

**FRUITLAND PARK CITY COMMISSION
WORKSHOP MEETING MINUTES**

April 7, 2016

A workshop meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, April 7, 2016 at 6:00 p.m.

Members Present: Mayor Christopher Bell, Vice Mayor John L. Gunter Jr., Commissioners Chris Cheshire, Ray Lewis, and Rick Ranize.

Also Present: City Manager Gary La Venia, City Attorney Anita Geraci-Carver, City Treasurer Jeannine Racine Michaud, Fire Chief Michael Laming, Assistant Fire Chief Don Gilpin; Deputy Fire Chief Tim Yoder, and Firefighter Christopher Lewis, Fire Department; Community Development Director Charlie Rector; Public Works Director Dale Bogle, Parks and Recreation Director Michelle Yoder; and City Clerk Esther B. Coulson

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

After Mayor Bell called the meeting to order at 6:05 p.m. and gave the invocation, Vice Mayor Gunter led in the Pledge of Allegiance to the Flag.

2. ROLL CALL

Mayor Bell requested that Ms. Coulson call the roll.

By unanimous consent and at the Community Development Director's request, the following items were taken out of order on this evening's agenda.

3. (c) Comprehensive Plan

Mr. Greg Beliveau, LPG Urban and Regional Planners Inc., reviewed the 2035 Comprehensive Plan, Executive Summary identifying in detail the changes, in accordance to statutory requirements, to the following; copies of which are filed with the supplemental papers to the minutes of this meeting.

- Chapter 4, Public Facilities Element;
- Chapter 3, Housing Element, and
- Chapter 1, Future Land Use Element;

Mr. Beliveau noted the placement of guidelines for parks and recreation to follow and addressed the procedures in adopting the water supply plan prior to transmittal hearings.

(b) Community Redevelopment Agency

Mr. Beliveau referred to the March 2016 Community Redevelopment Plan (CRA) and addressed the revisions to the CRA boundaries map where funds could be utilized (noting why the boundaries ought to remain the same). He pointed out Table 5-1, Proposed Projects and Cost Estimates; suggested that the city commission, prior to preparing its budget, review the map; determine the wish-list

projects (without specificity), and maintain a generalized specific annual list where the projects can be changed in five years. Additionally, Mr. Beliveau mentioned the updates made to the statistics and tables.

After discussion, Mr. Beliveau confirmed that the CRA board can make a decision to add projects in a year otherwise he ought to be informed of changes to the list before the next adoption public hearing.

After the city commission requested that Mr. Beliveau provide further guidance to include projects such as storm water, he cautioned the city commission on how CRA expenditures are being scrutinized and emphasized the advantages of utilizing same for infrastructure improvements.

Ms. Geraci-Carver noted the additional procedures, if the city desires to expand its boundaries to which Mr. Beliveau indicated that an approval would require Lake County's acceptance.

If the city commission wishes to identify new areas, Mr. Beliveau addressed the possibility of establishing a second CRA where the areas have to meet the test to be contiguous.

After discussion, Mr. Beliveau suggested that the city commission think about new projects, submit same to Mr. Rector to forward to LPG who would expand the list to be incorporated into the CRA.

Later in the meeting, Mr. Beliveau agreed to provide a larger map of the CRA to the city commission.

(a) ISBA

Mr. Rector noted the city commission members' conversations with him on the ISBA which he shared at previous meeting among Messrs. Beliveau, La Venia, the county, and himself. He explained that if the city commission is dissatisfied, approval of the Interlocal Service Boundary Agreement (ISBA) will not be required. He opined that the ISBA does not offer the city anything; noted the city's incapability of annexing noncontiguous areas without upgrading the fire department, and mentioned the lack of capability in deciding on the maintenance of the road ROW; otherwise obtaining 50% of the property annexed into the city belongs to the city. Mr. Rector recommended not entering into an agreement with the county.

Mr. Rector relayed Mr. Beliveau's comments on some county commissioners' dissatisfaction with the ISBA where it is anticipated that there will be revisions before it is due for renewal and that there is a desire to include stringent provisions to which Mr. Beliveau concurred and Mayor Bell confirmed in the affirmative as he serves on a number of county boards.

