ave; explained that DOT would

1 was responsible for mowing of the median and addressed Mr. Teri by stating he did not
2 direct staff and that as Mayor he was the office spokesman for the City per the charter.

3
4 **MOTION by Ed Earl, SECONDED by Pat Kelley to adjourn.**

5
6 *The meeting adjourned at 9:21 p.m.*

7
8
9
10 _____
Mayor David Yeager

11
12 ATTEST:
13 *Jan McDaniel*
14 _____
15 Jan McDaniel, CMC

