

## FRUITLAND PARK CITY COMMISSION REGULAR MEETING MINUTES

March 24, 2016

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, March 24, 2016 at 7:00 p.m.

Members Present: Mayor Christopher Bell, Commissioners Chris Cheshire, Ray Lewis, and Rick Ranize.

Member Absent: Vice Mayor John L. Gunter Jr.

Also Present: City Manager Gary La Venia, City Attorney Anita Geraci-Carver, City Treasurer Jeannine Racine Michaud, Police Chief Mike Fewless, Deputy Chief Dennis Cutter, Administrative Assistant Stevie Hosner, Sergeant Erik Luce, Officers Henry Rains, Paul Sandbakken, Brad Heidt, Sarah Lindeman, Jennifer Hutchins, Ezequiel Martinez, Stanley Rubin, Police Department; Assistant Fire Chief Don Gilpin, Deputy Chief Tim Yoder, and Firefighter David Campbell, Fire Department; Community Development Director Charlie Rector, Public Works Director Dale Bogle, Parks and Recreation Director Michelle Yoder, and City Clerk Esther B. Coulson.

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

After the Reverend Dr. George A. Mulford III, Grace Bible Baptist Church, gave the invocation, Police Chief Michael A. Fewless led in the Pledge of Allegiance to the flag and Mayor Bell called the meeting to order.

### 2. **ROLL CALL**

At Mayor Bell's request, Ms. Coulson called the roll and a quorum was declared present.

**By unanimous consent the city commission excused Vice Mayor John L. Gunter Jr.'s absence from this evening's meeting.**

### 3. **PRESENTATIONS**

#### (a) **i. Chief of Police Awards Program**

Chief Fewless gave a background on the increased number of burglaries experienced in the area during late 2015 and noted the cessation of same based on the outcome of a person of interest being identified through the business owners' surveillance efforts at the police department's request.

On behalf of the Fruitland Park Police Department, Chief Fewless thanked Messrs. Richard Kearns and Donald Boehler, Lancaster's Auto Sales Inc. and Randy Williams, Mid-Lake Motors Inc., for their generosity and unwavering support for both the community and the city and presented them with the "Chief's Award".

Messrs. Williams, Kearns, and Boehler accepted their awards with much appreciation.

**ii. Officer of the Year**

On behalf of the city commission, Chief Fewless highlighted the backgrounds and presented awards to Officer Henry Rains as *Officer of the Year* and Officer Paul Sandbakken, "*Rookie*" *Officer of the Year* as well as awarded them with tokens of appreciation.

Officers Rains and Sandbakken received their respective awards with honor.

**(b) 5K Love Run**

Ms. Yoder announced the results of the February 13, 2016 5k Love Run and presented, on behalf of the city commission, a check for the amount of \$5,579.46 to Beyond the Walls Ministry Food Pantry.

On behalf of Beyond the Walls Ministry Food Pantry, Ms. Hannah McClain accepted the check with much gratitude.

**At Mayor Bell's request and by unanimous consent, the city commission recessed its meeting at 7:11 p.m. and reconvened at 7:16 p.m.**

**4. COMMUNITY REDVELOPMENT AGENCY**

**By unanimous consent, the city commission recessed its meeting at 7:16 p.m. to the Community Redevelopment Agency meeting and reconvened at 7:32 p.m.**

**5. PUBLIC COMMENTS**

Mr. Peter J. Hurtt, City of Fruitland Park resident, referred to discussions held at the March 10, 2016 regular meeting regarding the previous Meet and Greet events hosted by Mayor Bell and requested that such meetings continue. He suggested that the remaining elected officials who will be represented by districts ought to host similar events.

**6. CONSENT AGENDA**

**Approval of Minutes**

**On motion of Commissioner Cheshire, seconded by Commissioner Ranize and unanimously carried, the city commission approved the February 25 and March 10, 2016 regular meetings as submitted.**

**7. REGULAR AGENDA**

**(a) FY 2015-16 CRA Activity Report**

Upon the advice of Ms. Geraci-Carver and **by unanimous consent, the city commission acknowledged the approval of the Community Redevelopment Agency's filing with the City of Fruitland Park Commission a report of its activities for FY 2015-16** (complete financial statement setting forth its assets, liabilities, income and operating expenses as of the end of the fiscal year).

**(b) Resolution 2016-011 - Lake County Multi-Jurisdictional Hazard Mitigation Plan**

At Mayor Bell's request, Ms. Geraci-Carter read into the record the title of proposed Resolution 2016-011, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING THE LAKE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, AND PROVIDING AN EFFECTIVE DATE.

