

**FRUITLAND PARK CITY COMMISSION REGULAR MEETING  
MINUTES  
January 8, 2015**

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, January 8, 2015 at 7:00 p.m.

**Members Present:** Mayor Christopher Bell, Vice Mayor Christopher Cheshire, Commissioners John L. Gunter, Jr., Ray Lewis and Rick Ranize.

**Also Present:** City Manager Gary La Venia, City Attorney Scott Gerken, City Treasurer Tannette Gayle, Police Chief Terry Isaacs and Lieutenants Beckie Sirolli and Dennis Cutter Police Department; Fire Department Chief Steve Whitaker; Community Development Director Charlie Rector; Public Works Director Dale Bogle, and City Clerk Esther B. Coulson.

**1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Bell called the meeting to order at 7:01 p.m.; Pastor Patrick Thomas, New Salem Missionary Baptist Church, gave the invocation, and Chief Isaacs led in the Pledge of Allegiance to the Flag.

**2. ROLL CALL**

Mayor Bell requested that Ms. Coulson call the roll and a quorum was declared present.

**3. STATE OF THE CITY ADDRESS**

Mayor Bell read into the record, the State of the City Address for 2015 and highlighted the city's accomplishments and achievements as follows (a copy of which is filed with the supplemental papers to the minutes of this meeting):

- farewell and welcoming elected officials;
- level of services provided at less cost for the residents;
- County Road 466 roadway project improvements;
- anticipated population growth due to The Villages development;
- programs' progression from the parks and recreation department and the city library;
- public safety provided by the police and fire departments;
- acquisition of long needed equipment for the public works departments, and
- the need to improve the city's wastewater treatment system, city streets, and the creation of a "center of place"

**4. PROCLAMATION – MARTIN LUTHER KING Jr.**

Mayor Bell read into the record a proclamation proclaiming recognizing Monday, January 19, 2015, as the *Martin Luther King, Jr.*, national holiday. He encouraged the citizens to observe this day with appropriate civic, community, and service projects in honor of Dr. King and recognized the efforts of men and women who have helped to create fairness, equality and opportunity for all people.

Pastor Thomas accepted the proclamation with much appreciation.

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### **5. PUBLIC COMMENTS**

There were no members of the public to address the city commission at this time.

### **6. CONSENT AGENDA**

#### **Approval of Minutes**

After discussion and **on motion of Commissioner Ranize, seconded by Commissioner Lewis and unanimously carried, the city commission postponed, at Commissioner Ranize' request, the approval of the December 11, 2014 regular meeting minutes to the January 22, 2015 meeting for further review.**

### **7. REGULAR AGENDA**

#### **(a) Resolution 2015-001 - *Bless Fruitland Park***

Mr. Gerken read into the record, the title of proposed Resolution 2015-001, the substance of which is as follows:

A RESOLUTION OF THE CITY OF FRUITLAND PARK,  
FLORIDA, ENDORSING SUPPORT OF *OPERATION BLESS  
FRUITLAND PARK*; AND PROVIDING FOR AN EFFECTIVE  
DATE.

After discussion, and **a motion was made by Commissioner Lewis and seconded by Commissioner Ranize that the city adopt Resolution 2015-001 as previously cited.**

**Mayor Bell called for a roll call vote on the motion and declared it carried unanimously.**

At Mayor Bell's request, Pastor Sidney "Sid" Brock, Heritage Community Church, introduced Pastor Thomas to the program; explained how team participants are working together, and announced the date of the first *Operation Bless Fruitland Park* meeting to be on January 29, 2015 at the city commission chambers. He thanked the city commission for their support.

#### **(b) Landscaping Improvements – Joint Participation Agreements - US Highway 27/CR 441 Medians, North and South of Berckman Street**

The city commission considered the Landscape Joint Participation Agreement between the State of Florida Department of Transportation and the City of Fruitland Park for landscape improvements for the "State Road 500/US 441 Islands" from the intersection of Dixie Avenue (south) to the intersection of Eagles Nest (north).

Mr. La Venia referred to the application for beautification grants regarding the landscaping medians on US Highway 27 and CR 441 27 and recalled previous discussions with the city commission on the preliminary design plans.

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Mr. La Venia reported on the grant award of \$237,000 for the purchase of indigenous trees to be planted in the subject median according to state guidelines; referred to the meeting held earlier this day with the engineer and architect regarding the grant requirements, and addressed the intent to report back to the city commission at a future meeting on cost proposals from Booth, Ern, Straughan & Hiott Inc., for engineering, landscaping design, and maintenance on the median. Mr. La Venia recognized that Mr. Bogle is currently working with BESH on the landscape agreement who noted that the project would commence on July 1, 2015 with costs to be borne by the city; anticipated staff's limited maintenance work, after two-years, and mentioned the opportunity every year to apply for \$1 million in grant funding.

Commissioner Ranize gave reasons why he would be voting against the subject item until the city commission is in agreement for staff to be provided with the resources needed to take care of the existing landscaping.

Following further discussion, and in response to Mr. La Venia's inquiry, the city commission concurred that staff report back on the contract proposals at a future date.

