FRUITLAND PARK CITY COMMISSION REGULAR MEETING MINUTES
October 9, 2025

A regular meeting of the Fruitland Park City Commission was held at 506 W. Beckman Street, Fruitland Park, Florida 34731 on Thursday, October 9, 2025, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioners Martina Williams, Joseph Cosenza III and Michael Raysin

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Interim Police Chief, Henry Rains, Human Resources Director John Klein; Public Works Director Robb Dicus; Michael "Mike" Rankin, Interim Community Development Director, LPG Urban & Regional Planners Inc. (consultant retained by the city), and Gwen Johns, City Clerk.

Total Attendance: 19

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Interim Police Chief Rains who then led the pledge of allegiance to the flag.

2. ROLL CALL

After the Invocation and Pledge of Allegiance, Mayor Cheshire called the meeting to order and announced decorum for the meeting. He then requested that Ms. Johns call roll where a quorum was declared present.

3. CONSENT AGENDA

(a) **Approval of Minutes** (city manager/city clerk)

September 25, 2025, Regular City Commission Meeting

ACTION: **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve the Consent Agenda as presented. The motion carried by a unanimous vote.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

4. REGULAR AGENDA

(b) **Resolution 2025-077, Approving the Purchase of Four Vehicles for the Police Department utilizing Bid Pricing Pursuant to a Contract held by the Florida Sheriff's Association.** (city manager/city attorney/interim police chief)

Anita Geraci-Carver, City Attorney, read Resolution 2025-077 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PURCHASE OF FOUR VEHICLES FOR THE POLICE DEPARTMENT UTILIZING BID PRICING PURSUANT TO A CONTRACT HELD BY THE FLORIDA SHERIFF'S ASSOCIATION, INCLUDING THE PURCHASE OF TWO 2025 FORD POLICE INTERCEPTORS FROM BOZARD GOVERNMENT FLEET, ONE 2025 CHEVROLET TRAILBLAZER FROM CARL BLACK ORLANDO; AND ONE 2025 CHEVROLET TAHOE 4x4 FROM CARL BLACK ORLANDO; APPROVING THE FOUR VEHICLES TO BE OUTFITTED WITH DANA SAFETY POLICE PACKAGES PUSUANT TO A CONTRACT HELD BY BRADFORD COUNTY SHERIFF'S OFFICE; AUTHORIZING THE CITY MANAGER TO EXPEND THE FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to approve Resolution 2025-077, as presented. The motion carried by a unanimous vote.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(b) Resolution 2025-078, Change Order with Halff Associates, Inc. for Additional Professional Services Related to Wastewater Master Plan Update.

Anita Geraci-Carver, City Attorney, read Resolution 2025-078 by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A CHANGE ORDER FROM HALFF ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED $25,000 FOR ADDITIONAL PROFESSIONAL SERVICES RELATED TO UPDATING THE WASTEWATER MASTER PLAN TO INCLUDE A NEW WASTEWATER TREATMENT PLANT AND RECLAIMED WATER SYSTEM TO BE BUILT, OWNED AND OPERATED BY THE CITY OF FRUITLAND PARK; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Williams asked what had changed and why the $25,000 needed to be expended. Ms. Manila explained the changes that had taken place relative to an agreement with the Town of Lady Lake, and how that change had impacted the current master plan.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to approve Resolution 2025-078, as presented. The motion carried by a unanimous vote.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

(c) Resolution 2025-079, Approval of a Contract for the Sale and Purchase of Land to Acquire Real Property for Construction of a Water Treatment Plant.

Ms. Geraci-Carver read Resolution 2025-079, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE CONTRACT FOR SALE AND PURCHASE OF LAND TO ACQUIRE REAL PROPERTY FOR CONSTRUCTION OF A WATER TREATMENT PLANT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND CLOSING DOCUMENTS; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Manila noted that the city would be constructing a new water treatment plant which would include two new wells and be located in the northeast sector of the city. This construction will be necessary to increase water availability in that section of town where most of the growth is occurring. The property is approximately five acres located on Gray's Airport Road, and the cost will be $500,000 plus 3% commission. She noted she had communicated with several appraisers and will schedule an appraisal, which will take anywhere from two to three weeks. If the appraisal does not come in greater than the $500,000, the contract will be void.

