

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held January
2 19, 2012, 5:30 P.M., Lake Mary City Commission Chambers, 100 North Country Club
3 Road.

4
5 I. Call to Order

6
7 The work session was called to order by Mayor David Mealor at 5:35 P.M.

8
9 II. Roll Call

10
11 Mayor David Mealor Jackie Sova, City Manager
12 Deputy Mayor Brender – Late Carol Foster, City Clerk
13 Commissioner George Duryea – Late Dianne Holloway, Finance Director
14 Commissioner Allan Plank John Omana, Community Dev. Dir.
15 Commissioner Jo Ann Lucarelli Gary Schindler, City Planner
16 Steve Noto, Planner
17 Bruce Paster, Public Works Director
18 Doug Tillery, Building Official
19 Ed Koch, Building/Facilities Maintenance Mgr.
20 Steve Bracknell, Police Chief
21 Katie Reischmann, City Attorney
22 Mary Campbell, Deputy City Clerk

23
24 III. Item for Discussion:

25
26 A. Sale of 2.8 acres of City property to EPOCH Properties, Inc.

27
28 Ms. Sova said as directed on September 22nd we have worked out the major points of
29 creating a contract with EPOCH Properties and John Omana would go through the
30 specifics and detailed information.

31
32 Mr. Omana said we have been in a series of meetings and negotiations with the
33 EPOCH Property folks and would highlight the substantive elements of the proposed
34 contract that was included in the packets.

35
36 Mr. Omana said the purchase price is \$2,232,500. The project will be developed via the
37 PUD process which means the entire process will come before the Commission through
38 the public hearing process and the Commission will have the final say on the PUD, site
39 plan, and the engineering aspects of the project.

40
41 Mr. Omana went over the responsibilities the City of Lake Mary will be undertaking if
42 this project is approved by the Commission. The stormwater drainage will be
43 accommodated by an off-site master drainage system. The master drainage system will
44 consist of making the pond at the police department site bigger and deeper and

1 eventually tie it into piping at which point the developer will tie in. The responsibility of
2 the improvements will be on the City at an estimated cost of \$175,000.

3
4 Mr. Omana said the City will also be responsible for infrastructure improvements
5 including a roundabout as well as a number of other on street right-of-way
6 improvements.

7
8 Deputy Mayor Brender arrived at this time (5:38 P.M.).

9
10 Mr. Omana said the City will be responsible for providing the on-street angled parking
11 plus the two lanes of traffic along Crystal Lake Avenue and a segment of Old Lake Mary
12 Road coming up onto Wilbur Avenue. That is estimated to cost in the vicinity of
13 \$434,000. As part of the contractual obligations, the City will be contributing \$400,000
14 for landscaping improvements along street frontages of the project as well as to
15 landscape the internal portions of the site. Those improvements will be constructed and
16 installed by EPOCH at the time of site development. We as the City will have the
17 opportunity to review those developments as part of the site plan process via the
18 landscape being planned and laid out.

19
20 Mr. Omana said EPOCH will be responsible for all on-site improvements of the 2.8
21 acres, including the surface parking as well as the parking structure which will consist of
22 grade plus one level. EPOCH will also be responsible for City fees and administrative
23 charges totaling approximately \$726,000. Those are basically broken down into the
24 following: \$316,000 in impact fees; \$402,000 in building and permit fees; and
25 approximately \$7,800 in administrative charges such as the site plan fee, PUD fee and
26 other administrative matters. EPOCH will also be responsible for approximately
27 \$964,000 in Seminole County impact fees and will have to deal with that during the
28 permitting process. EPOCH will be responsible for obtaining all the land development
29 approvals and permits as required by the Lake Mary Land Development Code.

30
31 Mr. Omana said we have a situation whereby the City and the developer have come
32 together through a public/private partnership to develop the TOD area which is a very
33 important aspect of our land use.

34
35 Mr. Omana said should the Commission decide to move forward with this project, the
36 next step will be to approve the ordinance conveying said lands to EPOCH. The first
37 reading will be held on February 2nd followed by second reading on February 16th. In
38 conversations with the City Attorney and City Manager, the properties will have to be
39 declared surplus and a finding be made that a sale will advance a public purpose. In this
40 particular case, the public purpose is that this is promoting the downtown
41 redevelopment efforts that the City has been undertaking for the past 15 to 20 years.
42 After that is said and done, the next step will be for EPOCH to submit their PUD
43 application and move forward with the formal design and engineering of the site. He
44 emphasized that all those documents will require Development Review Committee

1 review by City staff, we then go forward to the Planning & Zoning Board, and finally to
2 the City Commission for the final authority in reviewing the matter.

3
4 Mr. Omana said we respectfully request authorization to proceed with the ordinance
5 selling the property at the aforementioned public hearing schedule and move forward
6 with processing the PUD. He noted EPOCH representatives and staff were present and
7 available for any questions.

