

**FRUITLAND PARK CITY COMMISSION SPECIAL MEETING MINUTES
AUGUST 17, 2009**

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 Monday, August 17, 2009, beginning at 6:03 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE. City Manager Ralph Bowers delivered the invocation followed by the Pledge of Allegiance led by Commissioner Martin.

ROLL CALL. Mayor Bell asked City Clerk Diane Gibson Smith to call the roll.

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

MUNICIPAL OFFICIALS/OTHERS PRESENT. City Manager (CM) Ralph O. Bowers, Public Safety Director (PSD) J. M. Isom, Sr., City Treasurer (CT) Elizabeth Palmer, Public Works Director (PWD) John Bostic, III, and City Clerk (CC) Diane Gibson Smith.

01. Agenda Update - None
02. City Attorney's Report - None
03. City Manager's Report - None
04. Unfinished business - None
05. New business

a.) **APPROVED CERTIFYING CHELSEA'S RUN PLAT UPON APPROVAL BY THE CITY ATTORNEY.**

CM Bowers stated the developers of Chelsea's Run are offering to provide land for a new well in return for the City certifying their plat to the federal government for support for housing. CM Bowers stated they have not had much luck in selling single family homes. This requires two approvals – one to authorize the certification paper work and one to accept the land.

Mayor Bell questioned if this would change the type of housing that was being built in the subdivision. Mike Wetzal, ARNCO Construction, stated the homes will still be 1200 – 1400 square feet single family homes. This request does require in-kind services of up to \$100,000. This is a request to defer the impact fees and ARNCO will, in turn, give back in-kind services – property and money for the well for a total of up to \$100,000. The initial request will be made to build 30 homes with up to five being built at one time.

George Arnold, owner, stated if approved by the state, HUD and Florida Housing will be committed to the first 30 homes. They require the local government have a contribution in the project. Local contribution could be delaying or reducing the fees. Reduction in fees is usually the best to do. The City would retain a portion of the fees. If Florida funds this program, ARNCO can contribute an in-kind service to the City so there would be no cost to the city. Part of the contribution could be a lot. Lake County is an un-entitled county which

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improves the chances for this to be approved. This will allow ARNCO to sell 30 houses in one block.

Vice Mayor Kelly questioned if these will be low income houses. Mr. Arnold stated no, one individual will own the 30 homes for so many years before they can then be sold. Vice Mayor Kelly noted the county collects school and road impact fees; the city collections \$100 for these. She asked if those fees would still be collected. The answer was yes.

CM Bowers stated they are willing to give the City property for a new well and help to drill a new well, if the City will allow him to move forward with his application. The impact fees will be an offset against the land he is donating. We would give up the water impact fees. A new well location is needed as the State has told us we will need to take Well #6 out of service.

Mayor Bell questioned the value of the homes to be built. Mr. Arnold stated around \$175,000 each.

Mayor Bell questioned if the value of the land has been set. Mr. Wetzel noted the lots are running \$35,000 to \$45,000; but it will be negotiated.

Mr. Arnold noted the city would need to give \$100,000 to ARNCO for them to apply and then ARNCO would give \$100,000 back in in-kind services and land or a combination.

Charlie Rector stated a previous city manager looked into a new well on Cherry Lake and was told the lot had to be 300 ft by 300 ft. Mr. Rector also questioned the pressure, etc. CM Bowers stated that is why the particular lot was selected.

Mayor Bell questioned what happens if we decide the lot is not a good location. Mr. Arnold stated the \$100,000 can be used whatever way the City wants to use the funds.

Mayor Bell questioned if the City Attorney had reviewed the documents. The documents need to be signed by August 20th. CC Gibson Smith noted they have been sent to the City Attorney.

Commissioner Goldberg stated that if this is approved by the State, the City is then committed to the \$100,000. He noted he is not comfortable with having unfilled in contracts.

Charlie Rector suggested getting a better definition of in-kind services. Commissioner Gunter stated the in-kind services could be cash.

Mr. Wetzel stated the contract does not tie the City to anything; it only tells the State that the City is behind the project.

Mayor Bell stated he would like to have an approval by the attorney prior to signing.

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Commissioner Gunter questioned when the \$100,000 would be given. Mr. Wetzel stated as soon as the approval is given, we can either start drilling on the lot or be given \$100,000.

CM Bowers stated we get full taxes and gain customers. Commissioner Gunter stated he would like to see the funding up front.

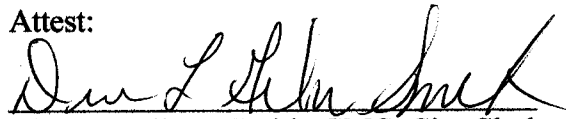
Vice Mayor Kelly moved and Commissioner Gunter seconded approving certifying the plat upon approval by the City Attorney. The motion carried with all commissioners voting aye.

06. ADJOURNMENT. There being no further business to discuss, Commissioner Goldberg moved to adjourn the special meeting. The special meeting adjourned at 6:55 p.m.



Christopher J. Bell, Mayor

Attest:



Diane L. Gibson Smith, CMC, City Clerk