

**FRUITLAND PARK CITY COMMISSION WORKSHOP MEETING
MINUTES
February 22, 2014**

A workshop meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on February 22, 2014 at 9:00 a.m.

Members Present: Mayor Christopher Bell, Vice Mayor Albert O. Goldberg, Commissioners John L. Gunter, Jr., and Christopher Cheshire.

(Commissioner Sharon Kelly entered the meeting room as reflected in the minutes of this day's meeting.)

Also Present: City Manager Gary La Venia, Police Chief Terry Isaacs, Captain David Borst, City Treasurer Tannette Gayle, Community Development Director Charlie Rector, and City Clerk Esther B. Coulson.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bell called the meeting to order at 9:03 a.m.; Chief Isaacs gave the invocation, and Captain Borst led in the Pledge of Allegiance to the flag.

2. ROLL CALL

Ms. Coulson called the roll and a quorum was declared present.

(Commissioner Kelly entered the meeting room during the following item.)

3. DISCUSSION – 2014 Capital Improvement Plan

With the forthcoming development at The Villages, Mayor Bell addressed the need to be able to identify what projects would benefit the residents.

Mr. La Venia addressed the purpose of this day's meeting is to find out the city commission's vision for the next five years. He distributed the public works department's Five-Year Comprehensive Plan with the list of streets; the fire department's Capital Improvement Plan (CIP) for the years 2014/15, and the police department's memorandum dated February 10, 2014 regarding Capital Needs and Improvements. (Copies of the respective documents were submitted for the record and filed with the supplemental papers to the minutes of this meeting.)

Mr. La Venia addressed the need to review and proceed efficiently and quickly future projects within the confines of The Villages; the dormant and proposed residential and commercial developments along the major corridor outside The Villages potentially impacting the community, and other essential projects. He mentioned that a determination ought to be made on a list of priorities as the city's vision in the CIP to service the city's immediate needs.

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The city commission reviewed the map reflecting the US 466A and US 441 corridors; discussed the need to initially develop the groundwork before reviewing the priority list of needed improvements.

After discussion, Mr. Rector recognized the assistance received from Mr. Greg Beliveau, LPG Mapping and Computer Services Inc., the city's planners, to enhance the city's design standards for commercial corridors in the Land Development Regulations; outlined the options of developing the city's own style, and addressed the need for implementation within nine months.

Following further discussion on the advertising sign requirements, various outdoor LED messaging signs, and the height of monument signs, Mr. Rector concurred with the city commission's request to report back to the city commission at a future meeting.

The city commission recognized the following projects in top priority order:

- **Wastewater Treatment Plant (WTP)**

Mr. La Venia reported on the efficiency of the current WTP operating at 100,000 gallons per day (gpd) and believed the design could be different. He outlined the methods of expansion at the maximum of 75,000 gpd; its handling of 38,000 gpd, and the estimated increase in potential development on its capacity of nine to 11 million gpd – realistically handling 38,000 users. In recognizing the current maximum operation of 75,000 gpd due to sludge build-up in the area, Mr. Rector mentioned the ability to obtain the plant's original design plans for construction; relayed his request to Mr. La Venia that an efficiency study be conducted, and referred to a report received from Booth Ern Straughan Hiott, Inc. (BESH), on the proposal.

Mr. Rector noted the options to construct a new 500,000 to 750,000 gpd WTP facility and provide a demonstration of the current facility; build a new temporary 250,000 gpd WTP facility – for over five to seven years in unison with the city's current plant -- which also will be demonstrated, and develop a large pumping station at the WTP, including all the city's lines heads, temporarily within a six to eight-year time frame, to the lift stations in the City of Leesburg for \$1.1 million (which the lift station is not currently designed for) or the Town of Lady Lakes (who presently has more than one million gallon capacity of reclaimed water) for over 9,200 feet of land for \$775,000.

Mr. Rector pointed out preliminary discussions previously held with the municipal engineers that there would be no payment of impact fees until such time the city's water flows are equalized and stabilized and a determination made on the City of Fruitland Park's proper design requirements.

Mr. La Venia explained that the proposed The Villages project was not considered at that time and noted the changes in circumstances.

