FRUITLAND PARK CITY COMMISSION REGULAR MEETING MINUTES
February 13, 2025

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, January 9, 2025, at 6:03 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioners John Mobilian, and Joey "Joseph" Cosenza III

Members Absent: Commissioner Chris Bell

Also Present: City Attorney Anita Geraci-Carver, Interim City Manager Karen Manila, City Treasurer Gary Bachman; Interim Police Chief Henry Rains; Human Resources Director John Klein; Administrative Manager Sharon Williams, Community Development Department; Kelli Fielder, Permit Tech II; Brenda Sigala, Permit Tech I, Michael Ranking, Director Building & Zoning/Community Development; Public Works Director Robb Dicus; and Interim City Clerk Gwen Keough-Johns.

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

After Mayor Cheshire called the meeting to order, Pastor Brian Tillman, of Covenant Life Church of God gave the invocation and Interim Police Chief Rains led in the Pledge of Allegiance to the flag.

ACTION: 6:00:36 p.m. No action was taken.

2. ROLL CALL

After Mayor Cheshire called the meeting to order and announced the decorum for this evening's meeting, he requested that Ms. Keough-Johns call the roll where a quorum was declared present.

ACTION: 6:01:41 p.m. No action was taken.

3. RECESS TO THE COMMUNITY REDEVELOPMENT AGENCY 6:01 p.m.

ACTION: 6:04:31 p.m. The CRA Meeting was Adjourned.

4. CONSENT AGENDA

There were no consent agenda items.

ACTION: 6:04:39 p.m. No action was taken.

5. **REGULAR AGENDA –**

(a) **Resolution 2025-014 Approving Service Order with ClearGov Budgeting Software**

Ms. Geraci-Carver read into the record proposed Resolution 2025-014, the substance of which is as follows:

> A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE SERVICE ORDER DATED JANUARY 1, 2025, TERMS AND CONDITIONS, AND ADDENDUM NO. 1 BETWEEN CLEARGOV, INC. AND THE CITY OF FRUITLAND PARK RELATING TO FINANCIAL BUDGET AND PPERFORMANCE MANAGEMENT SOFTWARE, PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:06:09 p.m. **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Resolution 2025-014 as previously cited.**

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

(b) **Request for Extension of Preliminary Plan approval – Crystal Lake Vista**

Ms. Geraci-Carver recommended continuing this item since the applicant was not present.

ACTION: 6:07:03 p.m. **a motion was made by Commissioner Mobilian and seconded by Vice Mayor DeGrave that the city commission TABLE the Extension of Preliminary Plan Approval – Crystal Lake Vista.**

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

(c) **Resolution 2025-015 Approving Mauldin & Jenkins to Provide Auditing Services for the City of Fruitland Park**

Ms. Geraci-Carver read into the record proposed Resolution 2025-015, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE AUDIT ENGAGEMENT AGREEMENT DATED FEBRUARY 4, 2025 FROM MAULDIN & JENKINS CPAs & ADVISORS TO PROVIDE AUDITING SERVICES FOR FISCAL YEAR ENDING SEPTEMBER 30, 2024 AND APPROVING THE EXAMINATION ENGAGEMENT AGREEMENT

DATED FEBRUARY 4, 2025 FROM MAULDIN & JENKINS CPAs & ADVISORS TO EXAMINE COMPLIANCE WITH FLORIDA LAW RELATING TO INVESTMENT OF PUBLIC FUNDS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; APPROVING ADDENDUM NO. 1 TO EACH AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:08:03 p.m. After discussion, **a motion was made by Commissioner Mobilian and seconded by Commissioner Cosenza that the city commission adopt Resolution 2025-015 as previously cited.**

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

6. **PUBLIC HEARING –**

(a) **Second Reading and Public Hearing – Ordinance 2025-007 Solid Waste Rates Increase – Waste Management, Inc.**

Ms. Geraci-Carver read into the record proposed Ordinance 2025-007, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING RATES FOR THE PROVISION OF WASTE MANAGEMENT SERVICES TO THE RESIDENTS OF THE CITY OF FRUITLAND PARK; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: 6:09:20 p.m. After discussion, **a motion was made by Vice Mayor DeGrave and seconded by Commissioner Mobilian that the city commission adopt Ordinance 2025-007 as previously cited.**

John Manis, of 860 Parrish Place, asked why the increase exceeded the Consumer Price Index (CPI). Jose Bascom, from Waste Management, explained that the price increase was due to a rise in disposal costs.

