

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held June 5,
2 2014, 5:30 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road,
3 Lake Mary, Florida.

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6 Mayor David Mealor	Jackie Sova, City Manager
7 Commissioner Gary Brender	Carol Foster, City Clerk
8 Deputy Mayor George Duryea	Dianne Holloway, Finance Director
9 Commissioner Thom Greene – Absent	John Omana, Community Dev. Dir.
10 Commissioner Jo Ann Lucarelli	Gary Schindler, City Planner
11	Steve Noto, Senior Planner
12	Tom Connelly, City Engineer
13	Bryan Nipe, Parks & Recreation Dir.
14	Bruce Paster, Public Works Director
15	Dave Dovon, Asst. Public Works Dir.
16	Tom Tomerlin, Economic Dev. Mgr.
17	Steve Bracknell, Police Chief
18	Mary Campbell, Deputy City Clerk
19	

20 The work session was called to order by Mayor David Mealor at 5:32 P.M.

21

22 Items for Discussion:

23

24 I. Proposed Country Club Right-of-Way Improvements (Update) (John Omana,
25 Community Development Director

26

27 Mr. Omana said in February of this year the Commission directed staff to look into the
28 costs of realigning Country Club Road as it related to the proposed traffic circles. The
29 reason for this direction was focused on two main issues. The brick building off of
30 Crystal Lake encroached into the right-of-way and parking areas on the west side
31 between Wilbur and Crystal Lake also encroached. There were some additional gaps
32 between the right-of-way lines of Country Club Road.

33

34 Mr. Omana noted Jeremy Owens, professional engineer with CPH Engineers, was
35 present. He is the project manager and had been working with us closely on issues of
36 design, layout, and compatibility. He said per Commission direction in February, Mr.
37 Owens developed a cost estimate. That total project cost came out to \$953,600 and is
38 broken down as follows. The realignment was in the neighborhood of \$370,000; a
39 special traffic signal for emergency use came out to \$200,000. That is the special
40 signal that would allow the fire department to traverse Crystal Lake and come south on
41 Country Club Road. It is a very technical and specialized system. Just the Wilbur
42 Avenue circle came out to \$165,600 and the Crystal Lake Avenue circle came out to
43 \$218,000, for a total of \$953,600.

44

45 Mr. Omana said in April of this year the City had the opportunity to conduct some traffic
46 counts along Country Club Road and these counts registered approximately 43,000

1 trips over a four-day period which is an average of 14,000 trips per day. In light of those
2 counts and in light of the fact that SunRail is doing what it is doing, EPOCH is
3 continuing with their construction of the 200 units and Mr. Chris Mahken has a site plan
4 filed for a 31,000 S.F. office/restaurant use facility building. We got together and felt it
5 was a good idea to present the following option to the City Commission for
6 consideration, namely to put a traffic signal somewhere on Country Club—either Crystal
7 Lake or Wilbur—and supplement it with directional signage. We asked the benefits of a
8 signal on Country Club Road and those are outlined in the memo but would touch upon
9 the following. With a signal you have more control of that intersection. With that it
10 results in better and improved public safety. The signal eliminates any permanent
11 structure in the rights-of-way, it eliminates the traffic circles at Wilbur and Crystal Lake,
12 and would also eliminate the right-of-way alignment due to the existing lanage that is to
13 be used. Based on the cost figures presented this evening, that could create a potential
14 cost savings of just over \$700,000 which could be used for other beautification or
15 improvement projects.

16
17 Mr. Omana said the question before the Commission is do they want staff to continue
18 with the traffic circle project or pursue the feasibility of a traffic signal somewhere on
19 Country Club Road. He said he talked to Brett Blackadar (County Engineer) earlier in
20 the week and shared some ideas and concepts about our traffic issues. It was his
21 opinion that a Wilbur Avenue signal would be a good idea relative to what we have
22 going in our Downtown. With EPOCH and that garage feeding off onto Wilbur would
23 direct traffic into that intersection and a signal would make sense. We also talked about
24 some operational issues on Country Club Road and a regional study would be merited
25 in light of the fact that we have so many variables going on in our Downtown. Right now
26 we have EPOCH, SunRail, and road closures due to construction. Once we open this
27 road and are able to get a better flowing of traffic, it would merit taking a look at this
28 scenario Downtown once again and with that traffic analysis done allow us to better say
29 we will work with that signal, and we need to do X, Y and Z as a supplement to that.

30
31 Mayor Mealor said if we are going to do a light, Wilbur is the right place for it because of
32 the stacking issues.

33
34 Commissioner Brender said it is a big difference in cost. He asked what they were
35 initially looking at for these traffic circles.

36
37 Mr. Omana said traffic circles in our capital budget sheets came out to \$350,000. We
38 have estimated that a signal itself would cost in the area of \$200,000.

39
40 Commissioner Brender said we were about \$600,000 off on our estimate.

41
42 Mr. Omana said when the Commission asked us to factor in the realignment we had to
43 put that additional figure in.

44
45 Commissioner Brender said other than the aesthetics, he asked if the traffic circles
46 significantly improve flow versus an intersection light.

1
2 Mr. Omana said he would answer that as a planner. He said in his opinion a signal
3 would provide a better flow situation in the fact that you would have a controlled
4 situation at that point of intersection. You would have control over those movements
5 when they are timed, are they separated, are they segmented plus you would have an
6 organized form of queuing whereby in a traffic circle scenario you may have what is
7 perceived to be a constant flow but it's not going to be timed or segmented as it would
8 be with a signal.

9
10 Commissioner Brender said aesthetically a traffic circle is easier to look at and was
11 trying to think where they would spend \$700,000.