In response to Mayor Bell's inquiry, Mr. Beliveau identified the first ISBA's renewal and noted that most cities are not large as it relates to population growth:

- City of Umatilla, 2018 (its renewal of 2013 amended the one in 2011) where its fire provision -- approved prior to the county's ISBA -- is included in its agreement which predated the ISBA requirement; its ability to annex noncontiguous areas, and its negotiations, agreed upon in 2013 included specific geographical locations;
- City of Mount Dora (one of the first) is currently delayed due to its dissatisfaction with the county, similar to the City of Fruitland Park's fire department; thus, there have been no updates since its proposal for the county to remove the fire component and its negotiated separate fire agreement outside the ISBA;
- City of Leesburg, without the fire agreement, renewed its predated ISBA due its north territory and the county's requirement to include the fire component to both north and south ISBAs, its fire stations responding to service calls, and its ability to annex noncontiguous as it has Advanced Life Support;
- City of Groveland's ISBA with the fire payment process is included;
- City of Clermont has noncontiguous areas, is annexing various areas, and is in the business of utilities and fire but is different from the City of Fruitland Park.

After Mr. Beliveau suggested for the City of Fruitland Park to seek a comparable municipality and in noting the City of Umatilla, Mr. La Venia believed the county will include ISBA where the city would receive the same provisions as the City of Umatilla which he believes would not work.

After Mr. Beliveau noted the county commission's policy with instructions to its staff, Commissioner Ranize recognized the respective municipalities' and their ISBAs to be different.

Commissioner Ranize raised concerns on the City of Fruitland Park's financial issues. He referred to subsection 3.d., Maintenance of Right of Way from the draft ISBA among the Villages Center Community Development District (VCCDD), the City of Leesburg, The Town of Lady Lake and Lake County, and recognized that South Dixie Avenue, Shiloh Street, Urick Street, Cutoff Road, and Poinsettia Avenue would become the city's responsibility as it has over 50 percent of the properties. Commissioner Ranize questioned whether a provision could be included that the city not accept said county roads until the county meets the current statute, code, and building requirements upon which he will consider same.

Commissioner Ranize recognized that the city will not charge for maintenance or for the county's connection to one of the City of Fruitland Park's fire hydrants to fight fires; however, he acknowledged the initial term of the agreement to be 20 years with the exception of the five-year clause for the fire department. He referred to the City of Leesburg's ISBA who are 100 percent Advance Life Support (ALS) certified -- however, the City of Fruitland Park is required to be ALS certified where no time frame was given or an offer to work with the city to progress into ALS accreditation -- and pointed out the recently returned telephone calls from District 2 Lake County Board of County Commissioner Sean Parks and District 5 Commissioner Welton G. Cadwell to address same.

Mr. Beliveau indicated that the only thing the city would lose is the ability to have noncontiguous in the ISBA and relayed the reasons for the county's five-year clause -- during negotiations with the City of Leesburg -- which was to have the ability to reassess the financial aspect equitable between both parties where funds needed to be adjusted.

Additionally, Commissioner Ranize indicated that he addressed with the respective county commissioners the already paid for automated vehicle locaters (AVLs) from the general fund which are activated but not operational and conveyed his understanding with the county that Lake Emergency Medical Services Inc. (EMS) protects the city's citizens and his preference for same to be provided for the surrounding area residents not residing within the city limits. He indicated that he is not willing to work with the county if it is not reciprocal.

After Commissioner Lewis concurred with Commissioner Ranize's remarks, he referred to the clause reflected on page eight subsection ix., and indicated that Lake County Fire Station on SR 50 affects the City of Fruitland Park.

Ms. Geraci-Carver pointed out another contradictory reference under subsection 3.a.iii.3., non-contiguous annexations where it requires the city to operate as ALS if it desires to annex properties.

After Mr. Beliveau identified that he has been working with the county manager on the subject issue, Ms. Geraci-Carver stated that she does not believe the county commission would approve the subject ILA in its current form.

Following much discussion and after Ms. Geraci-Carver cited under subsection 3.d., maintenance of ROW, the city's responsibility which she believes addresses Commissioner Ranize's concerns, he explained that the streets he cited earlier do not meet the city's standards which will be postponed until they are met and Mr. Rector indicated that the quoted subsection 3.d. was one of the items that Mr. Beliveau included in the conversations with the county which is incorporated in the agreement but not yet approved.

After discussion and in response to Mr. La Venia, Mayor Bell suggested conveying the city commission's position on protecting its boundaries to which Mr. Beliveau recognized the Town of Lady Lake bounded by the north and the City of Leesburg on the south who both have ISBAs and established boundary maps. He suggested that the city may wish to consider implementing, similar to the City of Mount Dora, resurrecting its existing Joint Participation Agreement/planning agreement VCCDD, the City of Leesburg, the Town of Lady Lake, and Lake County and preparing same as a map instead of an ISBA which he believes is easier. He concurred in the affirmative that the city has a 180 legal plan, recognized its current sewer which may need reviewing (acknowledging that the City of Fruitland Park has more quantity and capacity), and suggested adopting an area equivalent to what the ISBA area was.