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Mr. Rector recommended that the city commission consider pursuing negotiations with the town who would implement a meter for the water flow and continue to bill the user and possibly adjust its fees as they will be charging the City of Fruitland Park. In anticipation of the city's pump lasting, he stated that the city would charge The Villages for water and bulk sewer and noted that future development impact fees will be collected to cover the costs and the WTP at a future date, similar to the City of Leesburg.

After discussion, Mr. Rector recognized the Phase I infrastructure and reserved water plant capacity and addressed the plan to present the Fruitland Estates Planned Unit Development (PUD) before the city commission for consideration at a future meeting.

With respect to the capacity on the eastside of the highway, Mr. Rector mentioned the need to include funding of \$250,000 on the priority list to connect water lines from Cooke Street to Spring Lake Road.

In response to Mr. La Venia's comments regarding the next phase of extending, connecting additional residential sewer lines, and offsetting existing lines, the city commission discussed the need to review the criteria; apply for Community Development Block Grants (CDBGs), and seek grant funds for the two lakes in the city.

- **Public Works Department**

Messrs. La Venia and Bogle reviewed the following under the CIP:

- Public Works Facilities
The city commission agreed to proceed pursuing the vacant Lake County School Board property in the vicinity of the public works building.
- Shiloh Cemetery
Although currently maintained by staff, Mr. Bogle described the existing problems and needed renovations at Shiloh Cemetery and in response, Mayor Bell requested more information on plans and costs involved.

Commissioner Gunter referred to Cemeteries Ordinance 1990-022 and recognized the fees set aside as line item in the budget in this regard.

- Streets
With respect to the existing conditions of various streets in the city, Mayor Bell suggested resuming the corridor streetscape program (divided over a five-year period with adjustments on an annual basis) and provide a priority list with costs involved for review.

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- Public Works Equipment and Public Works Personnel

The city commission agreed that the items ought to be addressed under the forthcoming fiscal year 2014/15 budget.

- **Police Department**

After discussion, Mayor Bell suggested that the purchase of patrol vehicles be included in the five-year CIP.

After Chief Isaacs requested that he be included in the development process when the proposed Villages plan a satellite office for the city's police department, Mr. La Venia recommended that a public safety facility also be included in the CIP.

- **Fire Department**

Captain Borst suggested including the following in the CIP:

- MSA air packs,
- generator for emergency operational center (EOC) purposes,
- refurbishment of the fire department's open bays with the option of including the police department, and
- update of engine 56.

- **City Commission**

- Casino Building/Community Center

The city commission discussed reviewing the entire casino property to allow it to remain functional, the ability to provide building upgrades in phases, and improving the surrounding areas within the city's hall's vicinity to host city-related events until a new building is built in the CIP.

Mayor Bell discussed purchasing the property adjacent to the Casino building and agreed on the priority of planning for the land with design/built in the five-year plan before the completion of the Villages development.

In response, Mr. Rector reported on the casino building's adjacent property owner's awareness of the city's plans, the eminent domain process, and other options of purchasing a portion of the land and relayed that she has no desire to sell her property. He explained that the other property in the vicinity, under construction, has previously changed ownership.

In order to proceed with the community center for recreational purposes, Mayor Bell addressed the need to purchase properties near the city hall or acquire the vacant school board property and include enhancements of the lake and playground.

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- 506 W. Berckman Street Property
Mayor Bell proposed the concept of a chamber of commerce, a welcome center or a museum for new residents managed by volunteers working in conjunction with the city's library.

Later in the meeting and after much discussion, Mayor Bell suggested including in the CIP the identification of properties or proceeding in the acquisition of a larger property.

Mayor Bell reported that the Lake County Parks, Recreation and Trails Advisory Board are currently working on an Interlocal Agreement between Lake County and the city on a proposed community park which will come before the city commission for consideration.

- Fire House Upgrade
Discussion was held on the relocation of the current fire department building/public safety building or refurbishing the existing buildings to include administrative offices, meeting rooms, sleeping quarters and so forth to accommodate additional staff, as well as drive-through bays at the building's rear.

Mayor Bell suggested providing the concept to a professional for design.