12
13 Deputy Mayor Duryea said he had a concern watching what happens on Country Club
14 Road every day. It is stacked up almost to the Events Center, almost to the fire
15 department on Crystal Lake Avenue, and right now as he walked over here it was
16 stacked up to the carpet place and people couldn't turn or move. He thought the traffic
17 circle complicates the problem. He said he had no problem with a traffic light on Wilbur
18 except that knowing what happens is people will go away from the traffic light back to
19 Crystal Lake Avenue and now we have that bottleneck again.

20
21 Jeremy Owens, Engineer with CPH Engineers, came forward. He said when we started
22 this project a few years ago looking at the traffic circles and looking at the improvements
23 in the Downtown area, one thing that wasn't anticipated was the traffic signal at
24 Palmetto. Now you have a lighted intersection that allows for an additional eastbound
25 movement that isn't there today. As a driver he would rather take the light than go
26 across three lanes of traffic and try to scoot back in. Adding that light is going to help
27 some of the traffic that's coming down Old Lake Mary Road. Looking at this globally
28 now, the County has money budgeted for this intersection as part of the One-Cent
29 Sales Tax that came through and now with Palmetto coming in, traffic is going to be split
30 in different directions. If you have eastbound traffic from Old Lake Mary Road, they now
31 have the option of coming down to Palmetto, coming across the tracks and going to that
32 light. Your westbound traffic is still going to Country Club to get back to the westbound
33 Lake Mary Boulevard. We will see a difference in the traffic as it comes through. A
34 lighted intersection will help in the control and is not backing up as far on Wilbur but now
35 you are going to have a stop condition on Country Club. Once we get this road back
36 open it will help us determine how much of an effect it will be to the traffic once
37 everything is up and running.

38
39 Mayor Meador said we should have an enhancement at Palmetto and Old Lake Mary
40 Road.

41
42 Mr. Owens said on Old Lake Mary Road between Wilbur and Palmetto, we have that
43 one raised crosswalk and we have the decorative intersection there. It is a new stop
44 condition and is one thing DOT had requested to minimize stopping on the tracks.
45 There is a nice controlled access point there that will get people back to the south.

1 Commissioner Lucarelli said she didn't object to the light at Wilbur and thought it was a
2 good idea, especially if it helps relieve the traffic on Wilbur and there will be a savings.
3 She said she had seen Country Club backed up to the Events Center too. People are
4 cutting through now and didn't see that was going to change but didn't know if it would
5 make it any worse. Once some of the other roads are back open and you've got that
6 other Palmetto access, you would have a better idea of how it was going to go when
7 you take a look at it at that time. She said she was agreeable to a traffic light on Wilbur.

8
9 Mayor Mealor said our citizens have made a dramatic investment on Lake Mary
10 Boulevard. We don't want it six-laned. You talk regionalization. He asked if he was
11 talking about any expansion of Country Club Road.

12
13 Mr. Omana answered negatively.

14
15 Commissioner Brender said he gathered with the addition of the light at Wilbur would
16 allow easier left-turn movements off Crystal Lake. When the light is red for Country
17 Club Road southbound that opens up.

18
19 Mr. Owens said there should be a gap there. One nice thing too is with the
20 improvements we've got on Old Lake Mary Road and East Crystal, with the road closed
21 today you are going to have a lot of that traffic movement from Old Lake Mary through.
22 They are not going to have the stop sign at East Palmetto to deal with nor are they
23 going to have the raised crosswalk and raised intersection. Where everybody before
24 came all the way down to East Crystal from Old Lake Mary Road, you are going to have
25 a split now of people that are either going to go eastbound down Palmetto or some that
26 are going to come down Wilbur instead. You are not going to stop people from coming
27 down East Crystal.

28
29 Ms. Sova said both our police chief and fire chief have not been in favor of these traffic
30 circles. They have public safety concerns about them that she didn't believe they have
31 ever alleviated. They would prefer a signal.

32
33 Deputy Mayor Duryea said it was mentioned a traffic signal on Country Club Road
34 would save a lot of money. He asked Mr. Omana to explain.

35
36 Mr. Omana said when you don't factor in the realignments and the other factors, he took
37 the capital budget sheet that has the two traffic circles allotted at \$350,000. If we do
38 away with those and just go with a signal our estimate for the signal is \$200,000. Just
39 right there is a savings of approximately \$150,000. When we factor in the realignment
40 which was the Commission's direction back in February, we had to assign a cost value
41 to that so doing simple math, at least on paper, you have a savings of \$753,000.

42
43 Mayor Mealor said there would not be the need for the specialized signalization.

44
45 Mr. Omana said that was correct nor the realignment.

1 Commissioner Brender said given the differential cost and hearing from Jeremy
2 (Owens), if the traffic circle is not going to make a difference in the flow of traffic, he
3 can't see spending the money. He would rather throw a few hundred thousand into the
4 park improvements.

5
6 Deputy Mayor Duryea said a light at Crystal Lake Avenue creates a safety at that corner
7 because you can hardly see around the building. On the other hand it will do nothing to
8 allay the traffic problem that that exists at that corner. When traffic is heavy it will still be
9 backed up. He didn't think that helps the problem.

10
11 Commissioner Brender asked if it would be better to do it at Wilbur rather than Crystal
12 Lake.

13
14 Mr. Owens answered affirmatively. He didn't think East Crystal would meet spacing
15 criteria.

16
17 Commissioner Lucarelli asked the spacing requirements.

18
19 Mr. Owens said it varies per classification but thought this one was 660 feet.

20
21 Commissioner Lucarelli said she was good with Wilbur.

22
23 **It was the consensus of the Commission to pursue the alternate plan of**
24 **signalization at Wilbur Avenue and Country Club Road.**

25
26 Mayor Meador said there are some significant cost savings. We had discussion with
27 public safety and others about moving people for different events from one side of
28 Country Club to this side. He asked if they could have a discussion on how to safely get
29 people across Country Club.