Mr. La Venia reported that Mr. Bogle and him attended the recent regular Lake County Board of County Commissioners meeting on the subject plan; referred to the city's Resolution 2011-007 adopting the county's March 2010 plan, and addressed the intent to seek grant funding for related emergencies as well as an emergency generator for city hall.

After discussion and **on motion of Commissioner Lewis, seconded by Commissioner Cheshire and unanimously carried, the city commission adopted Resolution 2016-011 as previously cited.**

**(c) Resolution 2016-012 - Mutual Aid Agreement**

At Mayor Bell's request, Ms. Geraci-Carter read into the record the title of proposed Resolution 2016-012, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING THE MUTUAL AID AGREEMENT BETWEEN LAKE COUNTY AND CITY OF FRUITLAND PARK RELATING TO FIRE SERVICES; PROVIDING FOR AN EFFECTIVE DATE.

After Mr. La Venia indicated that the exhibit accompanying the subject proposed resolution provided by the county is inaccurate; Mr. Rector noted the properties that were not included on the map and addressed the plan for LPG Urban and Regional Planners to forward a correct map to Lake County to supplant with the agreement prior to the county commission's consideration and execution.

Following further discussion and **on motion of Commissioner Cheshire, seconded by Commissioner Ranize, and unanimously carried, the city commission adopted the previously cited Resolution 2016-012 subject to receiving the updated map provided to Lake County.**

**(d) First Reading - Ordinance 2016-010 - Water Rates Adjustment**

At Mayor Bell's request, Ms. Geraci-Carter read into the record the title of proposed Ordinance 2016-010, the substance of which is as follows:

AN ORDINANCE OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA ADJUSTING THE WATER UTILITY RATES BASED ON THE CPI IN ACCORDANCE WITH SECTION 50.30(N) IN CHAPTER 50 OF THE CODE OF ORDINANCES; TO BE EFFECTIVE OCTOBER 1, 2016; CODIFYING THE BULK POTABLE WATER RATE FOR SALE TO CENTRAL SUMTER UTILITY COMPANY, LLC AND PROVIDING FOR ADJUSTMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. (Second reading and public hearing will be held on April 14, 2016.)

After much discussion a motion was made by Commissioner Cheshire and seconded by Commissioner Lewis that the city commission approve Ordinance 2016-010 as previously cited.

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

(e) **First Reading - Water Capital Charges Ordinance 2016-009**

At Mayor Bell's request, Ms. Geraci-Carver read into the record the title of proposed Ordinance 2016-009, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SECTION 37.17 AND SECTION 37.18 RELATING TO WATER CAPITAL CHARGES TO CLARIFY USE OF SAID FUNDS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Second reading and public hearing will be held on April 14, 2016.)

A motion was made by and seconded by that the city commission approve Ordinance 2016-009 as previously cited.

Mr. Rector referred to Ms. Michaud's statements regarding proper accounting procedures required to utilize the most restrictive funds towards water capital lines; addressed the difficulty in identifying funding allocation for water connection lines, and believed the city commission ought to be flexible whereby less funding would remain to implement same.

Mr. Rector relayed his previous conversations with Mr. La Venia regarding the need to install major water well connection lines to Poinsettia Avenue whilst Berckman Street roadway is open and reiterated the implications of correcting accounting procedures to utilize the most restrictive funds. He identified areas

where major lines have not been developed, installed and connected; addressed the need to develop a plan, and suggested that funding source need to be identified.

Mr. Bogle stated that he believed that the replacement of water meter reads would save the city a considerable amount of money which is not required until 2018; addressed the need to initially use general funds for water meter replacement parts, and concurred with Mr. Rector's comments on the water connection lines noting the lack of fresh water to carry out same.

In agreeing with Mr. Rector's comments, Mr. La Venia indicated that the first priority, if possible, is to expend funds on larger projects and referred to discussions held on the idea of opening Poinsetta Road which will generate revenue once the water connection line is installed and avoid destruction of recently paved roadway.

After much discussion and in concurring with Mr. Rector's comments, Mr. La Venia addressed the plan for staff to identify revenue sources for infrastructures and present same before the city commission for consideration.

In response to several questions posed, Mr. La Venia referred to discussions held with representatives from SMW GeoSciences Inc. and Ms. Maryann Krisovitch, stormwater consultant retained by the city, who indicated that grant funds are not available from St. Johns' River Water Management District for water meters and confirmed in the affirmative that he will relay same to Vice Mayor Gunter. He explained that staff is currently exploring stormwater grants as funding sources for same.