8
9 Mayor Meador said his question goes back to the last development and there was
10 impact in this area and that was the Carli building. He said Mr. Carli has gone on the
11 public record and throughout the community commending the City on the way that staff
12 expedited the process. At the last meeting under the City Manager's Report we gave
13 approval to do some outside contracting for reviews. He asked if we could tell EPOCH
14 that while we won't necessarily fast track this, it will receive every priority consideration
15 under the auspices that this is going to be promoting downtown development. The
16 sooner that we get this out of the ground and go vertical, the better off everyone will be.
17 He thought that was a way to maximize investment dollars in terms of the public/private
18 partnership. He said the reason he says that is the reputation is out there that
19 sometimes we can be difficult. He said he was pleased to say the last several people
20 who have done business with the City have said the opposite. Right now in terms of
21 potential investors beyond EPOCH, this is a template of how we review. He asked if
22 that was correct.

23
24 Mr. Omana said that was correct.

25
26 Commissioner Duryea arrived at this time (5:43 P.M.).

27
28 Commissioner Plank asked the project completion date assuming this is approved and
29 expedited to the degree possible.

30
31 Kyle Riva, President of EPOCH Properties, 359 Carolina Avenue, Winter Park, Florida,
32 came forward. Mr. Riva said we anticipate the permitting process will take us through
33 the PUD amendment and will be close to the fourth quarter of this year. We will
34 anticipate beginning construction then. We are looking at the first unit deliveries at the
35 end of '13 and into '14 which should work out almost simultaneously with the opening of
36 the rail stop and rail line.

37
38 Deputy Mayor Brender said we originally talked about a three-story parking garage. If
39 we are going to lose 76 spots, he asked if we had land area to cover that.

40
41 Mr. Riva said it was an economic challenge we were working on for some time. He
42 commended staff and Ms. Sova. They did a great job working with us and we
43 appreciate their patience. A project like this is not always easy to put together
44 economically so we came to a compromise. The parking deck was the real financial
45 hurdle we needed to overcome. Through a combination of on-street parking

1 surrounding the project and being able to lower the deck to a surface plus one, which is
2 the most economical way to do a deck, we were able to achieve financial viability for the
3 project.
4

5 Deputy Mayor Brender said the key is we are not losing any spaces as far as your
6 prospective renters are concerned. It will just not be with a deck directly behind the
7 building.
8

9 Mr. Riva said that was correct. There is a one-story deck that will appear where it is
10 indicated on the conceptual site plan. We will have one space per unit contained within
11 our gated access. The other space per unit will be street side.
12

13 Commissioner Lucarelli said she thought they were doing a four-story parking garage.
14 She asked for clarification.
15

16 Mr. Omana pointed out the location of the parking structure on the conceptual plan and
17 it is grade plus one. In prior discussions we were toying with ideas of how high, how
18 much capacity and it came down to some economic issues and this was the best
19 possible solution that could be agreed upon.
20

21 Mayor Mealor interjected that on February 2nd we are having a workshop to discuss a
22 City parking garage.
23

24 Deputy Mayor Brender said the apartments themselves are remaining at four stories.
25

26 Mr. Rivas said that was correct.
27

28 Commissioner Duryea said the last time we went through this, Gary (Brender) brought
29 up the idea of what this is going to look like. He said he had concerns about the height,
30 density, and traffic impacts. He questioned if this was premature. If we go through with
31 this deal, he asked if this contract was locking us in to all of those things.
32

33 Mayor Mealor said it was locking us into 200 units, four stories, a parking garage, 80+
34 parking spots on the street side and the other issues outlined that the City would be
35 responsible for. If we are not comfortable with the densities then this will not be viable.
36

37 Commissioner Duryea said we are basically approving this project without approving
38 this project.
39

40 Mr. Omana said what is before the Commission this evening is a request to authorize
41 proceeding with the conveyance of the property which would occur at two public
42 hearings in the February timeframe. Within the confines of the contract that is in the
43 packets, we spelled out a number of issues, some site plan issues and design issues
44 that we will be locked into and at that point in the process the Commission will have the
45 ability to review. Also within the confines of the document, there is a feasibility due

1 diligence period where the potential owner has the ability to go through the process and
2 receive the development approval. Upon receiving those development approvals then
3 the closing would be scheduled according to legal procedure. This evening the
4 Commission is not technically approving a site plan or a development intensity per se
5 but would be giving direction to convey the property subject to some stipulations that
6 need to be put on paper, designed and be brought back to the Commission for
7 approval.

8
9 Commissioner Duryea said we are approving a contract that says if the applicant
10 doesn't get these specific things, we don't have a deal. He asked if he was right.

11
12 Mr. Omana answered affirmatively.

13
14 Ms. Reischmann said we can't contract zone and we wouldn't want to approve the
15 project at this point without all of the details. It says they have the right to go through
16 the approval process and find out if they can get what they want to build before they
17 purchase the property.

18
19 Commissioner Duryea said if we don't approve it later on then the deal is no good.

20
21 Ms. Reischmann answered affirmatively. They are expecting to have a 200-unit multi-
22 family apartment complex and we are making some indications of what we will include
23 in a PUD approval regarding the stormwater and the fact that we will complete off-site
24 improvements needed for this 200-family unit.