30
31 Mr. Omana said as part of our enhancement package with FDOT, we included a
32 provision for special crossing beacons based on studies done by the police department
33 so we already have that incorporated.

34
35 Commissioner Brender said he didn't want to give up on aesthetics. Let's reserve some
36 funding for Crystal Lake and Wilbur and make it look as good as you can make a light
37 look.

38
39 Mayor Meador said in terms of mast arms or something. There is an architectural
40 preference in keeping with Downtown.

41
42 II. Results of Survey of Downtown Businesses (Tom Tomerlin, Economic
43 Development Manager

44
45 Mr. Tomerlin said this is a briefing for information purposes. There is no action required
46 but hopefully we can have some conversation about some of the findings of this survey.

1 The survey was conducted over the months of March and April. The delivery method
2 for this 26-question survey was LPC (Leather Personnel Carrier). He walked around
3 and delivered this survey.

4
5 Mr. Tomerlin said the study area for the survey is basically the area delimited by the
6 Downtown Master Plan which is depicted on the screen. We got a 23% response rate.
7 A total of 70 surveys were administered and we got 16 surveys back. Twenty-three
8 percent response rate is not bad. We can't deduce that this is statistically valid for the
9 entire Downtown area and all its businesses. However, it is feedback from 16
10 businesses which is useful.

11
12 Mr. Tomerlin showed a graphic on the overhead. It is a question asking about
13 challenges that the Downtown businesses might be having. The thing that pops out
14 about this particular summary of responses is the "No Challenge" depicted by the red
15 bars. The red bars are overwhelming the entire analysis because most of the people
16 who responded to the survey did not identify much of these as a challenge for them
17 doing business in Lake Mary.

18
19 Mr. Tomerlin said he put some arrows towards the ones that did stand out in terms of
20 being a minor or major challenge. The large red arrow is depicting parking. We did get
21 parking stand out as a minor or major challenge. The other smaller orange arrows are
22 identifying other challenges. In excess of 40% of the respondents identified recruiting
23 employees as a challenge and in-town and out-of-town competition as a challenge and
24 are things a city government can do very little about. We had a little challenge about
25 rent and business regulations.

26
27 Mr. Tomerlin showed a graph of responses to the question of how strongly you agree or
28 disagree with the following statements. Everything in the orange bar is strongly agreed.
29 He gave a gold star to several that are quite high. Police protection is outstanding and
30 is 81%. He gave a gold star to fire protection is outstanding and is 88%. My employees
31 show great customer service and 100% of the respondents are proud of their
32 employees. Something really important to highlight is how strongly people believe that
33 Downtown Lake Mary is a good place to do business and is 81%. In the category of
34 somewhat agree, in terms of agreement we are getting in excess of 50% of the lion's
35 share of all of those categories. Each one of those statements is positive statements so
36 when you say you agree to them it is a good thing.

37
38 Mr. Tomerlin said he added in the disagree and strongly disagree. He highlighted with
39 an oval a cluster of an area of concern. One of the statements is the downtown mix
40 helps my business. We had some responders say the downtown mix isn't helping or
41 hurting them. The other area of concern was the look and feel of downtown helps my
42 business. Some responders said they agree or may not agree. He said he was arguing
43 about something less than 15% to 20% when he is talking about this is an area of
44 disagreement so please keep that in mind. The façade draws customers into the
45 building was another area of disagreement. With that cluster of three responses

1 regarding the downtown mix, the look and feel, and the façade for the most part the
2 response has been overwhelmingly positive.

3
4 Mr. Tomerlin said the location of future plans is showing whether or not they own or
5 lease. Seventy percent of the responses were leasing space, 56% are indicating they
6 are satisfied with their location, and 50% are saying they have plans to expand.

7
8 Mr. Tomerlin said next is are you or the owner planning any kind of building
9 improvements. Most of them, because 70% of the responses are leasing, just didn't
10 know.

11
12 Mr. Tomerlin said next is the target market. We can't conclude that this is a statistically
13 valid survey but nonetheless there is a great deal of information value in having this.
14 With just a windshield survey and a walk around town, there is a strong gender focus
15 towards stores that cater to females with the clothing and accessories. That particular
16 response seems fairly accurate.

17
18 Mr. Tomerlin said the target age market is 25 to 44. In terms of what price point you
19 target, an average or high was the greatest responses. Which of the following events
20 increase sales or foot traffic and the Farmer's Market was the biggest and the Holiday
21 (in the Park) was a big slice of the pie. He said he would temper that with the Farmer's
22 Market is offered on a weekly frequency so that makes a difference. The Holiday is for
23 an extended length of time when the holiday lighting is in place. He said the frequency
24 and duration was influencing the response compared to something that might occur
25 once a month such as WineART Wednesday.

26
27 Mr. Tomerlin showed a graph of a mixture of all kinds of results. He pointed out the
28 SunRail. In regard to SunRail most people are talking about using SunRail for leisure
29 purposes. It is a commuter rail by definition and is designed to transport employees to
30 their place of work. Downtown has many thriving businesses. Of all the responses we
31 got it is representing 92 employees. There is an employment base here but we know
32 our employment center is more oriented towards I-4. The question do you expect to see
33 more activity because of SunRail and we had a strong response that said yes. We have
34 some anecdotal evidence that came last night at WineART Wednesday. We were
35 talking to a blogger tracking SunRail and he said he was on the train with two other
36 people riding from Sand Lake Road all the way to this station to participate in WineART
37 Wednesday. It was good to hear that.

38
39 Mayor Meador said he was told at the May WineART that about 8:00 P.M. it was so
40 successful that there were no available dining tables in the Fourth Street district which
41 he thought was a nice spinoff.