After considerable discussion, Ms. Geraci-Carver explained the purpose of utilizing impact fee funds to be applied towards replacement only due new growth on infrastructure to which Mr. Rector was referring.

Commissioner Ranize voiced his agreement with previous statements by Messrs. Rector and La Venia and Commissioners Lewis and Cheshire and pointed out discussions approximately six years ago before the city commission on the need to allocate funds towards the expansion of water connecting line projects which he believed were complete as well as other projects since that time. He mentioned the possible need to implement same in the future and for the city commission to be cognizant in this regard whereby funds ought to be immediately available.

In response to Mr. Rector's statements, Ms. Geraci-Carver addressed her intent to review further, based on discussions held with Ms. Michaud-Racine, the utilization of impact fees for water meter read systems.

After continued discussion, Ms. Geraci-Carver confirmed that the proposed language are within the confines of the law.

**Upon Commissioner Lewis' request, and by unanimous consent, Mayor Bell called for a motion.**

**A motion was made by Commissioner Lewis and seconded by Commissioner Ranize that the city commission approve Ordinance 2016-009 as previously cited.**

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

**(f) First Reading - Cemetery Niche Purchase Ordinance 2016-011**

At Mayor Bell's request, Ms. Geraci-Carver read into the record the title of proposed Ordinance 2016-011, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING SECTION 99.50 TO INCLUDE FEES FOR THE PURCHASE OF A NICHE AND DELETING FEES FOR CERTAIN OTHER TYPES OF SERVICES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Second reading and public hearing will be held on April 14, 2016.)

After discussion, a motion was made by Commissioner Cheshire and seconded by Commissioner Lewis that the city commission approve Ordinance 2016-011 as previously cited.

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

#### **SUPPLEMENTAL AGENDA**

**(g) Uniform Collection Agreement - Property Appraiser**

The city commission considered its action to approve a uniform collection agreement for fire assessment between the City of Fruitland Park and the Lake County Property Appraiser and authorize the mayor and city clerk to execute same.

After discussion and on motion of Commissioner Lewis, seconded by Commissioner Ranize and unanimously carried, the city commission approved the uniform collection agreement as previously cited.

**8. NEW BUSINESS**

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

**9. OFFICERS' REPORTS**

**(a) City Manager**

**(i) CR 466A Phase I Infrastructure**

Mr. La Venia addressed the city's responsibility to pay to Lake County the relocation of its utilities on CR 466A. He referred to the initial estimated cost of \$338,000; pointed out the bids received on the utility work with the low bidder's cost at \$373,405, and noted the difference of approximately \$48,000 that the city would be required to pay to the county.

Mr. La Venia confirmed Ms. Michaud-Racine's identification of the revenue source from CRA funding; referred to the invoices recently received from the county, and addressed the plan to place same on the next CRA agenda for approval.

**(ii) Grant Funding**

**Gardenia Park Phase I and II - FRDAP**

Mr. La Venia relayed conversations he had with Mr. Fred D. Fox the city's grant writer, regarding approval received for the Florida Recreation Development Assistance Program grants applied for the Gardenia Park Phases I and II for \$50,000 each.

**Public Library Construction Grant - Fruitland Park Library**

Mr. La Venia conveyed that Ms. Jo-Ann Glendinning, Fruitland Park Library Director, has been informed by the State of Florida Division of Library and Information Services, that the grant application of \$500,000 for the library expansion has been approved.

**Legislative Grants**

With regards to the Florida Governor's budget, Mr. La Venia referred to the city's application, made for two consecutive years, for legislative grants and the request for the total amount for the installation of the water wastewater treatment plant (WWTP) connection from The Villages to the Town of Lady Lake for \$2.5 million. He reported that the city will be receiving \$250,000 in grant funding to be applied towards the lift station and an additional \$500,000 for the WWTP totaling \$1.3 million.

After Mr. La Venia explained that Mr. Duane K. Booth, Booth, Ern, Straughan, & Hiott Inc. -- engineers, surveyors and land planners retained by the city -- and staff deserved credit, he recognized the support received from District 33 State Representative H. Marlene O'Toole, District 32 State

Representative Larry Metz, and District 11 State Senator D. Alan Hays, where the city commission expressed their appreciation.

**(iii) CR 466A Roadway Improvement Project**

Mr. La Venia relayed his conversations with Representative O'Toole who asked that he convey her request to the city commission to find out an explanation for the increased costs of the CR 466 roadway construction. Additionally, in recognizing the next cycle of grant applications for the proposed project, she requested that the city commission write letters to Lake County Manager David Heath and Public Works Director Jim Stivender for more funding of \$10 million.