**(c) Wastewater Treatment Plant Capacity – Reservation and Bulk Treatment Agreement**

The city commission considered the Wastewater Treatment Plant Capacity Reservation and Bulk Treatment Agreement between the City of Fruitland Park and the Town of Lady Lake, a political subdivision in the State of Florida in consideration of the commitment of the city to pay for the treatment of wastewater by the town.

Mr. La Venia recognized that Mr. Gerken is currently reviewing the preliminary agreement with the Town of Lady Lake and pointed out the need for the contract to be revised which they are working on.

After much discussion, Mayor Bell recognized the need to address the issues at a forthcoming workshop session.

In response to Commissioner Ranize's concerns to revise the city's ordinance and codes relating to the industrial waste management program, Mr. La Venia recommended enacting a similar ordinance; referred to staff's submittal of a grant application for \$1.372 million; and pointed out his recent meeting with District 11 State Senator Alan Hays who is attempting to obtain legislative funding for such projects favorable by the legislature; namely, two cities creating efficiency by utilizing economies of scale.

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Following considerable discussion, Mr. Rector addressed the need to enact a waste fuel ordinance; suggested starting the process in adjusting the sewer rates for commercial users prior to construction, and noted the urgency in replacing needed equipment.

The city commission agreed to postpone the subject item to the next meeting for more information.

**By unanimous consent, Mayor Bell opened the public hearings at this evening's meeting.**

**PUBLIC HEARING**

**(d) Second Reading and Public Hearing – ISBA Leesburg Ordinance 2014-027**

It now being the time advertised to hold a public hearing, Mr. Gerken read into the record, the title of the proposed Interlocal Service Boundary Agreement Ordinance 2014-027, the substance of which is as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRUITLAND PARK, FLORIDA, CONSENTING TO AN INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) BETWEEN LAKE COUNTY, FLORIDA AND THE CITY OF LEESBURG, FLORIDA FOR THE PURPOSE OF APPROVING THE CITY OF LEESBURG'S PROPOSED ISBA BOUNDARY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on December 11, 2014.)

**A motion was made by Commissioner Gunter and seconded by Vice Mayor Cheshire that the city commission enact previously cited Ordinance 2014-027 to become effective immediately as provided by law.**

There being no one from the public and **by unanimous consent, Mayor Bell closed the public hearing.**

**Mayor Bell called upon a roll call vote on the motion and declared it carried unanimously.**

**QUASI-JUDICIAL PUBLIC HEARING**

**(e) Second Reading and Quasi-Judicial Public Hearing – Ordinance 2014-024 – Rezoning – North of Urick Street and West of Seminole Boulevard – Petitioner: Fruitland Park LLC**

It now being the time advertised to hold a public hearing, Mr. Gerken read into the record, the title of the proposed Ordinance 2014-024, the substance of which is as follows:

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AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING APPROXIMATELY 42.26 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF URICK STREET AND WEST OF SEMINOLE BOULEVARD FROM SINGLE FAMILY MEDIUM DENSITY (R-2) TO THE DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Final public hearing (LPA?) will be held on January 8, 2015.)

Mr. Gerken outlined the quasi-judicial process and administered the oath to individuals present at this evening's meeting who intended to testify.

Mr. Rector described the subject project and outlined the procedures involved.

There being no one from the public and **by unanimous consent, Mayor Bell closed the public hearing.**

After much discussion, **a motion was made by Commissioner Lewis and seconded by Commissioner Ranize that the city commission enact previously cited Ordinance 2014-024 to become effective immediately as provided by law.**

**Mayor Bell called for a roll call vote on the motion and declared it carried unanimously.**

**END OF QUASI-JUDICIAL PUBLIC HEARING**

**8. NEW BUSINESS**

There was no new business to come before the city commission at this time.

**9. OFFICERS' REPORTS**

**(a) City Manager**

**i. Casino Community Building Rental**

Mr. La Venia reported on the Leesburg First Church of Nazerine's request to utilize the Casino Community Building on the first Sunday of each month from February to October 2015.

After discussion regarding the city's procedures for reserving use of the casino, and **on motion of Commissioner Lewis, seconded by**

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**Commissioner Gunter and unanimously carried, the city commission approved the Leesburg First Church Nazerine's request to utilize the Casino Community Building, as previously cited, and waived the "escape" provisions on exclusive use taking into account reserving the time when residents wish to use the facility.**

**ii. Spring Break Art Camp**

Mr. La Venia relayed Parks and Recreation Director Michelle Yoder's report on the one-week Spring Break Art Camp program involving ten art students to paint murals at the racquet ball court at Gardenia Park.

After discussion and **by unanimous consent, the city commission agreed for the parks and recreation director to provide more information at the next meeting.**

**iii. CDBG Grant**

Mr. La Venia announced that the Community Development Block Grant (CDBG) application will become due in March 2015 and noted the need for a Citizens' Advisory Task Force addressed at a previous commission meeting. He mentioned the plan to meet with Mr. Rector and the city's grant writer Mr. Fred D. Fox, Fred Fox Enterprises Inc., on January 15, 2015 to start the grant application process; addressed the requirement for another lift station, and acknowledged the sewer line connection as indicated by Mr. Rector.

