FRUITLAND PARK CITY COMMISSION
REGULAR MEETING MINUTES
JULY 9, 2026

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, on Thursday, July 9, 2026, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioner Michael Raysin

Also Present: City Manager Karen Manila, City Attorney David Langley, Police Lieutenant Courtney Corman, Police Sergeant Anthony Buehler; Human Resources Director John Klein; Finance Director Kim Gehrke; Community Development Administrative Manager Sharon Williams, Permit Tech Kelli Fielder, Permit Tech Brenda Sigala; Interim Community Development Director Michael Rankin, Director of Community Services Barbara Fields, Director of Public Works Robb Dicus, City Clerk Gwen Johns

Total Attendance: 47

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

After Mayor Cheshire called the meeting to order, an Invocation was given by Allen Tillman of New Salem Missionary Baptist Church

Sergeant Anthony Buehler 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. CITY COMMISSION RECESS TO COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD MEETING

The CRA meeting was called to order at 6:03 p.m. and at approximately 6:05 p.m., the City Commission reconvened.

4. PRESENTATIONS

(a) Proclamation to Recognize Parks & Recreation Month

Mayor Cheshire read the Proclamation and presented it to Barbara Fields, Director of Community Services.

5. CONSENT AGENDA

(a) Approval of Minutes.

June 11, 2026, Amended Regular City Commission Meeting (walked on by staff)
June 25, 2026, Regular City Commission Meeting

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Raysin to approve the Consent Agenda, as presented.

Mayor Cheshire called for a vote on the motion and declared it carried unanimously, 3-0.

6. REGULAR AGENDA

(a) Resolution 2026-032, Fire Assessment Interlocal Agreement with Lake County

Mr. Langley read Resolution 2026-032, by title only:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT FOR VILLAGES PUBLIC SAFETY DEPARTMENT SPECIAL ASSESSMENT FUNDING BETWEEN THE CITY OF FRUITLAND PARK, LAKE COUNTY, LADY LAKE, AND VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Karen Manila, City Manager, provided an explanation of the Resolution. She noted that approval of this interlocal agreement would move the administrative duties for the fire assessment in The Villages from the City of Fruitland Park to Lake County.

A motion was made by Commissioner Raysin and seconded by Vice Mayor DeGrave to approve Resolution 2026-032. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 3-0.

(b) Resolution 2026-033, Fire Assessment Resolution

Mr. Langley read Resolution 2026-033, by title only.

A RESOLUTION OF THE CITY OF FRUITLAND PARK, FLORIDA, RELATING TO THE PROVISION OF FIRE SERVICES WITHIN THE VILLAGES OF FRUITLAND PARK BENEFIT AREA IN THE CITY OF FRUITLAND PARK; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE SERVICES ASSESSMENT FOR THE FISCAL YEAR

BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Manila provided an explanation of the Resolution.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Raysin to approve Resolution 2026-033. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 3-0.

(c) Resolution 2026-034, Interlocal Agreement with Lake County regarding Tax Increment Revenues, CRA – Ambulance MSTU

Mr. Langley read Resolution 2026-034, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT REGARDING TAX INCREMENT REVENUES BETWEEN LAKE COUNTY, THE CITY OF FRUITLAND PARK, AND THE CITY OF FRUITLAND PARK COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Manila provided an explanation of the Resolution. Vice Mayor DeGrave asked if there were any instances where CRA funds were mixed with the funds under agreement with Lake County. Ms. Manila said no.

A motion was made by Commissioner Raysin to approve Resolution 2026-034. The motion died due to lack of a second.

A motion was made by Mayor Cheshire and seconded by Vice Mayor DeGrave to deny Resolution 2026-034. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 3-0.

(d) Resolution 2026-035, Rejection of RFP's related to the City Hall Renovation Project

Mr. Langley read Resolution 2026-035, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REJECTING ALL PROPOSALS RECEIVED FOR REQUEST FOR PROPOSALS 2026-01 FOR CITY HALL INTERIOR RENOVATIONS; AUTHORIZING THE CITY MANAGER TO REDUCE THE SCOPE OF WORK; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Manila provided an explanation of the Resolution. She noted the bids far exceeded the budgeted amount for this project.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Raysin to approve Resolution 2026-035, rejecting proposals. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 3-0.