- Sidewalks
The city commission discussed including sidewalks back on the five-year program.
- Decorative Lighting – US 466A
Mr. Rector explained that the street lights were never included in construction which can be reviewed as an enhancement as long as the wiring is in place, to be paid for by the developer; the internal portion of the city, pole lights would be included, and decorative lights, if it is rural, would need to be reviewed to be included in the construction. He noted that irrigation is not part of the construction.

Mr. La Venia explained that he will provide a list of projects in order of priority to the city commission for consideration.

By unanimous consent, the city commission recessed the workshop at 11:10 a.m. and reconvened at 11:20 a.m.

4. PRESENTATION – WATER CONSERVATION USE

At the request of Mayor Bell, Mr. Joe Hill, Lake County resident and former St. Johns River Water Management District (SJRWMD) Chair, gave a background of his experience and recognized the water shortage problems addressed in the editorial section

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of the January 1, 2014 Daily Commercial newspaper; a copy of which is filed with the supplemental papers to the minutes of this meeting. He acknowledged the presence of the following individuals at this day's meeting who will be giving a presentation on water conservation use in light of the forthcoming new homes that will be developed in The Villages:

- **Florida Water Star**

Ms. Teresa Watkins, Florida Water Star certifier, landscape designer, environmental consultant and educator, and radio show broadcaster, provided materials on Water Star™ Qualification Checklist and gave a power-point presentation on Sustainable Water Use; copies which are filed with the supplemental papers to the minutes of this meeting.

- **Florida-Friendly Landscaping Program**

Ms. Claire Lewis, University of Florida for Food and Agriculture Science's (UF/IFAS') Florida-Friendly Landscaping™ Program, Statewide Florida Yards and Neighborhoods Coordinator, distributed brochures on Waterwise Landscape Information and gave a power-point presentation on Florida-Friendly Landscaping Program; copies which are filed with the supplemental papers to the minutes of this meeting.

- **Ecoturf Perennial Peanut**

Mr. William and Ms. Jenny Lloyd, Ecoturf Sod, LLC, described the benefits of the product; demonstrated its slow-growing, nitrogen-producing, drought tolerant, and densely woven root system as a low maintenance plant in residential and commercial common areas as well as areas around golf courses, lakes and ponds, and gave a background of same.

Mr. Lloyd reported that the sod program is being utilized by the Florida Department of Transportation and some municipalities and identified the long term cost savings involved to end-users.

The city commission discussed with Mr. Lloyd Singleton, UF/IFAS Florida-Friendly Landscaping™, Sumter County Extension, who deals with homeowners' associations at The Villages' development districts and their various requests for such landscaping.

Mr. Hill expressed willingness for the presenters at this day's meeting to work with the city commission and addressed the purpose of being present at the workshop is for the city's existing ordinance to address the development of more water savings.

Ms. Watkins referred to the Florida Water Star Partners and Mandates reflecting the City of Mount Dora's water conservation criteria requiring new homes to have landscapes and irrigation installed and the link regarding the SJRWMD's Water Conservation Analysis

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and Implementation Plan for the City of Mount Dora; copies of which are filed with the supplemental papers to the minutes of this meeting.

In response, Mayor Bell addressed the city's willingness to work with The Villages and suggested that Mr. Hill communicate with Messrs. La Venia and Rector to make arrangements on how to proceed in this regard.

Mr. Hill introduced the sixth grade students from Carver Middle School, City of Leesburg to the city commission.

5. OTHER BUSINESS

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

6. COMMISSIONERS' COMMENTS

There were no comments from the commissioners at this time.

- (a) **Vice Mayor Goldberg**
- (b) **Commissioner Cheshire**
- (c) **Commissioner Gunter, Jr.**
- (d) **Commissioner Kelly**

7. MAYOR'S COMMENTS

Mayor Bell had no comments at this time.

8. ADJOURNMENT

On motion made, seconded the meeting adjourned at 12:25 p.m.

The minutes were approved at the, March 13, 2014 regular city commission meeting.

Signed _____

Esther B. Coulson, City Clerk

Signed _____

Christopher Bell, Mayor