42
43 Mr. Tomerlin said this table has some interesting information and it is reflective of the
44 larger Downtown business community. We have some long-standing businesses.
45 Nearly 44% of responses have been in their location for 20+ years. There is the other
46 large concentration of businesses that have been around for one to five years. You

1 have a new group of businesses coming in and put that with businesses that have been
2 around for a long time.

3
4 Mr. Tomerlin said the question where do most of your customers park. Parking was the
5 strong thing in terms of a business challenge as identified by the respondents. Most are
6 parking in a private lot.

7
8 Mr. Tomerlin said the last question asked them to identify a business by name that they
9 would like to see locate in Downtown Lake Mary. Starbuck's was a common response
10 as well as Whole Foods, Jamba Juice, We Berry, First Watch and Peach Valley Café.
11 We had a respondent ask about a hardware store and some identified some chain
12 restaurants such as Chili's and TGIFridays.

13
14 Mr. Tomerlin said this was provided for informational purposes and would be happy to
15 take any questions.

16
17 Commissioner Brender asked Mr. Tomerlin how far up Country Club did he go.

18
19 Mr. Tomerlin said if you were to map where the businesses are, it was shotgun pattern
20 and was widely distributed. He didn't have a concentration.

21
22 Commissioner Brender said through our delineated Downtown.

23
24 Mr. Tomerlin said through the Downtown Master Plan area. It was a shotgun pattern
25 and spread out so it wasn't just Lakeview businesses responding.

26
27 Mayor Meador said he appreciated the update, and the work Mr. Tomerlin is doing is
28 paying significant dividends for our community.

29
30 III. Proposed Improvements to Central Park (Bryan Nipe, Parks & Recreation
31 Director)

32
33 Mr. Nipe said tonight he would go over some proposals for improvements to Central
34 Park, mainly the frontage around the pond as it relates to Lake Mary Boulevard. On
35 February 20th of this year we had a work session to talk about entry features to our
36 Downtown and get direction on where to go with that. One alternative was brought
37 forward by staff to look at the park and city hall holistically versus columns or signage.
38 We went over some existing conditions but asked to discuss where we sit now.

39
40 Mr. Nipe showed an aerial of Central Park and the pond showing the erosion issues that
41 have been going on for many years. The area around the pond is not nearly as nice as
42 the interior of the park. In these erosion issues nothing grows, we don't have anything
43 structural to hold the soil back, and it is steep grade. In 2004 there was an attempt to
44 do some aquatic plantings to the site to shore it up and provide some level of
45 beautification. With the rise and fall of water even wetland plantings will not survive.

1 They did not survive. There was a small amount put into it overall for such a large
2 space, around \$13,000, in an attempt to solve the problem.

3
4 Mr. Nipe showed the concept brought to the Commission as an alternate to the entry
5 signs was a promenade that would be created around the existing clock tower that
6 would raise up around the shoreline creating some additional events space, beautify the
7 frontage, and expand out on the north side. The remaining areas would turn into a
8 decorative type riprap and we looked into some other landscape improvements. The
9 Commission directed staff to look further into this concept. We hired a landscape
10 architect, Belomo Herbert, and requested they give us three options.

11
12 Mr. Nipe said Concept 1 is similar to what staff proposed. The entry gets enhanced with
13 landscape. The walkway would be widened to match the widen sidewalk near the
14 Farmer's Market to create greater connectivity in this area and would beautify the
15 entrance along with some landscape enhancements. A single sidewalk would be
16 formed to connect over to the promenade area. The promenade area would have
17 pavers around it and enhanced landscape. This concept has a curved arbor that would
18 highlight the area more and some landscape improvements and flowering trees, all in
19 keeping with the existing clock tower and building out around that to create event space
20 or space to congregate. As you continue on around it becomes a promenade along the
21 waterfront. As you continue along that promenade it continues along the existing
22 sidewalk to create that erosion control but also with a beautifying texture replace with
23 decorative-style riprap throughout the remainder. In keeping with beautification going
24 on with this façade we would not forget the look of the shoreline for our visitors. There
25 would be some landscape improvements here and the riprap would be beautification in
26 itself.

27
28 Mr. Nipe showed Concept 2 which is more geometric in its look, design and feel. An
29 enhanced entrance area with paver crossing, paver curb, landscape area, additional
30 palms, and pedestrian tower pass-through feature that could have some signage and
31 could incorporate the LED sign. The designer put in a knoll raised hill that would be
32 graded gently where kids could play, people sit in chairs, and possibly look out over
33 different events. The walkway would continue into the squared area with pavers and
34 would have some sort of arbor with flowering vines and then flowering trees, benches
35 and the typical amenities you would see in a setting like this. You continue with the
36 promenade and then some additional palms. There would be a walk that would connect
37 to the existing walk. It doesn't go all the way into City Hall but would create a
38 connection up to where we have our new Christmas tree. We continue on and stop at
39 the riprap and continue with the existing walkways and the riprap would continue on as
40 with the other plan.

41
42 Mr. Nipe showed Concept 3 which is similar in some aspects with Concept 2 with some
43 of the geometry but adds some more curved area. Much greater improvements and
44 higher end entry feature with a trellis-covered walkway and beautified with flowering
45 trees and vines. The walkway would come along and connect up a little higher and then
46 come back to a squared area where the designer saw an opportunity to have two linear

1 pavilion type areas that would provide covered space. We will still have the pavers
2 throughout but a less defined promenade though there would be a wider area for a path
3 for walking. In this concept the designer saw an opportunity to have an additional
4 activity space where there would be a bench or small pavilion. It would continue on to
5 the existing sidewalks and keeping in with the riprap on the south.
6

7 Mr. Nipe showed a rendering of what the seawall would look like based on Concept 1.
8

9 Mr. Nipe said one of the entry features in Concept 2 noted a raised pavilion, raised
10 tower that would be a pedestrian entrance but could also indicate here is the Downtown
11 with some sort of signage. The one to the bottom left is the trellis or what could be a
12 similar type of entry feature that would be a linear walk that could further define the
13 Downtown. The one to the right is showing an open space area with an arbor-type
14 scenario on the waterfront.
15

16 **SIDE 1B**

17

18 Mr. Nipe said Concept 1 is the lowest cost concept at \$1,237,500. Staff preferred that
19 concept. We thought it fit best with the area and would provide the most active space.
20 Looking at 12.5% for design and permitting is estimated at \$137,500 and construction
21 costs being \$1.1 million. For Concept 2, design, permitting and CEI at \$156,250 and
22 construction \$1,250,000. For Concept 3, design and permitting at \$181,250 and
23 construction \$1,450,000 for a total of \$1.6 million.
24

25 Commissioner Lucarelli said she liked it all. They put a lot of thought and planning into
26 it. She said she liked all three but if we are trying to save money Option 1 would be
27 awesome. It would make it look better and function better. She asked if the flowering
28 trees shown around the clock tower would get so huge that they cover the clock.
29

30 Mr. Nipe answered negatively. We would keep those trimmed back and strategically
31 planted so any kind of sightline issues wouldn't be created.
32

33 Mayor Meador said the hardscape is very pleasing at the lakefront park in Kissimmee in
34 keeping with the kind of theme we have in our park.
35

36 Deputy Mayor Duryea said we don't have a good history with retaining walls in that
37 pond because of the shape of the pond and the water coming up and down and
38 washing the wall out. He said he was more inclined to leave it more natural. The idea
39 of the riprap creates another problem with children getting hurt, slipping and sliding. It
40 seems like a lot of money to not do a whole lot. It looks good the way it is except for
41 around the pond.
42

43 Commissioner Brender said he would go with Concept 1. Just from an aesthetic look
44 he liked the rounding rather than the corners. He would even go with 1-A and improve.
45 He liked the idea of a pedestrian structure at the entranceway—some kind of real
46 welcoming façade where people can say from this point to this point it is a different

1 place. Central Park looks pretty good. Knowing what he knows in the New Smyrna
2 Beach area, riprap and walls properly put in, if they hold up to the tides and currents at
3 New Smyrna Beach for 30 years he thought properly designed walls we would not have
4 a problem with as long as they are built high enough to go to the high waterline. He
5 asked if there was any possibility of putting a sidewalk on top of the riprap along Lake
6 Mary Boulevard.

7
8 Commissioner Lucarelli said riprap properly installed is fine but didn't know that she
9 would want to encourage traffic down there with a sidewalk.

10
11 Mayor Mealor asked Deputy Mayor Duryea if he had any problem if we stayed with 1
12 and did an enhancement with 1-A at the entry point.

13
14 Deputy Mayor Duryea said he didn't have any problem with any of them but just a
15 problem with the cost of them.

16
17 Commissioner Lucarelli said she didn't know what the trellis structure would be
18 constructed of but maintenance and longevity would be her concern. She liked the
19 trellis but make it durable, lasting and easy to maintain.

20
21 Mr. Nipe said we were seeing that with the Events Center trellis and it will need to be
22 replaced because it is wood. We could look into alternatives.

23
24 Mr. Nipe asked for more direction on the entry feature. He asked if the Commission
25 preferred a trellis or more of a tower type.

26
27 Commissioner Brender said he was thinking a combination. Do some kind of a tower
28 and extend the shaded area out so when they come out of the trellis area it opens up
29 and visually you have arrived.

30
31 Deputy Mayor Duryea said he was concerned with the cost. He didn't know if we
32 needed an entrance feature.

33
34 Mayor Mealor said cost is a concern, beautification and upgrades are important. It
35 might be we don't do top or bottom but some derivation.

36
37 Mr. Nipe said he would bring back some options.

38
39 Mayor Mealor asked Mr. Nipe to look at the cost structure, etc.

40
41 IV. Adjournment

42
43 There being no further business, the work session adjourned at 6:30 P.M.

44

1 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held June 5, 2014,
2 7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road, Lake
3 Mary, Florida.

4
5

6 I. Call to Order

7

8 The meeting was called to order by Mayor David Mealor at 7:05 P.M.

9

10 II. Moment of Silence

11

12 Mayor Mealor said their thoughts and prayers go out to Commissioner Greene and his
13 family. His father passed away this morning.

14

15 III. Pledge of Allegiance

16

17 The Pledge of Allegiance was led by Austin Ledlow and Lucas Weber from Boy Scout
18 Troop 507.

19

20 IV. Roll Call

21

22 Mayor David Mealor	Jackie Sova, City Manager
23 Commissioner Gary Brender	Carol Foster, City Clerk
24 Deputy Mayor George Duryea	Dianne Holloway, Finance Director
25 Commissioner Thom Greene – Absent	John Omana, Community Dev. Dir.
26 Commissioner Jo Ann Lucarelli	Steve Noto, Senior Planner
27	Bryan Nipe, Parks & Recreation Dir.
28	Bruce Paster, Public Works Director
29	Dave Dovan, Asst. Public Works Dir.
30	Tom Tomerlin, Economic Dev. Mgr.
31	Steve Bracknell, Police Chief
32	Bruce Fleming, Sr. Code Enf. Offc.
33	Katie Reischmann, City Attorney
34	Mary Campbell, Deputy City Clerk
35	
36	

37 V. Approval of Minutes: May 15, 2014

38

39 **Motion was made by Commissioner Brender to approve the minutes of the May**
40 **15, 2014, meeting, seconded by Commissioner Lucarelli and motion carried**
41 **unanimously.**

42

43 VI. Special Presentations

44

45 A. Life Saving Award presented to Sgt. Anthony Seda of the Lake Mary Police
46 Department

1
2 Chief Bracknell and Sgt. Anthony Seda came forward.