Following considerable discussions, and **by unanimous consent, the city commission directed the city manager to communicate with Lake County on the escalated costs for the CR 466 A Roadway Improvement Project and for it to be completed expeditiously.**

**(iv) Fire Department AVL**

At Mr. La Venia's request, Assistant Fire Chief Gilpin, referred to emails he received earlier this day from Lake County Public Safety Director/Fire Chief John Joliff and Mr. Rob Richardson, Public Safety Radio System, that the Automated Vehicle Locators have been activated in the fire department's vehicles; copies of the documents are filed with the supplemental papers to the minutes of this meeting.

**(v) Community Development Director**

**(1) Permits**

Mr. Rector gave statistical comparative reports on the number of permits issued since January 2015 to December 2016 as well as the total construction taxable value in three months.

**(2) March 31, 2016 City Commission Workshop**

Mr. Rector anticipated submitting the comprehensive plan, Community Redevelopment Agency plan, and the architectural design standards to the city commission in advance of its March 31, 2016 workshop. He addressed the need to reach a decision on how the proposed standards would apply within the city and noted that the map identifying the location would be missing.

**(3) CR 466A/Iona Avenue Property**

Mr. Rector reported that the demolition contractor, retained by Mr. Hansdel Greg Swanson, has reapplied for full demolition of the property on the intersection of CR 466A and North Iona Avenue.

Mr. Rector relayed Lake County's indication that said property, partly taken over by the county, is anticipated to be demolished on May 1, 2016.

**(4) First Baptist Church Property Proposed Development**

Mr. Rector announced a proposal for development received earlier this day from the First Baptist Church (Westminster Communities Retirement) to proceed with commercial development including Adult Congregate Living Facilities along the CR 466A corridor, between The Villages and the Rodeo Arena.

**(5) Wastewater Treatment Plant Project**

Mr. Rector relayed his conversations with Mr. Booth regarding the commencement date of May 1, 2016 to connect a portion of the WWTP project to the Town of Lady Lake; addressed the plans to piggyback work that the city is currently conducting with Rainey Construction Company, and identified the connection area as well as the costs involved. He addressed his intent to provide to the city commission documentation relating to same

**(b) City Attorney**

Ms. Geraci-Carver stated that she has nothing to report at this time.

**10. COMMISSIONERS' COMMENTS**

**(a) Commissioner Ranize**

**i. Waste Management**

Commissioner Ranize thanked Waste Management Inc. on the services they provided which involved the collection of bagged leaves at several homes to which Mayor Bell gave an historical overview on the lengthy process to resolve same.

**ii. Police Department**

Commissioner Ranize recognized the visibility of the police department's patrol cars in the area and conveyed his thanks to Chief Fewless.

**iii. Emergency Response**

Commissioner Ranize expressed his sincere gratitude to the fire department volunteer personnel and especially his son Mr. Joshua Ranize for the training they received. He gave an account of his recent life-threatening medical emergency and the subsequent immediate response. Commissioner Ranize relayed the prognosis from the medical physician on his current condition which was due to the rapid treatment he received.

**(b) Commissioner Lewis**

**i. Waste Management**

In concurring, Commissioner Lewis acknowledged the benefits of Waste Management's recent services.

**ii. State Legislature**

Commissioner Lewis addressed the need to recognize the Florida State Legislature's support especially as it relates to grant funding on behalf of the city.

**iii. Improvements**

Commissioner Lewis complimented the fire department staff's performance that he witnessed during their response to the March 15, 2016 fire at a home on Wingspread Drive.

**(c) Commissioner Cheshire  
Meeting Proceedings**

Commissioner Cheshire voiced his satisfaction with the good and welfare portion of this evening's regular meeting and expressed concerns on issues relating to the CRA.

**(d) Vice Mayor Gunter, Jr.**

Vice Mayor Gunter was absent from this evening's meeting.

**11. MAYOR'S COMMENTS**

**(a) Meeting Proceedings**

Mayor Bell expressed his gratification with the conduct of this evening's meeting based on the reports received from staff.

**(b) Dates to Remember**

Mayor Bell noted the following forthcoming dates:

- March 31, 2016 city commission workshop at 6:00 p.m.;
- April 2, 2016 Fruitland Park Cleanup Day;
- April 14, 2016, regular city commission meeting at 7:00 p.m., and
- April 16, 2016, Fruitland Park Day.

**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 8:43 p.m.

The minutes were approved at the April 28, 2016 regular meeting.

Signed \_\_\_\_\_

Esther B. Coulson, City Clerk

Signed \_\_\_\_\_

Christopher Bell, Mayor