In agreement with Mr. Beliveau's remarks, Mr. Rector responded to a questions posed earlier this day to him that with respect to the ISBA boundary -- Lake Eller above and up to Lewis Road below -- the city could make its entire JPA similar to the ISBA;

After discussion, Mr. Beliveau agreed with statements from Mr. Rector and Mayor Bell recognizing -- the city's master utility plan which could be used as a basis of support of its 180 modified legal plan without the county -- and agreed in the affirmative to Ms. Geraci-Carver's request that he would provide her with document.

Following further discussion, Messrs. Rector and Beliveau concurred with Ms. Geraci-Carver's suggestion on agreeing to an ISBA among the Town of Lady Lake, the City of Leesburg and VCCDD to establish the City of Fruitland Park's boundaries with no other conditions. She indicated that the county may be a part of the ISBA noting the previous statements on the only issue raised on the city's preference to establish its boundaries to which she does not think the county would impose anything further on the city as they are addressing annexation on contiguous properties.

By unanimous consent, the city commission agreed with the city attorney's suggestion as previously cited and directed the city attorney to work with Greg Beliveau, LPG Urban and Regional Planners Inc., to determine a name for the agreement before the next regular city commission meeting.

(d) Architectural Standards

Mr. Beliveau compared other municipal standards and reviewed the proposed architectural design standards; a copy of which is filed with the supplemental papers to the minutes of this meeting.

In responding to Commissioner Lewis' inquiry on the sign issues, Messrs. Rector and Beliveau concurred in the affirmative to Ms. Geraci-Carver's remarks that the city commission anticipates adopting the architectural design standards into the

land development regulations. He recalled the February 17, 2016 conference call among Municipal Code Corporation's attorney, Mr. La Venia, Ms. Geraci-Carver, Ms. Coulson and himself and confirmed that the architectural design standards would be revised, incorporated and adopted to the entire outdated Land Development Regulations at a future meeting.

After discussion, Mayor Bell suggested establishing architectural standards for transitional areas, to which Ms Geraci-Craver stressed the need for time to allow individuals to transition.

After Mr. Beliveau identified Berkman Street, Miller Avenue and CR 466 A, Mr. La Venia responded to Mayor Bell's inquiry identifying South Dixie Avenue as a transitional area and the intersection of Miller Road and South Dixie Avenue extending to US 441 (including CR 466A) to be part commercial designation where the architectural design standards ought to be applied.

Following discussion and after Vice Mayor Gunter made reference to Mr. Beliveau's earlier report on the creation of a new land use to the city's zoning due to the transition of homes to businesses occurring on South Dixie Avenue and Berkman Street, he questioned the ability to demolish properties and build new commercial structures to which the city commission agreed with Mr. Rector's suggestion for provisions to be applied to the new architectural standards.

4. OTHER BUSINESS

a. Soccer Program/Soccer Field

After Mayor Bell reported on the expansion of the city's soccer program, Ms. Yoder described the age group and the program; noted the lack of a soccer field where the program is utilized at ACA Camp Academy/Florida Camp Geneva, and described the current programs taking place at the Veterans and Cales Park fields.

After extensive deliberations and **by unanimous consent, the city commission authorized staff to immediately proceed with conducting engineering, surveying and land planning and construction services to the City of Fruitland Park's soccer field and report back to the city commission.**

b. Future Meeting Dates

By unanimous consent, the city commission cancelled its April 21, 2016 city commission five-year capital improvement plan workshop meeting.

Mayor Bell suggested that the city commission members bring their calendars to the April 28, 2016 regular meeting to determine when the five-year CIP workshop will be held.

With reference to the FY 2016-17 budget schedule, Mayor Bell anticipated that the city commission will take action the next meeting on the following:

- budget workshops to be held on July 12, and 13,
- the establishment of the proposed millage rate at the July 28, 2016 regular meeting,
- the tentative FY 2016-17 budget at the September 8, 2016 regular meeting, and
- the final budget at the September 22, 2016 regular meeting.

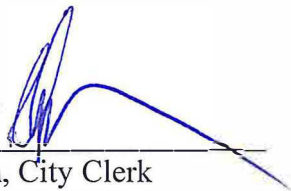
5. ADJOURNMENT

There being no further business to come before the city commission, the workshop adjourned at 7:45 p.m.

The minutes were approved at the October 13, 2016 regular meeting.

Signed _____

Esther B. Coulson, City Clerk



Signed _____

Christopher Bell, Mayor