3
4 Chief Bracknell said we have the opportunity to recognize one of our officers on an
5 event that occurred in our city limits. On the evening of April 27th, Sgt. Seda received a
6 call of a three-week-old infant not breathing in a car at a gas station. Sgt. Seda arrived
7 in less than one minute, began dispatch, and quickly assessed the situation of the
8 young child. He performed CPR and chest compressions for the infant in the front seat
9 of the vehicle and was able to get the infant to breathe on its own. Two minutes later
10 the fire department arrived and quickly transported the child to Arnold Palmer Hospital
11 for Children. His heroic actions are directly responsible for saving the life of that infant
12 and is recognized by the City of Lake Mary Police Department and the City of Lake
13 Mary.

14
15 Mayor Mealar presented a plaque to Sgt. Seda for his quick response and heroic
16 actions in administering CPR to an infant which led to the successful recovery of that
17 child.

18
19 Chief Bracknell said Tony is a 15-year veteran of the Police Department and has served
20 in many different roles. He is in patrol, was a CCIB agent and worked undercover, was
21 in the Community Relations Division for five-plus years and did an outstanding job, and
22 he pioneered the first child seat training taught totally in Spanish and to this day
23 continues to teach those classes.

24
25 Sgt. Seda thanked the City Commission. He said they were just doing their job and
26 couldn't do without the support of the City Commission, the Chief and the
27 administration.

28
29 Mayor Mealar said Tony's family was present and there were two young people. He
30 said when you look at a hero, look at this family member. He shows us how we can do
31 things and make this a better community. We are indebted to him.

32
33 B. Presentation of the proceeds from the Trailblazers 5K

34
35 Darrell Jarvis of the Trailblazers came forward and gave an update on the results of
36 their 5K held on April 26th. There were just over 250 runners and it was quite
37 successful. We had promotions and part of that was to congratulate UCF on their
38 victory in the Fiesta Bowl. We also recruited two charities to help us with that promotion
39 and to receive the proceeds from the race. We had sponsors of Florida Hospital, Be Fit
40 Health Studio, OTF Lake Mary, George Duryea CPA, Shirley Gray (former
41 commissioner), Heathrow Chiropractic, Logan Eye Care, Florida Realty Corporation,
42 and Extreme Youth Sports of Lake Mary. Wayne Densch supplied the Michelob Ultra
43 and Pierre's Wine Shop supplied the wine. Everybody had a good time.

44
45 Mr. Jarvis presented checks to the charities: Faith Shorthouse with Seminole County
46 Friends of Abused Children and Sara Collins with Sports for the Kids.

1
2 Mr. Jarvis said he looked forward to doing it next year. He thanked the Trailblazers who
3 participated. He recognized DeLores Lash and Sidney Miller who were present as part
4 of their team. He thanked everyone from the City. We had the Parks & Rec Director
5 and his staff that helped out considerably. We couldn't do without the Police
6 Department that helped. With their help and the help of the Commission it was
7 successful and we hope it will continue to be successful.

8
9 C. Proclamation – Code Enforcement Officer Appreciation Week

10
11 The City Attorney read a proclamation proclaiming June 2 – 6, 2014, as Code
12 Enforcement Officer Appreciation Week.

13
14 Mayor Meador presented the proclamation to Bruce Fleming, Senior Code Enforcement
15 Officer.

16
17 VII. Citizen Participation

18
19 Mayor Meador said we have an item under the City Manager's Report and we would not
20 normally take public input; however, because of the nature of the item if anyone would
21 like to speak on the garbage franchise discussion, we would welcome your input at this
22 time.

23
24 George Goletko, 507 Lake Victoria Circle, independent consultant for Waste
25 Management, came forward. As we look at Lake Mary over the years when we have
26 had the solid waste contract, Lake Mary has always led the way. Going back to the
27 early part of 2004, we initiated the cart program. That was the very first cart program in
28 Central Florida of any municipality that used a private service. He was talking about
29 Brevard, Seminole, Orange, Osceola, Polk and Lake Counties. You guys led the way
30 and you led the way because you had a great partner. Partnerships make a difference.
31 After the carts were delivered in May 2004, we surveyed your residents and 95% of
32 them said they loved the carts. We had a news media event and the caption was "Lake
33 Mary Garbage Goes High Tech". You guys were on the electronic media and in the
34 Sentinel.

35
36 Mr. Goletko said going to August 2004, Hurricane Charlie comes through on a Friday
37 night. Saturday morning he caught up with Mr. Litton at public works. He could see Mr.
38 Litton was under a lot of stress and pressure with the damage and power outages. I
39 asked what they could do for him and he said get the yard waste picked up. He says
40 what are you going to charge me and I said whatever FEMA will allow. We shook
41 hands and Monday had trucks out hitting the neighborhoods. Within seven days our
42 equipment touched every neighborhood in Lake Mary. We had this city cleaned up
43 before the County or the other cities even got started and that is because we were
44 committed to you. The Mayor and I have had conversations about this and many times
45 you have come to me and said thank you for your company responding so fast and
46 taking care of our citizens.

1
2 Mr. Goletko said the other part of that is with carts and the power being out, no
3 electricity, spoiled garbage in refrigerators and freezers. The county routes and all the
4 city routes were running four and five days behind because we couldn't pick up the
5 volume. In Lake Mary with that automated system, the cart and that whole new
6 approach to customer service, Saturday was a makeup day and we were right on track.

