

**FRUITLAND PARK CITY COMMISSION MEETING MINUTES
JULY 8, 2010**

MEETING STATISTICS. A regular 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, July 8, 2010 beginning at 7:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE. Pastor Chad Driggers of the First Baptist Church of Fruitland Park delivered the invocation followed by the Pledge of Allegiance led by Vice Mayor Gunter.

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

ELECTED OFFICIALS PRESENT. Commissioner Albert O. Goldberg, Commissioner Sharon Kelly, Vice Mayor John L. Gunter, Jr., Mayor Christopher J. Bell. Commissioner Jim Richardson arrived at 7:04 p.m.

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

01. Appraiser Larry King addressed questions regarding the Baugh property appraisal.

Mayor Bell stated there was a delay in the delivery of the appraisal. Mr. King stated he had to redo the appraisals as his first report put the three properties on one appraisal. He noted he did not remember if anyone called to request a delay in the process. Mr. King also stated he had been very busy.

Commissioner Richardson stated the comparables used in the appraisal went back two to two and one half years. Mr. King stated he does subscribe to sales service and has computer access to the Lake County Property Appraisers' website. He limited the area to use for comparables. Mr. King noted he was not happy with the sales either, but he looked for commercial or industrial zoned property.

Commissioner Richardson questioned the cost approach used. Mr. King reviewed the three types of approaches and the rationale for using the cost approach. Mr. King stated he also took two well known people (Marc Matthews and Howard Hewitt) into the building with him to determine the best usage of the building.

Commissioner Kelly questioned the time frame used to depreciate the building. Mr. King explained the chronological age versus effective age of the building. This building is a steel building which would hold the value longer.

Mayor Bell questioned if an estimate of costs to bring the structure back to functional was discussed. Mr. King noted no costs were discussed.

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02. Presentation on a Grant with St Johns River Water Management District by Jennifer Bolling, Paul Thomas, and Crystal Krehl (copy attached)

Jennifer Bolling (SMW GeoSciences) presented information on a water conservation cost share grant that pays for 50% of the project. City staff is proposing implementing the FlexNet water metering system and water conservation plan. This will be phased over three years starting with Wingspread.

CM Bowers stated one thing this will do is allow us to catch water line breaks easier and faster.

Paul Thomas(HD Supply) presented information on how the system works. He noted there is a transmitter at each water meter that relays information to an antenna on the water tower. Information is captured hourly and translated 6 times a day. Information can be polled at any time. This gives the ability to see how and when the water is used. The transmitter is capable of reading water, gas, and electric meters.

Mayor Bell noted new electric meters allow customers to see what is used and wondered if the customer be able to see the water usage with this meter. Mr. Thomas stated this service is available but not part of the core package. Shut off valves could also be added later on to allow automatic turn on/off.

Mayor Bell stated Wingspread is probably the furthest neighborhood from the water tower. Mr. Thomas stated the subdivision still falls under the "umbrella" of the transmitter. The system is expandable to include SCADA system, turn on/off valves, leak monitors, etc. Maintenance for the core system is \$3000 a year which covers software upgrades, system maintenance, etc.

Mayor Bell questioned if SJRWMD will require enforcement of irrigation. Ms. Bolling stated the intent is to use this as more of an educational tool than a tool to fine violators.

Mayor Bell questioned if the City could implement the system faster than the proposed three years. Ms. Bolling noted SJRWMD would probably like the project completed earlier. She noted Belleview and Apopka also use this system but not to this extent.

Mayor Bell stated this is one time when automation is going to allow the City to do more with less.

Commissioner Goldberg questioned if the system could be disconnected by the customer. Mr. Thomas noted the system can be disconnected, but the usage during the time the system was disconnected will be captured when it is reconnected. The system keeps 35 days of information. He further noted there is a 20 year battery on the transmitter and each transmitter can serve two meters.

CDD Rector asked the cost added to each meter. Mr. Thomas stated the transmitters cost approximately \$150 but each one can serve two water meters. There is very little cost to install the transmitter.

CM Bowers stated this is a sole source since we already have their meters in place. CA Gerken stated we are not required to bid this type of project out.

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Mayor Bell questioned if the money is available for this project. CT Palmer stated capital project funds could be used.

John Gunter asked if there was a timeline. Ms. Bolling stated the project is slated to be completed over three fiscal years. We are currently under negotiations with SJRWMD.

Commissioner Richardson stated the application presented in the packet was a lower number. Ms. Bolling stated the project was expanded slightly – the amount in the packet was for the FlexNet system only.

CDD Rector questioned if any other cities been contacted about the product. PWD Bostic stated he had talked to Belleview.

PSD Isom stated there is a current radio system in place, but not being used. Mr. Thomas noted the frequency used by this transmitter system is different.

CA Gerken questioned if the electric smart meters would cause interference. Mr. Thomas stated no.

Commissioner Gunter moved and Commissioner Goldberg seconded to move forward with the application for this project but not to sign any contracts until after the Florida League of Cities conference. The motion carried with all the Commissioners voting aye.

03. APPROVED THE CONSENT AGENDA AS PRESENTED.

Mayor Bell presented the Consent Agenda for approval.

Commissioner Goldberg moved and Commission Gunter seconded to approve the Consent Agenda as presented. The motion carried unanimously with all Commission Members voting aye. Items approved were: minutes of the regular meeting held June 24, 2010 and minutes of the CRA meeting held June 24, 2010.

04. AGENDA UPDATE - NONE

05. CITY ATTORNEY'S REPORT

a.) CA Gerken stated he spoke with Jim Stivender regarding CR466A and was assured the County is not moving forward without consulting with us. He will be attending the August 26th meeting.

b.) CA Gerken stated the electric system review was received from WHH and has been given to Leesburg to review.

06. CITY MANAGER'S REPORT

a.) CM Bowers stated we received a Consent Order–OGC File No. 09-3454 for our water system. We have responded stating the time schedule was not doable.

b.)CM Bowers stated the RW Beck report was evaluated by WHH and it failed the critical test of being objective and tracking the language in the franchise agreement.

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CM Bowers requested ratification of the WHH invoice for the review of the electric report. CA Gerken noted previous approval had been given for up to \$6,000.

- a) CM Bowers stated we can use CDBG match money for connections but not for the grant activity itself. This will require us to put more money in the grant than thought.
- Vice Mayor Gunter questioned the match money. David Fox, Fred Fox Enterprises, stated the CDBG grant funds cannot be used for impact fees.
- b) CM Bowers stated he will be going on vacation for two weeks and would like to appoint an Acting City Manager in his absence. Commissioner Goldberg moved and Commissioner Kelly seconded appointment of City Clerk Diane Gibson Smith as Acting City Manager while City Manager Bowers is out of state until amended by future motions. The motion carried with all Commissioners voting aye.
- c) Commissioner Richardson requested an update on Smart Fuels – CDD Rector stated he has not received any word from them.

07. PUBLIC HEARINGS

- a.) Held Second Public Hearing regarding the Community Development Block Grant.
David Fox stated the City is applying for a Community Development Block Grant in the 2009 cycle under the Neighborhood Revitalization category. Applications are due July 22, 2010. He reviewed the scope of the project which includes sewer lines on three streets, and water line replacements on two streets with new fire hydrants along Shiloh Street. He noted he is requesting approval for the scope of work, budget, and a vote approving the leverage of local funds.

Mayor Bell requested comments from the public. There were none.

Commissioner Kelly moved and Commissioner Richardson seconded to approve the scope of work for the project and budget as presented. The motion carried with all the Commissioners voting aye.

Commissioner Kelly moved and Commissioner Richardson seconded to approve the leverage of local funds in the amount of \$147,840. The motion carried with all the Commissioners voting aye.

Commissioner Kelly moved and Commissioner Richardson seconded to approve the use of up to an additional \$91,917 from the CRA funds, if needed, to connect those homes not qualified under the grant. The motion carried with all the Commissioners voting aye.

- b.) Adopted Resolution 2010-016 authorizing the submittal of the CDBG application.
CA Gerken read Resolution 2010-016 by title only as follows:

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION
FOR THE SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT TO
THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS FOR FEDERAL
FISCAL YEAR 2009, PROVIDING FOR AN EFFECTIVE DATE.

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Commissioner Kelly moved and Vice Mayor Gunter seconded to authorize submitting the application. The motion carried with Commissioner Kelly, Commissioner Richardson, Mayor Bell, Commissioner Goldberg, and Vice Mayor Gunter all voting aye.

c.) Adopted Resolution 2010-017 authorizing the implementation of short term and long term goals for the Community Development Plan in terms of the CDBG project.

CA Gerken read Resolution 2010-017 by title only as follows:

A RESOLUTION OF THE CITY OF FRUITLAND PARK AUTHORIZING THE IMPLEMENTATION OF THE LONG TERM AND SHORT TERM OBJECTIVES OF THE CITY OF FRUITLAND PARK COMMUNITY DEVELOPMENT PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Gunter moved and Commissioner Kelly seconded to authorize submitting the application. The motion carried with Vice Mayor Gunter, Commissioner Kelly, Commissioner Richardson, Mayor Bell, and Commissioner Goldberg all voting aye.

08. UNFINISHED BUSINESS

a.) Adopted Resolution 2010-014 amending the budget for mid-year. Read by CA Gerken

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BUDGET FOR THE 2009-2010 FISCAL YEAR; PROVIDING FOR THE AMENDMENT OF THE 2009-2010 BUDGET; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Richardson questioned the funds transferred in for the Public Safety Complex. He noted \$24,150 should be reduced from that figure. CT Palmer stated the report was completed prior to those discussions.

Commissioner Richardson questioned if the survey cost would also come out of that fund. CM Bowers stated yes.

Commissioner Richardson questioned if re-appropriating this much money was normal. CM Bowers stated no.

Vice Mayor Gunter noted a combination of things occurred this year. Commissioner Kelly agreed stating there are many things going on right now.

Vice Mayor Gunter moved and Commissioner Kelly seconded to approve Resolution 2010-014. The motion carried with Commissioner Goldberg, Vice Mayor Gunter, Commissioner Kelly, and Mayor Bell voting aye. Commissioner Richardson voted nay. He noted he was not here for all of the time covered.

09. NEW BUSINESS

a) Adopted Resolution 2010-015 for \$7800 in the Redevelopment Fund for the CDBG Grant engineering costs. CA Gerken read Resolution 2010-015 by title only as follows:

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A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BUDGET FOR THE 2009-2010 FISCAL YEAR TO APPROPRIATE \$7,800 FROM THE REDEVELOPMENT FUND FOR REDEVELOPMENT FUND ENGINEERING FOR THE CDBG GRANT, PROVIDING FOR THE AMENDMENT OF THE 2009-2010 BUDGET; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Kelly moved and Commissioner Goldberg seconded to adopt Resolution 2010-015. The motion carried with, Mayor Bell, Commissioner Goldberg, Vice Mayor Gunter, Commissioner Kelly, and Commissioner Richardson all voting aye.

b) Approved awarding of bid to South Lake Electric for the generator at the Wastewater Treatment Plant. City Engineer (CE) Duane Booth stated the wastewater treatment plant permit requires an alternate power supply. He noted various scenarios have been reviewed. One bid was received. The quoted priced does not include taxes. If we do a direct purchase though Generac, then we won't have to pay tax. The Generac specs were reviewed by the electrical engineer and determined to be an equal generator to the Cummins.

Mayor Bell asked if the main lift station had to be running at the same time as the plant. CE Booth stated no, there is enough capacity to run them separately. Given the amount of waste treated today, the one generator is enough. Later on a second generator may be needed.

Commissioner Richardson questioned if this plug would be compatible with the City of Leesburg. The answer was yes.

Commissioner Kelly moved and Vice Mayor Gunter seconded to approve awarding the Bid to South Lake Electric for the generator for the Wastewater Treatment Plant. The motion carried with Commissioner Richardson, Mayor Bell, Commissioner Goldberg, Vice Mayor Gunter, and Commissioner Kelly all voting aye.

c) Approved awarding bid to South Lake Electric for the electric panel upgrade for the generator at the Wastewater Treatment Plant.

CE Booth stated this is part of same project. The requirement for payment and performance bonds and the cost of permit fees have been removed so the contract is now \$7346. The bonds were removed due to the size of the job.

Commissioner Goldberg moved and Vice Mayor Gunter moved to accept the bid by South Lake Electric for the electric panel upgrade for the generator at the Wastewater Treatment Plant. The motion carried with all Commissioners voting aye.

10. CITIZENS' COMMENTS - None

11. COMMISSIONERS' COMMENTS

a.) Vice Mayor Gunter - none

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b.) Commissioner Goldberg – asked if any of the mid-year adjustments were due to changes from the County. Chief Isom stated there are items that will affect next year's budget.

c.) Commissioner Kelly - none

d.) Commissioner Richardson –stated the American Legion has agreed to help with the Meet and Greet on July 29, 2010. CC Gibson Smith noted details are still being worked out.


12. MAYOR BELL'S COMMENTS. Mayor Bell stated he has found tickets on Spirit Airlines for the Florida League of Cities Conference in August for \$122 per person. Anyone interested in flying, should meet with CC Gibson Smith to make the arrangements.

13. ADJOURNMENT. There being no further business to discuss, Commissioner Richardson moved to adjourn. The meeting adjourned at 9:39p.m.



Christopher J. Bell, Mayor

Attest:



Diane L. Gibson Smith, CMC, City Clerk

SJRWMD Cost Share Program

Water Conservation Planning

50% Cost Share for Applicable Projects

This program includes five types of projects:

1. Reliability and performance testing of new landscape irrigation technology
2. Automated tracking of historical customer consumption data
3. Reliability and performance testing of new high-efficiency indoor fixtures
4. Enforcement of landscape irrigation ordinances and related education efforts
5. Other (new and innovative technology and practices)



City of Fruitland Park Cost Share Project

Proposed Project:

- 1) FlexNet Automatic Meter Reading System - City Wide
- 2) Strategic Water Conservation Plan Development
 - Merge billing data and parcel level data using GIS software
 - Develop customer profiles
 - Develop water conservation program to address water use habits and patterns based on customer profiles
 - Track programs to determine cost/benefit ratio and refine programs as necessary