Mr. Gerken explained that the task force's qualifications and the membership application for completion would be forwarded by Ms. Coulson to the city commission.

**iv. Fruitland Park Scholarship Program Update**

Mr. La Venia recalled the city commission's approval during the FY 2014/15 budget process on the allocation of \$1,000 towards the city's scholarship program. He referred to recent communication received by Ms. Gayle from Lake-Sumter State College Foundation Inc. regarding the city's plans in this regard.

Mr. La Venia compared the city's previous scholarship criteria; recommended that the city commission fund same as long as the applicants are prescreened prior to appearing before the city commission for recognition of their efforts, and indicated that scholarship funds would be awarded to a city resident.

**By unanimous consent, the city commission accepted staff's recommendation as previously cited.**

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**v. Pines Dairy Road Project**

Mr. La Venia announced that roadway construction work has commenced on Pines Dairy Road project.

**vi. Entrance Doors**

Mr. La Venia reported that a company has reviewed the city hall's entrance doors which do not meet the compliance requirements under the Americans Disabilities Act. He explained that he will report back on the costs at the next city commission meeting.

**vii. Business Advisory Group**

Mr. La Venia referred to an announcement from Mr. Al Cardiello, Best Infinity Fitness and Spa owner, regarding an advisory group which relates with Bless Fruitland Park and stated that its first meeting will be held on January 22, 2015 from 12:00 p.m. to 1:00 p.m. with guest speakers: Messrs. La Venia, Rector, Ms. Yoder and Reverend Brock to address current issues. (A copy of the announcement is filed with the supplemental papers to the minutes of this meeting.)

In response, Lieutenant Cutter recognized Mr. Cardiello's efforts over the years in promoting such causes for the community.

**(j) City Attorney**

Mr. Gerken stated that he has nothing to report at this time.

### **10. COMMISSIONERS' COMMENTS**

**(a) Vice Mayor Cheshire**

Vice Mayor Cheshire had nothing to report; however, he stated that he anticipated 2015 to be a good year.

**(b) Commissioner Gunter, Jr.**

In concurring with Vice Mayor Cheshire's remarks, Commissioner Gunter stated that he had nothing to report.

**(c) Commissioner Lewis**

**Code Enforcement Complaints**

Commissioner Lewis referred to his response acknowledging an email dated January 8, 2015 regarding "Keeping our Community Beautiful" and the concern with operating a business from a home in a residential neighborhood; a copy of which is filed with the supplemental papers to the minutes of this meeting.

In response to several questions posed by Commissioner Lewis, discussions ensued on the methods of handling code enforcement matters recognizing the

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recent establishment of the Special Magistrate system and the need to deal with and resolve existing issues in this regard was addressed.

After much discussion, Commissioner Lewis requested that the recreational vehicle located at the end of Fountain Street and garbage to be collected at the rear of the property within the area ought to be dealt with.

**(d) Commissioner Ranize**

Commissioner Ranize gave his personal account of how code enforcement met compliance in the City of Leesburg. He requested that staff provide for the next meeting a written report regarding the city's plans on code enforcement operations.

In response, Mr. La Venia explained that he will meet with Messrs. Gerken and Rector.

### **11. MAYOR'S COMMENTS**

**(a) Governor's Official Swearing-in Ceremony**

Mayor Bell expressed his appreciation in allowing him to attend the Official Swearing-in Ceremony of Governor Rick Scott and Lieutenant Governor Carlos Lopez-Cantera on January 6, 2015.

Mayor Bell addressed the opportunity he had to speak with Senator Hays and referred to the luncheon meeting he had with District 33 State Representative H. Marlene O'Toole's legislative aide who is preparing a letter of support for sewer grants.

**(b) Dates to Remember**

Mayor Bell noted the following events:

- January 24 and 25, 2015, Walker International Events Circus with free tickets for one child 14 years and younger;
- January 28, 2015 MPO's Horizon Awards and anyone interested is to contact Ms. Coulson;
- February 12, 2015 regular city commission meeting;
- February 14, 2015 5k Love Run;
- February 17 and 18, 2015, Lake Legislative Days attended by Mayor Bell and Mr. La Venia;
- March 21, 2015, Fruitland Park Cleanup Day, and

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- April 11, 2015, Fruitland Park Day (“the day we celebrate our founders”)

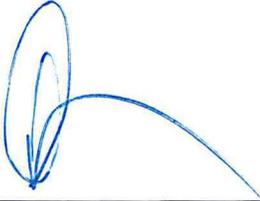
(c) **Workshops**

Mayor Bell addressed his intent to provide a list of workshops where schedule for three or four workshops would be considered for February and March 2015.

**12. ADJOURNMENT**

There being no further business to come before the city commission at this time, on motion made, second and unanimously carried, the meeting adjourned at 8:58 p.m.

The minutes were approved at the January 21, 2015 regular meeting.

Signed   
\_\_\_\_\_  
Esther B. Coulson, City Clerk

Signed   
\_\_\_\_\_  
Christopher Bell, Mayor