(e) Resolution 2026-036, Appointment of City Commissioner to Fill Seat for District 3, until November 3, 2026, General Election

Mr. Langley read Resolution 2026-036, by title only.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPOINTING A RESIDENT OF DISTRICT 3 TO FILL THE COMMISSION VACANCY IN DISTRICT 3 TO SERVE UNTIL THE NEXT CITY ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Cheshire asked the following candidates to introduce themselves and give a brief bio:

Jayvelle Blackman	Albert Goldberg
Ken Gibson	Conrad Murphy
Robert Wille	Jeanine Racine

The City Commission discussed the candidates, noting that any one of those who applied would be good in the position.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Raysin to approve Resolution 2026-036, appointing Mr. Albert Goldberg. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 3-0.

6. PUBLIC HEARING

END OF PUBLIC HEARING

7. (a) City Manager

Ms. Manila reminded the City Commissioners of the Advent Health ribbon cutting ceremony on Friday, July 17, 2026, at 12:00 noon.

(b) City Attorney

Nothing to report.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. PUBLIC COMMENTS

Mitchell Langley, 101 S. Valley Road, spoke about Ordinance 2025-025, Annexation of Vita Serena, questioning the integrity of the city's process. He stated that he would be filing a writ certiorari on Friday, July 10, 2026.

Ken Hutchinson, 107 E. LaVista Street, expressed concerns about the commission not listening to the residents. He asked the commissioners to please stop and listen to the citizens.

Katheryn Stafford, 35824 Micro Racetrack Road, referenced the notice to surrounding property owners for Ordinance 2025-026, Vita Serena. She did not believe the notice provided was adequate.

Carl Yauk, 1123 Ritter Road, echoed the comments made. He also shared thoughts about agenda items presented this evening and reiterated the importance of the City Commission listening to the residents.

Sally Wade, 2450 Backwater Way, and property owner at 35699 Micro Racetrack Road, stated that her concern was for the community on Micro Racetrack Road. She said many members of the community did not receive any notice regarding the development of Vita Serena. She urged the City Commission to find a way to allow public input from the residents who will be most impacted by this development.

Sarah McCallum, 2125 Miller Blvd & 101 S Dixie, discussed the notices to surrounding property owners and noted that she had filed an appeal.

Bob Wille, 843 Berryhill Circle, discussed the city's communications with residents, which he believed could be significantly improved.

Mayor Cheshire stated that if something has been done incorrectly, it needs to be corrected. He noted that the City Manager and the City Attorney were looking into the details. He shared his sentiments about having things done the right way, and the importance of transparency. Mayor Cheshire thanked those who have been attending meetings consistently as of late. He said in the past, there has been no public participation. He encouraged citizens to continue to be involved in their municipal government.

Chuck Padgett, 1740 Myrtle Lake Avenue, stated that he believed any errors made were unintentional. He praised city staff for being responsive and trying to do things right.

Mayor Cheshire stated the City Commission has worked hard to slow development and increase density. He reiterated the importance of public participation in local government.

9. COMMISSIONERS' COMMENTS

(a) Vice Mayor DeGrave – Nothing to report.

(b) Commissioner Raysin – Nothing to report.

10. MAYOR'S COMMENTS

Mayor Cheshire announced upcoming dates to remember.

Mondays, Wednesdays & Fridays	Miles & Smiles Wellness Program (ending in August)
Monday, July	Summer Camp Program in Progress (ending July 19th)
Tuesdays	Dancing Through the Decades 6:00 p.m. at the Gardenia Center (ending in August)
Thursday, July 23rd	City Commission Meeting
Tuesday, August 18th	Election Primary for District 3

11. ADJOURNMENT

The meeting adjourned at 6:57 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor