FRUITLAND PARK CITY COMMISSION SPECIAL MEETING MINUTES
AUGUST 12, 2013

MEETING STATISTICS. A special meeting of the Fruitland Park City Commission was conducted in the Commission Chambers of City Hall, 506 West Berckman Street, Fruitland Park, Florida on Thursday, August 12, 2013 beginning at 7:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE. Chief Isaacs delivered the invocation followed by the Pledge of Allegiance led by Commissioner Gunter.

ROLL CALL. Mayor Bell asked Acting City Clerk Marie Azzolino to call the roll.

ELECTED OFFICIALS PRESENT. Commissioner John L. Gunter, Jr., Commissioner Chris Cheshire, Commissioner Albert O. Goldberg, Vice Mayor Sharon Kelly, Mayor Christopher J. Bell

MUNICIPAL OFFICIALS/OTHERS PRESENT. Interim City Manager (ICM) Rick Conner, Police Chief (PC) Terry Isaacs, Acting City Treasurer (ACT) Susan Parker, Community Development Director (CDD) Charlie Rector, and Acting City Clerk (ACC) Marie Azzolino.

01. NEW BUSINESS-

(a) Mayor Bell stated that tonight they will act on appointing a new City Treasurer, Tannette Gayle. Mayor Bell called Mr. McKee's office and they stated that she was a very valuable employee. Interim City Manager, Rick Conner stated that they had called Jeannine (our previous City Treasurer) to come in and interview her. Jeannine felt that after the interview she felt that Tannette was very qualified. Marie Azzolino (acting City Clerk) and Susan Parker (acting City Treasurer) both felt after they interviewed her, she would be very qualified for the position.
Mayor Bell felt that the salary would be comparable at $45,000 and will review her after 90 days. If we are happy with her we will do an adjustment at that point.

Motion made by Commissioner Goldberg seconded by Commissioner Cheshire. Motion passed unanimously.

Rick Conner stated that a letter was sent to Esther Lewin-Coulson, applying for the position of City Clerk. The letter states moving expenses and also approval upon a background check.

(b) Mayor Bell stated that the next item on the agenda is "The Coming of the Villages". We received a draft on the developer's agreement. Rick Conner stated that both he and Charlie have met with the Villagers and would like to know if we are moving in the right direction and what are looking for. We would like to know your concerns and how you want us to handle the questions that arise.
Mayor Bell stated that the first question was if we want the Villages to come into Fruitland Park. Mayor Bell stated that it is too early to decide since there are so many questions that need to be answered.
Commissioner Gunter stated that we need to know the long and short of this project.

Commissioner Goldberg stated that it's a maybe until we get answers on some questions.
Vice Mayor Kelly stated that when the property was annexed in there was certain things that we stated we needed at that time.
Commissioner Cheshire stated that this is a once in a lifetime opportunity for Fruitland Park.

Question 2 – (a) is there anything that would make it a deal breaker. Mayor Bell stated the widening of 466A. It needs to be up to Micro Race Track Road. Commissioner Cheshire stated that the Villages paid for 466A already but the County used it to complete 466 in Lady Lake. So the County had the money.

(b) – If we supply water. How will the price, franchise and utility tax be adjusted. Mayor Bell would like that to be addressed. Also the sewer and the electric.

(c) – Is basically the same about the utilities. Commissioner Goldberg wants to know about the revenue sources to reach an agreement on the term of service. Commissioner Cheshire said if we are selling wholesale and we don't have to buy or do anything and making money this way what would be the problem. Commissioner Gunter doesn't want the residents in Fruitland park to pay more for water than the Villages. The benefits should be the same for ALL residents of Fruitland Park. Vice Mayor Kelly wanted to make sure there will be enough water for this project. Charlie Rector (CDD) stated there is enough water.

(d) – Access to their property. Charlie stated that the Villages agreed that they moved the access to the east end of the property from 466A. Commissioner Gunter stated that there is no entrance on Pine Ridge Dairy Road. Charlie Rector stated that there will be none. Chief Isaacs stated that the way they have the entrance is fine with the Police and Fire.

(e)- The Villages provide Fire Protection service – Mayor Bell stated there will be a lot of give and take on that because of the inter local agreement. Charlie stated that we already have a system in place with the inter local but we need to know that we have an arrangement with the Villages and Fruitland Park Fire Dept.

(f) – The inspections be performed by us "in-house" – Charlie stated that Sumter county handles all of Wildwood's inspections. Charlie stated that there are 38 models and we should have no problem handling the inspections. We will need an additional permit tech and some equipment but with the revenue that comes in we should have no problem handling the inspections and we do not want to lose out on these fees. Wildwood does not have a building department so that's why they did not do the inspections. Rick Conner stated that it is an important issue that when an inspector is needed we must have that inspector ready to go. This is crucial.

Question 3 – Are there any financial requirements they put on us that concern you? Mayor Bell feels that the complex must pay for itself. Scott Gerken (City Attorney) stated that a record is kept of any costs that are incurred.

Question 4- Are there any financial requirements that we would need to put on them. Mayor Bell stated that the fees we charge our residents must be placed on their residents. Commissioner Gunter stated that they have a lot of recreation centers and golf courses for their citizens but Fruitland Park citizens need to have something besides the Casino building.

Question 5- Do you have a timeline that you feel is necessary or critical? Mayor Bell feels that they should have public involvement. Charlie stated before we have a public meeting we must be well informed with answers.

Question 6- Is the mail being addressed to The Villages a concern? Vice Mayor Kelly stated the mail should be "The Villages of Fruitland Park." Charlie stated that Fruitland Park Post Office will be handling the mail and the zip code would be the same but they definitely want to use their name The Villages. Charlie stated that the zip codes don't matter, we just need to protect our Post Office.

Question 7- Are there any other issues of concern? Mayor Bell stated yes, there are. A lot of those will be addressed by our City Manager and our Community Development Director. Scott Gerken stated that within a gated community there are always special rules in every city. The City and the Villages will have special rules and different rules for each part of the community. Vice Mayor Kelly wanted to know about the golf cart fee. Charlie Rector stated that we might have to disregard this fee. It will have to be addressed.

Question 8- Who should negotiate specific issues? Mayor Bell feels that the City Manager and Charlie Rector should handle the negotiations but at the end the Commission will have the last say.
Commissioner Gunter stated our boards will change with another 4,000 residents coming in to the City. Also what is the Villages intentions in 20 years from now.

Mr. Gary Moyer (Vice President of Development of the Villages) – stated we are willing to discuss the concerns that you all have. From day one our approach is to minimize the impact of the Villages on Fruitland Park. 20 years from now you might not want to take over the infrastructure. We did an economic analysis on the impact of the Villages in Sumter County, and we would do the same for Fruitland Park.

07. COMMISSIONERS' COMMENTS

a) Commissioner Gunter – Agrees with Commissioner Cheshire we need to make the right decision.

b) Vice Mayor Kelly – Hope the County will address Traffic

c) Commissioner Goldberg – Looking forward to Greg's report

d) Commissioner Cheshire – Agrees with Commissioner Goldberg – Have no deal breakers.

08. MAYOR BELL'S COMMENTS. Mayor Bell – does not want the current residents to feel cheated.
Rick Conner needed a go ahead on the purchase of tablets for the Commission.
Commission agreed on purchase.

09. ADJOURNMENT. There being no further business to discuss, Commissioner Cheshire moved to adjourn the regular meeting. The meeting adjourned at 8:30p.m.

Christopher J. Bell, Mayor

Attest:

Marie Azzolino, Acting City Clerk