7
8 Mr. Goletko said going to March 2008. We started a single-stream recycling facility
9 through Orange County. At that point in time Senator Constantine was pushing for a
10 recycling bill for a 75% reduction. We started single-stream cart recycling in Lake Mary.
11 You were the first to go single-stream cart recycling. You led the way again. Three
12 months later we surveyed your residents and they loved the recycling program. We had
13 over 99% participation. Prior to initiating that cart recycling, we did a pilot program in
14 Timacuan. We made the commitment for 340 homes, we made the investment and put
15 the carts in, and we surveyed the Timacuan residents to get feedback whether this
16 made sense for Lake Mary or not. The surveys come back 100% that this is the way to
17 go. The comments we got from senior citizens is I didn't recycle before because those
18 14-gallon bins were tough to get to the curb but with these carts I can easily roll them to
19 the curb and am now recycling.

20
21 Mr. Goletko said going to 2011. Our company has been focused on sustainability.
22 Right now you have supermarkets in your area that is doing our organic recycling
23 program. We set up an organic recycling center where we mix organics and yard waste
24 together and we turn it into a high grade potting soil. That has been going on since
25 2011. We have three or four customers in Lake Mary that are taking advantage of that
26 program.

27
28 Mr. Goletko said as we look at the RFP, it doesn't make sense why we would take
29 perfectly good garbage carts and throw them out of the system, throw them into the
30 landfill, or try to recycle them. That is a waste of resources. We have always kept the
31 carts updated and serviceable. We had a lot of new carts out there. It just doesn't
32 make sense why that wouldn't be part of the RFP. When it comes to trucks, when we
33 purchased your side loader in 2004, we paid \$160,000 a truck. That same truck with all
34 the technology on it today is \$400,000. How can you demand bringing a brand new
35 truck in and driving up the cost. What we proposed in our proposal was to take that
36 2004 truck at 2004 cost, strip it down and completely rebuild it for \$170,000. That
37 makes financial sense and is what keeps the rate down to the customer.

38
39 Mr. Goletko said another thing that keeps the rate down to the customer is when we
40 look at solid waste at 32 bucks a ton and you being offered \$10 a ton what really makes
41 sense and the reason why we have got the best rate is because of the success we have
42 had in recycling and the availability to divert the volume to the recycling center.

43
44 Mr. Goletko said when you do recycling if you don't have a marketing department and
45 infrastructure in place, it doesn't matter what you collect because if you can't move
46 product it is worthless. We have developed our marketing department since 1990 and

1 finding markets to move the product. Over the last three years when the economy was
2 down, product was tough to move but we took care of our customers and will always
3 take care of our customers.

4
5 Mr. Goletko said the other thing that we were investing in is technology. Right now we
6 are in the process of building a high tech MRF in Brevard County that is going to have
7 about \$8.5 million of technology that will be able to separate all the different grades of
8 plastics. Right now in Seminole County we are accepting 1's and 2's in the recycling
9 waste stream but with this MRF we will be able to accept 1's through 7's. That's not
10 only bottles but food containers. The key to this type of technology and the reason we
11 are making that type of investment in that type of technology is because the purer you
12 can keep the commodity the higher the price is.

13
14 Mr. Goletko said Port Canaveral is starting container service this month. Instead of
15 shipping all that material to Miami or Jacksonville, we are going to be shipping 6,000 to
16 10,000 tons a month to the Port. That makes a difference because there is cost in
17 transportation.

18
19 Mr. Goletko said we are converting all of our fleets to compressed natural gas. One
20 diesel trucks burns roughly 8,000 gallons of fuel a year. When you convert that over to
21 compressed natural gas you are using domestic fuel plus there is a huge difference in
22 the cost of diesel fuel and compressed natural gas. It is a lot cleaner and an equivalent
23 gallon is about a buck and a quarter versus \$3.90 a gallon. He didn't see compressed
24 natural gas going up. There is so much in this country that the price is always going to
25 stay down.

26
27 Mr. Goletko said we want your business. We went over the numbers and we are the
28 low price. Residentially we are about \$1.08 lower and are very competitive on the
29 commercial side. Where that number went up is items that are non-contract items like
30 compactors and things of that nature. I appreciate all you guys and thank you for the
31 many years.

32
33 Mayor Meador said he hopes the community never loses sight of what you and your
34 company did for us in 2004. It truly was a game changer for our community and we will
35 be forever grateful. He said he appreciated being part of the first single-stream
36 recycling program in this area.

37
38 Allan Morrison came forward representing Waste Management. He said when the RFP
39 came out he thought the goal for the Commission, City and staff was to maintain a great
40 level of service, a quality level of service at the best possible price on the residential
41 side and that is what we responded with. Our proposal was 13% lower than the current
42 rate that they are being charged right now. We are 7% lower than the next closest
43 proposal. We have accomplished that. As it pertains on the commercial side, the roll-
44 off portion is more of a negotiated rate between the hauler and the customer so it kind
45 of skews the number a little bit. We did respond with the lowest price and we can
46 maintain that level of service that this city has been used to.

1
2 Bob Hyres, 734 Cricklewood Terrace, Lake Mary, Florida, came forward representing
3 Waste Pro. He was proud to say he was one of the founders of Waste Pro. We have
4 an excellent service record and that came out during the RFP process. He negotiated
5 the very first contract ever for Lake Mary in 1984 with former council member Buzz
6 Petsos. We currently service his city in Cape Canaveral.