25
26 Commissioner Duryea said he would feel much better if there was something that says
27 we are making these stipulations but there is no way we can guarantee them. He said
28 he didn't like writing a contract that implies future approvals.

29
30 Ms. Reischmann said we can't contract zone this property and can't give PUD approval.
31 The understanding is they have to get approvals.

32
33 Commissioner Duryea said he didn't want to imply that. He wants something in there
34 that says we are making these stipulations and are going to sit back and watch but are
35 not going to guarantee anything.

36
37 Ms. Reischmann said we have some standard language that says this contract does not
38 constitute a land use approval. She asked Commissioner Duryea if that would address
39 his concern.

40
41 Mayor Meador said he thought what Commissioner Duryea was asking was in there.
42 The intent is specified.

43
44 Deputy Mayor Brender said the out is the fact that if we don't give him the 200 units or
45 we don't do something that is in that contract then the whole deal goes away and we

1 end up still owning the property and he goes and finds another place to build his 200
2 units. That is what would happen if the building process does not happen agreeably.

3
4 Ms. Reischmann said that was correct. We would compromise this contract if this
5 contract was tying us to a certain PUD agreement because that would allow any third
6 party to challenge it as being contract zoning. Assuming EPOCH is okay with it she
7 thought it would be helpful to add a sentence that "this does not constitute a land use
8 approval". That is standard language that we put in our contracts in order to guarantee
9 that no one can challenge us on that basis.

10
11 Deputy Mayor Brender said conveyance of the property takes place after the PUD goes
12 through and when he has a building that is up.

13
14 Ms. Reischmann said that was correct. It is at the end of the approval period and the
15 approval period is designed to be when the PUD, site plan, and appeal periods have
16 expired.

17
18 Deputy Mayor Brender said it is during that period of time that we can continue
19 discussions about what this project will look like physically.

20
21 Ms. Reischmann said the Commission has an obligation under law to listen to the
22 public. The Commission has to make its determination based on evidence presented at
23 the hearings.

24
25 Mr. Riva said our understanding is we will be going through the entire PUD process and
26 permitting process as any project would and we will close simultaneously prior to
27 construction commencing. We will close on the land and close on our construction
28 financing and then proceed.

29
30 Deputy Mayor Brender said he felt comfortable with that.

31
32 **It was the consensus of the Commission to bring an ordinance forward on**
33 **February 2, 2012, with the additional language that this does not constitute a land**
34 **use approval.**

35
36 IV. Adjournment

37
38 There being no further business, the work session adjourned at 5:58 P.M.

1 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held January 19,
2 2012, 7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road.

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4
5 I. Call to Order

6
7 The meeting was called to order by Mayor David Mealor at 7:03 P.M.

8
9 II. Moment of Silence

10
11 III. Pledge of Allegiance

12
13 The pledge of allegiance was led by members and family of Boy Scout Troop 85.

14
15 Mayor Mealor said many scout troops in the area need to do projects and any member
16 of the Commission is available to meet with them and are welcome at any of our
17 meetings.

18
19 Mayor Mealor welcomed representatives of the Forest, Dr. Ellen McLaughlin and
20 Florence Harrigan.

21
22 IV. Roll Call

23		
24	Mayor David Mealor	Jackie Sova, City Manager
25	Deputy Mayor Brender	Carol Foster, City Clerk
26	Commissioner George Duryea	Dianne Holloway, Finance Director
27	Commissioner Allan Plank	John Omana, Community Dev. Dir.
28	Commissioner Jo Ann Lucarelli	Bruce Paster, Public Works Director
29		Ed Koch, Building Maintenance Mgr.
30		Colin Morgan, Deputy Police Chief
31		Katie Reischmann, City Attorney
32		Mary Campbell, Deputy City Clerk
33		
34		

35 V. Approval of Minutes: January 5, 2012 – Special Called (Swearing In)
36 January 5, 2012 – Special Called (Regular)

37
38 **Motion was made by Commissioner Plank to approve the minutes of the January**
39 **5, 2012, meetings as written, seconded by Deputy Mayor Brender and motion**
40 **carried unanimously.**

41
42 VI. Special Presentations

43
44 A. Update on the Early Learning Coalition of Seminole and Community
45 Coordinated Care for Children's (4C) partnership to help families and children

1 in need in the community – Jennifer Grant, Executive Director of the Coalition
2 & Colleen Gallagher, President 4C's
3

4 Jennifer Grant, Executive Director of the Early Learning Coalition of Seminole, and
5 Colleen Gallagher, President of 4C's, came forward.
6

7 Mayor Meador said Jennifer (Grant) is a graduate of Leadership Seminole and she and
8 Deputy Police Chief Morgan are classmates.
9

10 Ms. Grant said she appreciated the opportunity to talk about early care and education in
11 Seminole County. The information in the packets has their annual report and some
12 information about the Early Learning Coalition.
13

