

FRUITLAND PARK CITY COMMISSION MEETING MINUTES
JUNE 11, 2009

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, June 11, 2009 beginning at 7:03 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE. Commissioner Martin delivered the invocation followed by the Pledge of Allegiance led by Vice Mayor Sharon Kelly.

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., Commissioner Darrel E. Martin, Vice Mayor Sharon Kelly, 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, and City Clerk (CC) Diane Gibson Smith.

01. APPROVED THE CONSENT AGENDA.

Commissioner Martin moved and Vice Mayor Kelly seconded to approve the Consent Agenda as presented. The motion carried unanimously with all Commission Members voting aye. The items approved were:

- a.) Minutes of the May 28, 2009 Commission Workshop
- b.) Minutes of the May 28, 2009 regular City Commission meeting

02. Agenda Update

03. Public Hearing

- a) Community Development Block Grant by Fred Fox Enterprises, Inc.

- a. Held First Public Hearing to receive citizen views concerning the city's economic and community development needs pertaining to the City applying for a Florida Department of Community Affairs (DCA) Small Cities Community Development Block Grant (CDBG) of up to \$700,000.

Fred Fox, grant consultant, stated this is the first of two public hearings to be held. Mr. Fox explained the four different types of Community Development Block Grants available. The Neighborhood Revitalization Grant is the best one for the City. The initial grant contract is for two years. He noted the next cycle is expected in October.

Vice Mayor Kelly questioned if any of these grants were being looked at for CR466A. CM Bowers stated not at this time. We are looking at the Neighborhood Revitalization CDBG with the same project as before but with changes.

Mayor Bell requested questions and/or comments from the Public. There were none.

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- b. Approval of project for the application. Mr. Fox stated staff has defined a project which was submitted in a previous year. This project will be tweaked and then resubmitted this year.

Vice Mayor Kelly moved and Commissioner Martin seconded using the same project as last year with some adjustments but keeping the area between Poinsettia, Cooke, Shiloh and Maple. The Commission approved the motion with all members voting aye.

- c. Held Fair Housing Workshop. Mr. Fox reviewed Fruitland Park's Fair Housing policy.

Mayor Bell requested questions and/or comments from the Public. There were none.

04. City Attorney's Report – none.

Vice Mayor Kelly questioned if the meeting regarding the right-of-way on CR466A had been held. CA Gerken stated Lake County has not held any meetings, but has assured us Fruitland Park staff will be included.

Mayor Bell stated he was told some of the money from CR 466 is being held back until some of the takings go away. CA Gerken stated he had not heard of any funds being held back.

Mayor Bell stated he had heard someone had told property owners along CR 466 not to sign off in order to get additional money for the property. CA Gerken stated he had not heard this but can check into it.

Vice Mayor Kelly stated she would like us to review the properties Lake County plans on taking. CA Gerken stated currently Lake County appears to have only approached property owners who may be in foreclosure or having other problems. Nothing is moving forward very quickly.

05. City Manager's Report

- a) Electric status update – CM Bowers stated he distributed an expanded Electric Update memo that includes asking the consultants to use the area named in the agreement as the starting point. AECOM/Boyle has an engineer on staff that may be able to help us. Unfortunately due to a recurring health problem, Bruce Kirby has stated he would not want to be considered for the long-term electric coordinator position but is willing to stay on part time to help us through the evaluation process.
- b) Site analysis for the Public Safety Complex. CM Bowers stated we need to decide where the Fire Station will be placed. CM Bowers reviewed the options.

Vice Mayor Kelly stated she would not like to move the Casino as that would be a waste of money. Cost stated for moving the Casino was between \$50,000 - \$100,000.

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Mayor Bell stated he would like to have a campus setting. This will be a long-term site. It needs to utilize the whole block. CRA funds can be used to purchase extra properties.

Commissioner Martin stated we should use the Baugh property for the Fire Station instead of taking more property off the tax rolls. Mayor Bell noted this would move the Fire Station out of the center of the City.

Commissioner Goldberg stated there are more benefits to keep the public buildings in one area. It would also integrate better.

Vice Mayor Kelly reminded everyone of the income property which would be lost if the property next to City Hall was used. Moving the Fire Station to the current Public Works area would improve the area.