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

7. **QUASI-JUDICIAL PUBLIC HEARING**

END OF QUASI-JUDICIAL PUBLIC HEARING

END OF PUBLIC HEARING

8. **(a) City Manager**

i. **Economic Development Status Update Report**
ii. **Commercial Developments Permits Issued Status Update Report**

Mike Rankin, Director of Community Development, provided an update on ongoing projects, including Evolve and AdventHealth. He noted that a traffic signal would be installed at Oliver Lane and CR 466A.

He also updated the Commission on the comprehensive plan, stating that he has been working with Rob Ern, Halff Engineering, and Ms. Manila to determine a rooftop calculation for the sewer impact analysis. Currently, the number is estimated at 2,500 new rooftops, with potential for more as infill development continues. He emphasized the importance of ensuring this number is accurate for future discussions with the town of Lady Lake and the development of a sewer treatment facility.

Mr. Rankin clarified that the properties in front of the Baptist Church being developed would not be a shopping center.

Additionally, he addressed challenges with a property on CR 466A, where a developer initially planned to construct a storage facility. After discussions with staff, the developer agreed to place climate-controlled storage at the rear of the property, with commercial development in the front to maintain a more visually appealing streetscape.

(b) City Attorney

Ms. Geraci-Carver provided follow-up information regarding development agreement expiration dates, stating that the code requires agreements to include either an expiration date or a series of expiration dates tied to specific improvements or phases.

She also addressed sewer capacity concerns and the City's ongoing discussions with Lady Lake. She noted that while the City explores sewer capacity solutions, imposing a temporary moratorium would be a valid option. Alternatively, she suggested that when development applications are submitted and capacity is unavailable, an agreement could be reached where the developer and owner acknowledge the lack of capacity and proceed at their own risk, understanding that the City cannot currently provide service.

Vice Mayor DeGrave opposed a moratorium but supported informing developers of the current capacity limitations. He suggested managing the issue through individual agreements as needed, requiring developers to sign a document acknowledging their awareness of the sewer capacity constraints.

ACTION: 6:30:26 p.m. No action was taken.

i. **Wayne Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628** – No additional update was given at this time.

9. UNFINISHED BUSINESS

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

ACTION: 6:20:46 p.m. No action was taken.

10. PUBLIC COMMENTS

Carl Yauk, of 1123 Ritter Road, asked what alternatives the City had in case the Town of Lady Lake does not agree to provide sewer capacity. Vice Mayor DeGrave responded that the city is actively exploring alternatives.

Mitchell Langley, 101 S. Valley Road, the Commission regarding the continued approval of development despite concerns about inadequate supporting infrastructure.

Ms. Manila noted that the Metropolitan Planning Organization (MPO) has allocated $11 million in its FY 2025-2026 budget for construction improvements along CR 466A to help address the infrastructure needs.

ACTION: 6:25:09 p.m. No action was taken.

11. COMMISSIONERS' COMMENTS

(a) **Commissioner Cosenza**

Commissioner Cosenza stated that he has nothing to report at this time.

ACTION: 6:25:20 p.m. No action was taken.

(b) **Commissioner Mobilian**

Commissioner Mobilian announced that he would be relocating his residence and would be resigning from the Fruitland Park City Commission, effective at the end of March.

ACTION: 6:25:33 p.m. No action was taken.

(c) **Commissioner Bell**

Commissioner Bell was absent from the meeting at this time.

ACTION: 6:25:54 p.m. No action was taken.

(d) **Vice Mayor DeGrave**

Vice Mayor DeGrave asked Ms. Manila to provide a brief update on Arbor Hills. Ms. Manila stated that Arbor Hills, Phase I, has published a public hearing notice in the Village Daily Sun regarding their assessments. She noted that the assessment amounts are extremely high for the various lot sizes, raising concerns about their potential impact on home sales. Staff members are currently gathering additional information to further evaluate the situation.

ACTION: 6:28:26 p.m. No action was taken.

12. MAYOR'S COMMENTS

a. Dates to Remember

Mayor Cheshire announced the following events:

- February 14, 2025, 5:30 p.m., *A Night on The Town*, City Hall, Library and Gardenia Center
- February 14, 2025, 8:00 p.m. *Fruitland Park Comedy Night*, Gardenia Center
- February 21-22, 2025, 6:00 p.m., *Tractor Pull*, Windy Acres Arena

ACTION: 6:28:44 p.m. No action was taken.

13. ADJOURNMENT

The meeting adjourned at 6:29 p.m.

Gwen Keough-Johns, BS, MMC
Interim City Clerk

Chris Cheshire, Mayor