14 Ms. Grant said we offer two programs to Seminole County residents. The first is the
15 Voluntary Pre-kindergarten Program and is for all four-year-old children in the State of
16 Florida that offers them an early education opportunity to prepare them for kindergarten.
17 Last year we had 608 residents of Lake Mary that attended that program. In total
18 across Seminole County we had 4,000 children participate which was quite significant.
19

20 Ms. Grant said the other program is the School Readiness Program and is a subsidized
21 childcare program and allows for working, income eligible, or going-to-school parents to
22 receive subsidy for childcare. When half or more of your income goes for childcare
23 when you're making a low income salary, it's a disincentive to work. Our goal is to
24 provide support to keep people working, help children become educated, and make
25 sure they are getting the proper developmental opportunities to be successful.
26 Research tells us that most brain development happens between birth and 5. If we wait
27 for Seminole County public schools we might be too late to build those neural networks.
28 We want to make sure that all children, regardless of income, have access to high
29 quality early education opportunities.
30

31 Ms. Grant said we are currently on open enrollment for children birth through 5 and 4C
32 works with us. We have an office in Sanford where families can obtain eligibility
33 documents. We have had a waiting list for a number of years due to fiscal cutbacks but
34 the management of 4C has allowed us to open enrollment. We are serving children
35 birth through 5 right now. If you have families making a low income wage, please have
36 them contact us to find out if they are eligible to receive some subsidy.
37

38 Ms. Grant said the nice thing about this program is parents pay a fee and we subsidize
39 with a fee. It is not a completely free service. You must be working or in school. This is
40 for families working to make their situation better and it is a great resource to help
41 working families.
42

43 Ms. Grant said we have 11 businesses that partner with us in your community. We
44 have 11 childcare centers, family daycare homes, etc. that work with the School
45 Readiness Program and 17 this year working with us for the VPK Program. Some

1 overlap, some choose one program and some choose another, but they work to support
2 the community.

3
4 Ms. Grant said this program puts dollars back into your city as well. Almost \$400,000
5 was paid between July 1, 2010, and June 30, 2011. Those are dollars paid to providers
6 for the care of children. Our Voluntary Pre-kindergarten Program paid \$1.3 million so
7 we have a lot of pre-kindergarten slots in Lake Mary. These programs help parents
8 work and help children get the education they need to be successful. This year the
9 state and federal funding continues to be a challenge. We have been lucky in Seminole
10 County that the local match we are required to garner every year we have met through
11 in-kind donations and cash donations from the Board of County Commissioners,
12 foundations, and local entities. It's the best match requirement you can probably get.
13 For every dollar that we receive locally, we get \$15.67 of federal dollars. It's a great
14 return on investment and giving children the education they need is a better return on
15 investment for long term to avoid incarceration, remediation in school, etc.

16
17 Ms. Grant said besides our readiness and pre-kindergarten program, we have Head
18 Start and Early Head Start available in Seminole County, and 4C offers that as well.

19
20 Mayor Meador said this is a workforce and economic issue. He said he believed Ms.
21 Grant had been very helpful partnering with the Seminole State Early Childhood
22 Education Program. We are pleased to announce there will be a baccalaureate degree
23 program in early childhood education and will be between Seminole State and the
24 University of Central Florida and housed at the Lake Mary-Sanford campus. It opens
25 opportunities for your agencies and provides a better level of service.

26
27 Ms. Grant said with our partnership with Seminole State College we have a concert
28 every year for educators. This year on February 10th at 7:00 P.M., for \$5.00 a family we
29 have Dr. Jean coming in to sing pre-school, early education songs. It is about an hour
30 long. It will be at Seminole State College and you can contact the Early Learning
31 Coalition or Seminole State College if you are interested in participating. It's a way to
32 give back and get families engaged in their child's education.

33
34 Mayor Meador said he thought it draws people from throughout the state.

35
36 Ms. Grant said it does. We had over 500 participants last year.

37
38 Colleen Gallagher, President of 4C, came forward. She said along with the School
39 Readiness Program and Volunteer Pre-kindergarten Program, 4C is the Head Start and
40 Early Head Start grantee for Seminole County. We serve about 774 kids in both
41 programs throughout the tri-county area. In Seminole County there are approximately
42 377 slots between the Head Start Program and the Early Head Start Program. In Lake
43 Mary we subcontract with the UCP Center for children to attend the Early Head Start
44 Program at the UCP facility. There are other childcare providers throughout Seminole
45 County that we have contracts with so we don't directly operate all of them.

1
2 Ms. Gallagher said the Head Start Program is federally funded and is for very low
3 income families. It's a holistic approach. There are mental health and disability
4 programs, home visiting, nutrition and kind of looks at the whole family. We do home
5 visiting and work with parents. There is schooling available for families that need it.
6 That program is available here and we typically run throughout the year. It is free but
7 they have to qualify and there are certain criteria. The program demands that we enroll
8 at least 10% of children with disabilities so that's a very strong emphasis. That program
9 is in addition to the subsidized childcare program and the Voluntary Pre-kindergarten
10 Program. The Head Start Program has been here since the '80's. The Early Head Start
11 Program was just brought into Seminole County within the last three years due to the
12 stimulus funding when that passed at the federal level.

13
14 Ms. Grant said to please use them as a resource. If you have constituents that have
15 questions about daycare and education, regardless of income we would like to be a
16 group to try to help families with their children's development.

17
18 VII. Unfinished Business

19
20 There was no unfinished business at this time.

21
22 VIII. New Business

23
24 A. Approval of real estate services with the Triage Company

25
26 Ms. Sova said we would like to continue our contract with Steve Triage of the Triage
27 Company at the rate of \$90.00 per hour plus 2% of the gross contract purchase price.
28 He has helped with our purchases for several years. This contract would be
29 piggybacking with the City of Edgewater. She asked the Commission to authorize her
30 to execute the contract for real estate services with the Triage Company for three years
31 with the option to renew twice for one-year terms.

32
33 **Motion was made by Commissioner Lucarelli to authorize the City Manager to**
34 **execute the agreement for real estate services with the Triage Company for a term**
35 **of three years with the option to renew for two one-year terms, seconded by**
36 **Deputy Mayor Brender and motion carried unanimously.**

37
38 B. Ordinance No. 1453 – Authorize the lease of property east of First Street and
39 between Wilbur Avenue, Crystal Lake Avenue, and Old Lake Mary Road to
40 Walter's Electric – First Reading (Public Hearing)

41
42 The City Attorney read Ordinance No. 1453 by title only on first reading.

43

1 Ms. Sova said we would like to renew the contract with Walter's Electric for up to
2 another year on a month-to-month basis, giving Mr. Rabun our notice when we know
3 what date that would be. She said Mr. Rabun is aware of that.

4
5 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1453. No
6 one came forward and the public hearing was closed.

7
8 **Motion was made by Deputy Mayor Brender to approve Ordinance No. 1453 on**
9 **first reading, seconded by Commissioner Lucarelli and motion carried by roll-call**
10 **vote: Deputy Mayor Brender, Yes; Commissioner Duryea, Yes; Commissioner**
11 **Plank, Yes; Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**

12
13 **CLERK'S NOTE: AT THE FEBRUARY 2, 2012, MEETING, COMMISSIONER**
14 **DURYEA ANNOUNCED HE SHOULD HAVE ABSTAINED FROM VOTING ON**
15 **ORDINANCE NO. 1453 AND FILED HIS VOTING CONFLICT ON JANUARY 19, 2012.**

16
17 C. Resolution No. 892 – Amending FY 2012 Budget

18
19 The City Attorney read Resolution No. 892 by title only.

20
21 Ms. Holloway said Resolution No. 892 is to amend the Fiscal Year 2012 Budget. Items
22 include \$14,875 which will carry forward the Senior Center donations and appropriations
23 unused from Fiscal Year 2011; amending the General Administration budget to reflect
24 the \$7,450 received to cover the expenses of Mr. Litton's retirement celebration; after
25 hours lift station monitoring in the amount of \$7,630; carry forward for the Law
26 Enforcement Trust Fund of \$7,660 to cover the cost of two sniper rifles that were
27 ordered in Fiscal Year 2011 and received in 2012; and carry forward of the Capital
28 Projects Fund in the amount of \$5,155 to complete network upgrades not completed in
29 '11.

30
31 Ms. Holloway said the final item is for the Second Generation Sales Tax Revenue. We
32 recognized approximately \$4.7 million of that revenue in Fiscal Year '11. This is carry
33 forward of \$3,822,709 which will appropriate the capital projects that we already
34 approved.

35
36 **Motion was made by Commissioner Lucarelli to approve Resolution No. 892,**
37 **seconded by Commissioner Plank and motion carried by roll-call vote:**
38 **Commissioner Duryea, Yes; Commissioner Plank, Yes; Commissioner Lucarelli,**
39 **Yes; Deputy Mayor Brender, Yes; Mayor Mealor, Yes.**

40
41 IX. Other Items for Commission Action

42
43 There were no items to discuss at this time.

44
45 X. Citizen Participation

1
2 No one came forward at this time and citizen participation was closed.

3
4 XI. Reports:

5
6 A. City Manager

- 7
8 1. Request Commission authorize City Manager to execute purchase order with
9 Connect Consulting, Inc. for rehabilitation of Well No. 2, via piggyback from Palm
10 Coast contract (RFQ-U-10-02), in an amount not to exceed \$122,000

11
12 Ms. Sova said this is to request the Commission authorize the City Manager to execute
13 a purchase order to Connect Consulting, Inc. for the rehabilitation of Well No. 2 via
14 piggyback from Palm Coast Contract RFQ-U-10-02 in an amount not to exceed
15 \$122,000. She said Mr. Paster was available if anyone had questions about what this
16 rehabilitation would consist of.

17
18 Deputy Mayor Brender asked if this was a new casing.

19
20 Mr. Paster said this is similar to what we did a few years ago with Well No. 4. We are
21 getting iron and sand in the water. When we investigated it last year we found out there
22 was some vertical cracking in the open hole of the well around 400 feet where most of
23 the water is coming in called the "producing zone". This is to extend the casing beyond
24 that producing zone and drill the well deeper. We know there is another producing zone
25 deeper than the Floridan aquifer around 500 to 600 feet. The idea is to find that
26 producing zone, develop it, and then case off the upper producing zone that is causing
27 the water quality problems. We were very successful doing Well No. 4. The lower
28 producing zone had a much higher yield so we were able to pump more water out of the
29 well and it is much better quality.

30
31 Mayor Mealor asked if the funds were coming from the Water Treatment Plant.

32
33 Mr. Paster said that was correct.

34
35 **Motion was made by Deputy Mayor Brender to authorize the City Manager to**
36 **execute a purchase order to Connect Consulting, Inc. for the rehabilitation of Well**
37 **No. 2 in an amount not to exceed \$122,000, seconded by Commissioner Lucarelli**
38 **and motion carried unanimously.**

- 39
40 2. Request Commission select sites for publicly accessible electric vehicle chargers
41 to be installed by Progress Energy Florida, Inc. at no or minimal cost to the City,
42 and authorize City Manager to execute associated agreement

43
44 Ms. Sova said this is a request for the Commission to select sites for the publicly
45 accessible electric vehicle recharger to be installed by Progress Energy at no or minimal

1 cost to the City and authorize the City Manager to execute the associated agreement.
2 We have a video about these electric cars that we can watch and will answer many of
3 the questions the Commission might have. Progress Energy got a grant to install over
4 50 of these throughout the state. They want to begin to collect information on people
5 charging their cars, how long they charge, and how much energy they are actually
6 using.

7
8 Mayor Mealor said a lot of communities market this and we have had requests from
9 many of our corporate neighbors in Primera and we welcome the opportunity to be a
10 testing site if the City so desires.

11
12 A video was shown demonstrating how the charging stations work.

13
14 **SIDE 1B**

15 Deputy Mayor Brender asked if we know where they are putting them.

16
17 Ms. Sova said that's one of the things for the Commission to decide tonight. We looked
18 at three sites that have been studied and have the capability for us to place the
19 chargers there. There is the east parking lot at City Hall, the Frank Evans Center, and
20 Trailhead Park. These become ours after the trial period is over and there may be an
21 opportunity to get them closer to the SunRail station in the future but it's not a good
22 place for them right now.

23
24 Commissioner Duryea said it had to be some place where people don't just stop and
25 wait for four hours.

26
27 Ms. Sova said it is somewhat a matter of how many people have electric vehicles.

28
29 Mayor Mealor asked if Progress Energy selected the three sites.

30
31 Ms. Sova said that would be up to the City.

32
33 Mayor Mealor said we need a place with a captive audience and we have a captive
34 audience on International Parkway, Heathrow, and Primera. We have had a request
35 and we know there is a desire. There may be costs associated with that type of
36 location.

37
38 Commissioner Duryea asked if they wanted to put them on public or private property.

39
40 Ms. Sova said the point of approaching the City was the public property at a public
41 location. There are some charging stations in the parking lot of the Residence Inn off of
42 International Parkway so there are a few of them scattered around. When you own one
43 of these vehicles the screen in there tells you where the charging stations are and
44 locates them for you.

1 Commissioner Plank asked if there was any monitoring required on the stations. He
2 asked what was to keep the owner of a vehicle from pulling up in the morning and
3 plugging in their vehicle every day before going to the office—the same person.
4
5 Ed Koch, Building & Facilities Maintenance Manager, said there was nothing right now.
6
7 Deputy Mayor Brender asked if there was a charge for it.
8
9 Ms. Sova said not in this phase. The City pays for the electricity in this testing phase.
10
11 Mr. Koch said the four to six hours is for a full charge but what he was hearing from
12 people who have these cars is they often stop for about an hour to an hour and a half.
13 That makes a difference in where you are going to park and what you can do in that
14 period of time. It's not necessarily four to six hours.
15
16 Ms. Sova said they could be "topping it off".
17
18 Mayor Mealor said if Progress Energy is willing to provide two models, there are three
19 recommended sites. He asked if it would be appropriate to reach out to Progress
20 Energy and see if they would consider one of our business locations.
21
22 Commissioner Duryea suggested City Hall.
23
24 Ms. Sova said the best place to get the electricity connected was the east parking lot of
25 City Hall and it is a public parking lot.
26
27 Deputy Mayor Brender said the if an employee or the City decides to buy an electric car
28 then having a charging station in the east parking lot makes sense.
29
30 Commissioner Duryea asked how long the City would have to pay for this electricity.
31
32 Ms. Sova said April 27, 2013, is when this agreement would expire and we would have
33 the capability of getting a mechanism on it so somebody could prepay and coming up
34 with a rate. We talked about that rate and how we could supplant because if we just
35 charged directly our rate then we've got the cost of having this thing out there. We
36 might have to come up with an administrative cost at the beginning.
37
38 Mayor Mealor asked the Commission if they had any problem installing these at this
39 time.
40
41 Deputy Mayor Brender said he didn't have a problem installing them. He agreed we
42 could find something on the Heathrow side.
43
44 Commissioner Duryea said he had no problem with it.
45

1 There were no objections from the other members of the Commission.

2
3 Mayor Mealor said we know we have two locations and if we could talk with Progress
4 Energy and relocate it where there is a captive audience. He asked the Commission's
5 preference on the three sites: east parking lot of City Hall, Frank Evans Center, or
6 Trailhead Park.

7
8 Commissioner Duryea said he thought Trailhead Park would be the best.

9
10 Commissioner Plank said from a location standpoint he would say the east parking lot at
11 City Hall. He said he was assuming Progress Energy has statistics or will have
12 statistics on how long people are charging. It would be the opportunity for them to put
13 their car on charge and visit some of the local shops here.

14
15 Mayor Mealor recommended to put one in the east parking lot at City Hall. We will
16 reach out to Progress Energy to tap one of our corporate locations but if not then put the
17 second one at Trailhead Park. He asked if there were any objections to this
18 recommendation.

19
20 There were no objections from the Board.

21
22 Ms. Sova said the technical requirements of the ratings for the Tennis Pro were
23 completed this past Monday when the final person turned in their rating sheet. If the
24 Commission has no objection, we will do the presentations from the top three at 5:00
25 P.M. on February 2nd at a workshop and a vote at the regular meeting. We already
26 have a work session scheduled for 5:30 P.M. to discuss parking garage options and
27 acquiring Country Club Road.

28
29 There were no objections from the Board.

30
31 Ms. Sova said early voting for the Charter referendum begins this Saturday, January
32 21st and will continue through January 28th from 10:00 A.M. to 6:00 P.M. at the Elections
33 Office in Sanford and the four county libraries. The election will be held Tuesday,
34 January 31st, between 7:00 A.M. and 7:00 P.M. at your respective precincts assigned by
35 the Supervisor of Elections.

36
37 Ms. Sova encouraged everyone to come out for the Food Truck Crave on Sunday,
38 January 29th from 1:00 P.M. to 4:00 P.M. at Central Park. Bring your blankets and
39 chairs and have a nice outdoor event.

40
41 Ms. Sova reminded everyone of the Shred-A-Thon on Saturday, January 28th, at the
42 Municipal Services Complex at 911 Wallace Court from 9:00 A.M. to 1:00 P.M. The first
43 three boxes are free and additional boxes are \$5.00 each.

44
45 B. Mayor

1
2 Mayor Mealar said today the Central Florida Educators' Credit Union celebrated their
3 75th birthday. They were also recognized as the outstanding credit union in all of
4 Central Florida and employ more than 400 citizens. They do a great deal of volunteer
5 work for the community and have contributed more than \$600,000 back to the various
6 education agencies within the area. We wish them great success and the Commission
7 proclaimed January 19, 2012, as their day in the City of Lake Mary.

8
9 Mayor Mealar said this afternoon he had the good fortune of being with one of our
10 corporate partners who was nationally recognized as the absolute best at what they do
11 and would allow some of the other Commissioners to talk about that during their reports.

12
13 C. Commissioners (1)

14
15 Deputy Mayor Brender said he, the Mayor and Commissioners Plank and Lucarelli
16 attended Premier Property Management. They won an award as the best property
17 management company in Central Florida from among 3,000 property management
18 companies. It is an impressive award. They are both Lake Mary residents and Lake
19 Mary businesses. This is the kind of synergy we like to see happening. He extended
20 congratulations.

21
22 Commissioner Duryea said the police and fire have done an excellent job of training in
23 the house that's two doors away from his office. When they are over there he gets
24 phone calls asking what they are doing. They are doing a good job and the citizens
25 know they are there.

26
27 Commissioner Plank said he had occasion today to join the League of Cities lunch.
28 One of the presentations was very interesting on what it means to be a municipal
29 commissioner. It means we are the most frequent contact point for citizens and that's
30 what we are here for. If you have problems or concerns, we are the level that you see
31 every day more than the state or federal employees.

32
33 Commissioner Plank said he had occasion this week to sit on the Code Enforcement
34 Advisory Board and he complimented that group. It's a very tough job because you are
35 in effect fining your fellow citizens for not complying with the ordinances of the City. He
36 found them a very compassionate and caring group of seven people who discussed at
37 length the cases before them and trying to come up with something that was fair and
38 reasonable for everybody.

39
40 Commissioner Plank said the Lake Mary Historical Museum is showing off some rare
41 and interesting antique collectibles from now until March 10th. During the exhibit you
42 can see beautiful vintage costume jewelry from the 1930's to the 1970's and more than
43 200 vintage glass swizzle sticks along with antique and vintage emeralds, tools and
44 much more. The museum is located just north of City Hall at 158 North Country Club

1 Road. It is open on Thursday evenings from 6:30 P.M. to 8:30 P.M. and Saturdays from
2 10:00 A.M. to 2:00 P.M.

3
4 Commissioner Plank said we will have a Kids' Fun Day at the museum on February 4th
5 from 10:00 A.M. to 2:00 P.M. where they will have the opportunity to remake old jewelry
6 into a piece of jewelry for their use. There will be a \$5.00 fee to cover materials.

7
8 Commissioner Plank said on February 4th we will have a presentation in connection with
9 Art Fest which is a regional event involving several museums about Frank Evans.
10 Frank Evans was a very influential individual in the founding and growth of the City.

11
12 Commissioner Lucarelli said we had our first Fun Day planning meeting. This will be
13 our third event and we are very pleased with the turnout from the Merchants'
14 Association and participation. It is going to be a great event. We will have food trucks,
15 we are working on getting a gaming bus, rock climb wall, and inflatables. We will have
16 live bands so bring your chairs and blankets and have fun with the family. We are trying
17 to get more teenage level events and are hoping the whole family can come out and
18 have fun. That will be Saturday, April 7th, from 3:00 P.M. to 8:00 P.M. at City Hall.

19
20 Commissioner Lucarelli said she attended the Metroplan Orlando meeting and they
21 discussed the Wekiva Parkway and approval of the FDOT proposed budget. After a lot
22 of heated discussion over budgeting issues and other roadways in different cities that
23 they felt were being neglected, it did pass so Wekiva Parkway should be a go. She
24 discovered they were going to start at the Mt. Dora side and work back this way so our
25 interchange and section of 46 will not be for at least five years.

26
27 Deputy Mayor Brender said there is the possibility they are going to start on the Orlando
28 side first and there are some possibilities that they may decide to second start up here
29 and have them merge in the middle. That depends on how the engineering work on the
30 final design goes and that will be the real telling story. We should have more on than
31 within the next eight to 12 months.

32
33 Commissioner Lucarelli said she attended the EDC (Economic Development
34 Commission) breakfast this morning and got to brag on Lake Mary. We talked about
35 regional cooperation and collaboration for economic development in our community and
36 was very happy with a lot of goings on in Lake Mary as far as pharmaceuticals
37 simulation. There are some new companies coming into town that are doing that as
38 well. We have Blue Chip Technologies here. There's a lot to be proud of here in Lake
39 Mary and hopefully can work with EDC to get more here and keep us booming.

40
41 Commissioner Lucarelli said she joined the Seminole Prevention Coalition. She said
42 she was doing a lot of that anyway with the stop smoking in school, teaching kids to
43 stay off drugs, cigarettes, nicotine and the different candy flavored tobaccos that are out
44 there and trying to build an awareness and get the kids to not develop that unhealthy
45 habit.

1
2 Commissioner Lucarelli said at the Tri-County Luncheon today she spoke about her
3 personal experience with a stalking situation and some bills she had been working on
4 for two years that Senator Simmons and Scott Plakon have been helping her with. After
5 she left the lunch she got a call from Senator Simmons' aid telling her that it breezed
6 through its first committee. It is moving and she was hoping for success on that. It is
7 Senate Bill 950 and House Bill 1099 to better protect our women and children. We are
8 not doing a good job of that when it comes to stalking. This bill eliminates the stalking
9 vs. aggravated stalking and it is just aggravated stalking and gives an option of a ten-
10 year injunction to be applied to the perpetrator.

11
12 Mayor Mealor announced on Saturday the 28th, St. Peters at 700 Rinehart Road is
13 having the dedication of their new Family Life Center and an invitation is extended to all
14 City staff and Commission.

15
16 D. City Attorney

17
18 Ms. Reischmann said an issue has arisen regarding an interpretation of the retired city
19 manager's contract. There has been some further investigation and a determination that
20 the number of hours would be based on the accrued hours on the books at this point, so
21 what I spoke to some of you about has been superseded by the fact that past practice
22 has indicated that it would be at 400 hours.

23
24 Ms. Reischmann said there has been an appeal taken from a code enforcement matter
25 and it relates to the Hills of Lake Mary situation and Attorney Roy. He has complied so
26 it could be the appeal will be dismissed.

27
28 Ms. Reischmann said a meeting was held on internet cafes involving state attorneys,
29 some law enforcement, and other attorneys where the Orange County State Attorney is
30 very sure there is a strategy to charge these internet cafes in five counts under the
31 gambling laws. There are many defenses raised by these internet cafes. It has also
32 been an effective strategy that Longwood employed when they were sued by an internet
33 café for refusing to issue a business tax receipt which was to request their financial
34 records and that caused them to back off. There are some strategies out there and the
35 Seminole County case proceeds and hopefully that will be resolved in favor of the
36 County and that will govern the City of Lake Mary.

37
38 XII. Adjournment

39
40 There being no further business, the meeting adjourned at 7:47 P.M.

41
42
43
44
45 _____
David J. Mealor, Mayor

Mary Campbell, Deputy City Clerk

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2
3
4
5
6
7

ATTEST:

Carol A. Foster, City Clerk