Vice Mayor DeGrave wondered if the area surrounding the property would be developed. He asked if there were any provisions in the contract that would revert the property back to the owner if for some reason the water plant could not be constructed. He also asked about flagged lots to which Mr. Rankin responded there are cases, but he would not recommend making an exception for the City. Vice Mayor DeGrave said his concern was that there had not been any aquifer testing on the property, to date.

Mayor Cheshire noted that this property was chosen by a previous City Commission. John Gunter, 407 W Mirror Lake Drive, indicated that the property had not been tested to his knowledge. However, there is a 12-inch well on Eagle's Nest Road that was tested and found acceptable.

Robb Dicus, Public Works Director, stated there were two currently permitted wells on this property for the City of Fruitland Park which would indicate that some testing had been done in the past.

Mr. Rick Wolfarth, seller, said the location is a remarkably high production location for water wells.

Vice Mayor DeGrave inquired about payment and Ms. Manila suggested that the property would be paid for out of the utility fund.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Commissioner Raysin to approve Resolution 2025-079, as presented. The motion carried by a unanimous vote.**

Mayor Cheshire called for a roll call vote on the motion and declared it carried unanimously, 5-0.

5. PUBLIC HEARINGS

END OF PUBLIC HEARINGS

6. QUASI-JUDICIAL PUBLIC HEARING

END OF QUASI-JUDICIAL PUBLIC HEARING

7. (a) City Manager

Ms. Manila discussed street closures for Halloween. Interim Police Chief Rains followed up that every year, streets in the historical district are closed for Trick or Treating. He noted this is the largest event for the city.

(b) City Attorney

i. Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116

Ms. Geraci-Carver had nothing additional to report.

8. UNFINISHED BUSINESS

9. PUBLIC COMMENTS

Kimberly Lily Pearson, 706 Smith Street, discussed sediment coming out of her faucets. Ms. Manila further indicated that she would get with Mr. Dicus to collect historical information about the area with regard to water and wastewater and get back to Ms. Pearson. Ms. Pearson asked if the fire hydrants in her neighborhood could be flushed. Mr. Dicus noted that all water pipes in that area of the city are PVC pipes. He noted there have been no other complaints from the area, and that water is tested every day. He also noted that fire hydrants are flushed on a regular basis.

Tommy Treadway, 900 Paso Aly, discussed the September 25, 2025, City Commission meeting where another resident expressed the need for a sidewalk through his yard. He said he had lived in the same location for 17 years and there had never been a sidewalk. He stated that he was told by the builder that there would never be a sidewalk and he noted this had been an issue for the past three weeks. He asserted that there was no harassment, and that he had tried to speak to Ms. Cologne about the situation. He also stated that he was lobbying to not have a sidewalk in his front yard. Mayor Cheshire stated that the area where a sidewalk would be placed is right of way and does not belong to the property owner. He noted that city staff would look into the issue.

Ms. Manila stated there had been a letter from the developer and a sidewalk was supposed to be installed. She said the intention was always that there would be a sidewalk. She further noted that the new elementary school has changed dynamics in the area.

Marie Martorana, 3164 Lowe Court, asked about the widening of 466A. Mayor Cheshire said 466A is a county road. Ms. Manila followed up that construction is projected to start in 2027.

Mitchell Langley, 101 South Valley Road, noted that where the sidewalk ends along Urick, is an area where there needs to be a sidewalk. He noted kids walking that route to get to and from school. He also mentioned that there should also be a crosswalk in the same location.

10. COMMISSIONERS' COMMENTS

(a) **Commissioner Williams** – Nothing to report.

(b) **Commissioner Cosenza** – Nothing to report.

(c) **Commissioner Raysin** – Requested to be excused from the October 23rd meeting.

(d) **Vice Mayor DeGrave** – Nothing to report.

11. MAYOR'S COMMENTS

Dates to Remember
Mayor Cheshire announced the following events:

- October 16, 2025, Pint for a Pint Blood Drive at Library
- October 23, 2025, City Commissioner Meeting at 6:00 p.m.
- October 24, 2025, Halloween Party at The Gardenia Center

For additional events, please visit Calendar | City of Fruitland Park Florida.

12. ADJOURNMENT

The meeting adjourned at 6:35 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor