

**FRUITLAND PARK CITY COMMISSION  
REGULAR MEETING MINUTES**

**June 13, 2019**

City Hall Commission Chambers  
506 W. Berckman Street  
Fruitland Park, Florida 34731  
6:00 p.m.

**Members Present:** Mayor Chris Cheshire, Vice Mayor John L. Gunter, Jr., Commissioners Chris Bell, Patrick DeGrave, and John Mobilian.

**Also Present:** City Manager Gary La Venia; City Attorney Anita Geraci-Carver; City Treasurer Jeannine Racine; Police Chief Erik Luce; Deputy Fire Chief Tim Yoder, Fire Department; Public Works Director Dale Bogle and Deputy City Clerk Dana M. Coleman.

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

**ACTION:** 6:00:00 PM Mayor Cheshire called the meeting to order, Reverend Dr. Pastor George Mulford, Grace Bible Baptist Church gave the invocation, and Police Chief Luce led in the Pledge of Allegiance to the flag.

**2. ROLL CALL**

**ACTION:** 6:00:17 PM At Mayor Cheshire's request, Ms. Coleman called the roll and a quorum was present.

**3. CONSENT AGENDA**

Approval of Minutes – May 23, 2019 regular meeting.

**ACTION:** 6:00:47 PM **On motion of Commissioner DeGrave, seconded by Commissioner Mobilian and unanimously carried, the city commission approved the consent agenda.**

**4. REGULAR AGENDA**

**(a) Utility Rate Study Presentation**

Recommendations for rate increases were provided and the city commission addressed how to proceed with the rate increases. Based on the presentation information, the rate increases should begin August 1, 2019 where an ordinance will be considered at the next meeting with the new rates.

Mr. Brian Mentz, GovRates Inc., gave a power-point presentation on the preliminary results of the utility rate study for FY 2019/20; referred to his recent meeting held individually with each elected official noting their views on same and relayed the following requested city commission action and recommendations to:

- provide direction on water and wastewater utility rates for FY 2019/20;
- work with Central Sumter Utility Company LLC to develop and determine an appropriate bulk potable water rate adjustment plan and rate phasing arrangements;
- adopt meter installation charges based on “actual cost plus 10 percent” of meter installation at any residence or business establishment, for all meter sizes;
- establish a policy to enable the city to invoice customers for damage to grinder pump components due to customer negligence or abuse or third-party acts; additionally consider forgiving the first repair, free of charge, in a five-year period and pursue repeated offenders;
- evaluate sufficiency of water and wastewater user rates each year during the budgetary process;
- raise the billing for single family residential customers capped at 7,500 gallons to 10,000 gallons;
- increase the monthly wastewater base rates from \$15.71 to \$25;
- recommend eliminating the minimum 3,000 gallons included in the base rate and propose four-volume metric price blocks for single-family residential customers; uniform volume metric rate for multifamily and commercial classes, and three-volumetric price blocks for irrigation customers;
- for FY 2019/20, address securing financing for debt service coverage and properly fund utility operations;
- refer to the Water and Wastewater Treatment Plant Capacity Reservation Bulk Treatment Agreement with the Town of Lady Lake where the city is currently being charged more for wastewater service (a billing dispute), -- decide on paying a portion of the monthly bills agreeable to the city and allocate the remaining funds in escrow until a resolution is reached (with the suggestion to explore the option of consulting with utility attorneys where contact information has been provided to staff);
- consider the following water and wastewater user rate options:
  - o Option 1 – adopt some form of rates, as presented, and develop a long-term or as discussed, a short-term plan which needs to be repaid (according to the September 30, 2018 Comprehensive Annual Financial Report) to eliminate the utilities dependence on general fund revenues;
  - o Option 2 – write a letter or adopt a resolution pledging repayment of general fund revenues in addition to utility revenues and impact fees to repay existing state revolving fund loans, net revenues and impact fees of the utility system so that the city is not in technical default, and
  - o Option 3 – exit the utility business.
- identify funds earmarked towards the approval of the utility master plan update and impact fee study (for consideration under regular agenda item 4.(c) later in this evenings meeting) and adjust water and wastewater impact fees based on findings; and
- develop a policy for inactive or vacant accounts where property owners are billed monthly base charges for service where service is available regardless of

whether the property is considered an active account and implement a mandatory connection policy.

**ACTION:** 6:01:47 PM After discussion and **on motion of Commissioner DeGrave, seconded by Commissioner Mobilian and unanimously carried, the city commission directed the city attorney to write a letter providing notice to the Town of Lady Lake that going forward, the City of Fruitland Park will pay the appropriate respective monthly fee and allocate the difference in an escrow account.** (The usage charge discrepancy in the water and wastewater treatment plant capacity reservation bulk treatment agreement. The city commission agreed to hold a workshop on June 24, 2019 at 6:00 p.m. to address the utility rate study and accepted the mayor's suggestion for the city treasurer to provide a summary on same and for questions to be formulated at the meeting.)

**(b) April 2019 Financial Report**

Ms. Racine reviewed the April 2019 financial report.

**ACTION:** 7:00:47 PM **On motion of Commissioner Mobilian, seconded Vice Mayor Gunter and unanimously carried, the city commission approved the April 2019 financial report as submitted.**

**(c) Utility Master Plan Update and Impact Fee Study**

The city commission considered its action to authorize Booth Ern Straughan & Hiott Inc. (BESH) (engineers, surveyors, and land planners retained by the city) to proceed with a comprehensive review and update of the water and wastewater masterplan to include an examination and recommendation of the imposition of appropriate impact fees.

Mr. La Venia referred to the utility rate study presentation held earlier this evening under regular agenda item 4.(a); addressed the need to proceed on same -- which has been allocated in the FY 2018/19 budget and ought to be part of said study process -- and update the city's impact fees.

**ACTION:** 7:03:02 PM **On motion of Vice Mayor Gunter, seconded by Commissioner Bell and unanimously carried, the city commission approved retaining Booth Ern Straughan & Hiott Inc to produce a potable water system master plan and impact fee study agreement, for the city attorney to review, for consideration at the June 27, 2019 regular meeting.**

**(d) First Reading – Ordinance 2019-005 – Regulating Traffic Movement – Conservation Trail and Kauska Way Intersection Four-Way Stop**

Ms. Geraci-Carver read into the record proposed Ordinance 2019-005, the substance of which is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY  
OF FRUITLAND PARK, FLORIDA, CONTROLLING AND



REGULATING TRAFFIC MOVEMENT BY DESIGNATING THE INTERSECTION OF CONSERVATION TRAIL AND KAUSKA WAY AS A FOUR-WAY STOP; PROVIDING FOR DIRECTIONS AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PORTIONS OF ORDINANCES IN CONFLICT HEREIN; SETTING AN EFFECTIVE DATE. (The second reading will be held on June 27, 2019.)

**ACTION:** 7:05:59 PM A motion was made by Commissioner Mobilian and seconded by Commissioner DeGrave that the city commission approve proposed Ordinance 2019-005 as previously cited.

**Mayor Cheshire called for a roll call vote and declared it carried unanimously.**

**5. OFFICERS' REPORTS**

**(a) City Manager**

**i. Economic Development Status Update**

Mr. La Venia referred to the completed Community Redevelopment Agency (CRA) Matching Grant Façade Improvement Program application received from Fountain Lakes Properties LLC (doing business as "The Rose Plantation") and addressed the need to hold a CRA meeting in that regard.

Mr. La Venia addressed the need for the CRA to hold discussions to utilize CRA funds for blighted areas.

**ACTION:** 7:07:33 PM No action was necessary.

**ii. FY 2019/20 Proposed Millage Rate**

In response to Ms. Racine's request, Mr. La Venia reminded the city commission of the schedule to consider the setting of the proposed mileage rate at the July 25, 2019 regular meeting where she would not be in attendance.

**ACTION:** 7:10:37 PM No action was necessary.

**(b) City Attorney**

**i. Notice of Claim – James Hartson**

Ms. Geraci-Carver advised that there are no updates at this time.

**ACTION:** 7:11:18 PM No action was necessary.

**ii. Notice of Claim – Michael Fewless**

Ms. Geraci-Carver advised that there are no updates at this time.

ACTION: 7:11:18 PM No action was necessary.

**iii. Burke’s Bar-B-Q Co. – Mr. Burke**

Ms. Geraci-Carver advised that there are no updates at this time; however, she noted that that as the deadline is on June 19, 2019 (for Bar-B-Que Company to connect to the city’s water and wastewater system), she will provide a report at the next meeting.

ACTION: 7:11:18 PM and 7:11:55 PM No action was necessary.

**iv. FRS**

Ms. Geraci-Carver indicated that attempts were made to contact the State of Florida Department of Management Services, Division of Retirement, Florida Retirement System (FRS) and anticipated hearing from them during the week commencing Monday, June 17, 2019 to address opting out of the FRS program.

ACTION: 7:11:20 PM No action was necessary.

**6. PUBLIC COMMENTS**

There were no comments from the public.

ACTION: 7:12:105 PM No action was necessary.

**7. COMMISSIONERS’ COMMENTS**

**(a) Commissioner Mobilian**

**i. CR 466A Roadway Improvements**

Commissioner Mobilian reported that he attended the (CS/HB 19 Prescription Drug Importation Programs) bill signing ceremony by Florida Governor Ron DeSantis on June 11, 2019 at The Villages. Commissioner Mobilian addressed the opportunity he had to speak to one of the governor’s staff regarding CR 466A roadway improvements and relayed the response that they would be reviewing the issue and provide a response.

ACTION: 7:12:29 PM For informational purposes.

**ii. Ordinance 2019-005 - Conservation Trail and Kauska Way Intersection Four-Way Stop**

Commissioner Mobilian expressed gratitude for carrying out the proposal of the four-way stop sign at the intersection of Conservation Trail and Kauska Way.

ACTION: 7:13:16 No action was necessary.

**iii. The Villages Magazine**

Commissioner Mobilian expressed concerns that no mention was made of Fruitland Park in the latest The Villages Magazine.

ACTION: 7:15:24 PM For informational purposes.

**(b) Commissioner DeGrave**

Commissioner DeGrave stated that he has nothing to report.

ACTION: 7:13:21 PM No action was necessary.

**(c) Commissioner Bell**

**i. Parks and Trails Master Plan**

Commissioner Bell gave a report relating to the Lake County Parks, Recreation and Trails Master Plan with the plan to promote a five-year capital improvements investment program to invest in the parks. He indicated that workshop dates will be forthcoming at a future Lake County Board of County Commissioners' and encouraged the city commission's support.

ACTION: 7:13:31 PM No action was necessary.

**ii. NW Lake Community/Cales Park Ribbon-Cutting**

Commissioner Bell reported on the successful ribbon-cutting event that was held on June 4, 2019 at Northwest Lake Community/Cales Park Multipurpose Soccer Field (Recreation) Complex and acknowledged the number of elected officials who were in attendance.

ACTION: 7:14:43 PM No action was necessary.

**(d) Vice Mayor Gunter, Jr.  
New Fruitland Park Library**

Vice Mayor Gunter mentioned his attendance at the June 4, 2019 Northwest Lake Community/Cales Park Ribbon-Cutting event and relayed District 3 Lake County Commissioner Wendy Breeden's compliments on the new Fruitland Park Library.

In response, Mr. Le Venia recognized the help and support received from Commissioner Breeden, who was the former library services director, where she advocated for state and county funds for the city.

ACTION: 7:15:36 PM No action was necessary.

**8. MAYOR'S COMMENTS**

**Dates to Remember**

Mayor Cheshire announced the following events:

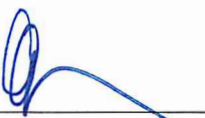
- June 14, 2019, LCLC, Lake County Property Appraiser's Office *Preliminary Tax Roll 2019*, Lake Receptions, 4425 N Highway 19-A, Mount Dora, Florida 32757 at 12:00 p.m.;
- June 14, 2019, Movie on the Lawn *Instant Family*, outside City Hall at 7:00 p.m.;
- June 26, 2019, Lake-Sumter Metropolitan Planning Organization (MPO), Governing Board Meeting, MPO Office, Suite 217, 225 W. Guava Street Lady Lake, Florida 32159 at 2:00 p.m.;
- June 27, 2019, City Commission Meeting Regular at 6:00 p.m.;
- July 1, 2019, Lake County Arts and Cultural Alliance, Agency for Economic Prosperity, 20763 U.S. Highway 27, Groveland, Florida 34736 at 3:00 p.m.;
- July 4, 2019, Independence Day Holiday – City Offices Closed;
- July 8, 2019, Lake County Tourist Development Council, Lake County Agriculture Center, 1951 Woodlea Road, Training Room A, Tavares, Florida 32778 at 9:00 a.m.;
- July 11, 2019, City Commission Meeting Regular at 6:00 p.m.;
- July 12, 2019, Movie on the Lawn *Bumblebee*, outside City Hall at 7:00 p.m.,
- July 19, 2019, New Fruitland Park Library Grand Opening, 11:00 a.m.,
- July 25, 2019, City Commission Meeting Regular at 6:00 p.m., and
- July 25, 2019, City Commission Meeting Regular at 6:00 p.m.

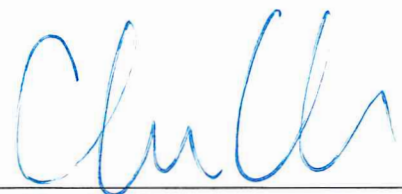
ACTION: 7:16:40 PM No action was necessary.

**9. ADJOURNMENT**

There being no further business to come before the city commission, the meeting adjourned at 7:17 p.m.

The minutes were approved at the June 27, 2019 regular meeting.

Signed   
\_\_\_\_\_  
Esther B. Coulson, City Clerk

Signed   
\_\_\_\_\_  
Chris Cheshire, Mayor