Commissioner Gunter questioned what other property would be needed at the Public Works property. PSD Isom stated the Davenport property would need to be purchased.

Charlie Rector stated the Baugh property should not be used for a Fire Station as it is prime property for a recreation area.

George Powell, Powell Design Group, Inc., reviewed information on each of the three suggested locations. (Copy of presentation is attached.) He noted there are three options for Site A (property next to City Hall). Mr. Powell provided pros and cons of each site.

Commissioner Martin moved and Commissioner Gunter seconded to move forward with Site A, Option 3. The motion carried with a vote of 4 – 1, with Vice Mayor Kelly opposing.

CM Bowers requested authorization to appraise the remaining properties in the block. Commissioner Martin moved and Commissioner Gunter seconded to have appraisals done on the remaining properties. The motion carried with all the Commissioners voting aye.

CM Bowers stated he and CT Palmer were looking into returning the Baugh property purchase funds to General Fund by using CRA funds. This will refund the reserve funds and put them back to the acceptable level. CA Gerken noted this will be done by resolution.

CT Palmer noted the impact fees which have been used on that purchase will also be returned to the impact fee funds.

CM Bowers stated CRA funds can also be used to purchase the additional property for the Public Safety Complex location.

- 06. Unfinished business
- 07. New business

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- a) Adopted Resolution 2009-009 proclaiming a regular election to fill vacancies on the Commission. CA Gerken read Resolution 2009-009, by title only, as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, CALLING FOR A REGULAR ELECTION TO FILL VACANCIES ON THE CITY COMMISSION; SETTING AN ELECTION DATE; NAMING THE VACANCIES TO BE FILLED; ESTABLISHING A POLL LOCATION; ESTABLISHING A QUALIFYING PERIOD; ESTABLISHING ELECTION PROCEDURES; PROVIDING FOR ELECTION ARRANGEMENTS; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Kelly moved and Commissioner Goldberg seconded to adopt Resolution 2009-009. The motion carried with Commissioner Martin, Mayor Bell, Commissioner Goldberg, Commissioner Gunter, and Vice Mayor Kelly voting aye.

Mayor Bell announced qualifying will begin at 12:00 noon on Monday, July 13th and continue through 12:00 noon on Friday, July 24th.

- b) Continued contract negotiations with Powell Design Group, Inc. George Powell stated he reviewed the building and expect this to be a \$4.5 million project. Mr. Powell stated he is offering to do this project for \$345,000 all inclusive with the exception of interior design, leed certification and commissioning, or cost estimating.

Mayor Bell stated we are looking at two phases. Mr. Powell stated he would include separate construction administration fees on the second phase.

CM Bowers stated we may need to bid as a whole project and then have an Option A with the Fire Station only.

Mayor Bell questioned if Mr. Powell was willing to do the documents both ways? Mr. Powell stated yes.

Mr. Powell stated he could hold back a portion for the in-house administration of the Police Station. Going forward, the only cost would be the cost of the actual site visits. Mr. Powell suggested \$650 per trip. Mayor Bell suggested \$500 per trip.

The consensus of the Commission was to accept the price of \$345,000 quoted by Mr. Powell but with a \$500 per trip charge for Phase 2. The contract will be brought back to the next Commission meeting.

PSD Isom stated conceptual plans need to be submitted with the grant application in early July. CM Bowers stated we will supply a letter of intent in advance for putting items together for the grant.

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- c) Cancellation of regular Commission meetings for July 23, 2009 and August 13, 2009. The Commission approved canceling the regular meetings for July 23, 2009 and August 13, 2009.

- 08. Citizens' comments - none

- 09. Commissioners' comments
 - a) Vice Mayor Kelly - none
 - b) Commissioner Gunter - none
 - c) Commissioner Martin - none
 - d) Commissioner Goldberg - none

- 10. Mayor Bell's comments – Mayor Bell stated Fruitland Park was responsible for the renaming of the Lake County Water Alliance to Water Alliance of Lake County.

- 11. ADJOURNMENT. There being no further business to discuss, Commissioner Goldberg moved to adjourn. The meeting adjourned at 9:14 p.m.

_____/s_____
Christopher J. Bell, Mayor

Attest:

Diane L. Gibson Smith
Diane L. Gibson Smith, CMC, City Clerk