7
8 Mr. Hyres said Waste Pro has the lowest bid. He wasn't sure where the other statistics
9 are coming from. It is pretty clear—just total up the numbers. Waste Pro does have the
10 lowest bid overall and the lowest price to the City of Lake Mary. There was a RFP
11 process entered into with City staff and an experienced outside consultant. Five
12 different companies qualified and responded. There were various different factors and
13 not just price. Waste Pro ranked exceptionally high on all factors and we got the
14 highest ranking on price. Waste Pro is headquartered in Seminole County, Florida, and
15 we also service two-thirds of Seminole County and have for ten years. We also service
16 the City of Winter Springs, City of Sanford, and City of Longwood. The references have
17 been checked and are excellent.

18
19 Mr. Hyres wanted to make a point that Waste Pro is the only one that agreed to not put
20 eight-year-old trucks as our competitor did. He said he understood why they did that.
21 They have trucks in place. It is an excellent company and he used to work for them. In
22 this particular process Waste Pro is ranked No. 1 and there are a lot of reasons why we
23 are and wanted to clarify some of those reasons. It was not part of the process but we
24 agreed to put immediately beginning with this contract startup brand new natural gas
25 trucks. These trucks are quieter, cleaner, less emissions. You can't even hear the
26 trucks coming anymore.

27
28 Mr. Hyres said the RFP process was done right, we are ranked No. 1 and hoped it is the
29 decision tonight to enter into negotiations with Waste Pro. We are a national company
30 and are headquartered right here. He said he, the CEO, COO, and Chief Financial
31 Officer were all right here and ready to serve you.

32
33 Brad Avery, Regional Marketing Director for WCA of Florida, came forward. He thanked
34 the City for putting out the bid and giving them the opportunity. We appreciate you for
35 this one. WCA is in Orange City and like his competitors they strive to do everything
36 they can to keep your telephones from ringing because it is a simple process of picking
37 up garbage. The Commission has a tough decision tonight and heard a big story from
38 one and heard from the other proposer that has been recommended tonight. Whatever
39 the council does, if they want to keep the bids, reject the bids, or do any type of situation
40 of that nature, WCA will be happy to facilitate anything the City does. We are located in
41 Orange City and we have talked about using compressed natural gas trucks. Most of
42 the garbage companies are transforming into compressed natural gas. It is cheaper
43 and runs cleaner. WCA has the commitment to sustainability and environmental
44 practices. He thanked the council and staff. He said they didn't have an issue with the
45 RFP.

46

1 Amy Boyson, Community Affairs Manager for Waste Management, came forward. She
2 said she would like to touch on two pieces of technology they have on their trucks. The
3 first is onboard computing. We no longer use paper for our drivers to check their routes
4 that they have to go to. Our route managers have the capability to go into a program
5 and look at the route that the driver has and it shows when it is completed and gives
6 real time for collection times. That is one piece of equipment we have on all of our
7 trucks in Orlando. The other piece is called drive cam. We implemented this about two
8 years ago and that's a camera. It is a coaching tool for the drivers. If they were to
9 make a sudden stop it's a coaching tool to help them not cause that to happen again.
10 However, we implemented a program called Waste Watch in Orlando a couple of years
11 ago and it supports the local law enforcement. That camera can also be used to
12 capture something. Our driver can hit a button so if there was a car accident or
13 something they may see that's suspicious they can capture that as well. We have had
14 many success stories with our waste watch program.

15
16 Greg Peterson, 451 Gehr Lane, came forward. He said he would like to talk about the
17 house located at 170 Wilson Drive.

18
19 Mayor Mealor advised Mr. Peterson that is a public hearing later on the agenda.

20
21 No one else came forward and citizen participation was closed.

22
23 VIII. Unfinished Business

24
25 A. Ordinance No. 1508 – Request for installation of a 20-foot flagpole within the
26 roundabout on Timacuan Boulevard and Mohegan Boulevard; Matt Cormia,
27 applicant – Second Reading (Steve Noto, Senior Planner) (Public Hearing)

28
29 The City Attorney read Ordinance No. 1508 by title only on second reading.

30
31 Mr. Noto said the only change is on Page 2 of the ordinance under Section 2 clarifying
32 that the Mayor will be signing the quit claim deed.

33
34 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1508. No
35 one came forward and the public hearing was closed.

36
37 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1508 on**
38 **second reading, seconded by Commissioner Brender and motion carried by roll-**
39 **call vote: Commissioner Brender, Yes; Deputy Mayor Duryea, Yes;**
40 **Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**

41
42 **SIDE 2A**

43
44 IX. New Business

1 A. Status of property a 170 Wilson Drive (Bruce Fleming, Senior Code
2 Enforcement Officer)
3

4 Mayor Mealor said although this is not listed as a public hearing we do have petitioners
5 that submitted to us so we will want to hear if they want to speak.
6

7 Bruce Fleming, Senior Code Enforcement Officer, came forward. On May 22, 2014, the
8 City received a petition from the residents that live near the area of the 170 Wilson
9 property. Due to the condition, they are requesting that the City demolish the
10 abandoned structure. Code Enforcement became involved with this property in 2001
11 and since that time has filed seven different violation notices against this property. On
12 the Power Point presentation is a picture of the house and the condition of the yard as
13 of two days ago. This property is in the process of going back before the Code
14 Enforcement Board set for July 15, 2014. In the past it has been the practice of Code
15 Enforcement in cases of code violations to be heard by the Code Enforcement Board. If
16 the property owner brought the property into compliance with code prior to the hearing
17 date the cases were generally withdrawn. In this case staff has been directed that in
18 any instance where there is a code violation on this property it will go all the way
19 through the full process and be heard by the Code Enforcement Board.
20

21 Mr. Fleming said insofar as the demolition aspect of this property, as is the case with
22 enforcing municipal codes and all codes in the State of Florida, there are requirements
23 stipulated by statute, one of which is that when a violation is found on property the
24 property owner must first be made aware of the issue and then allow a reasonable time
25 to correct the deficiency. Generally speaking if the inspector or code investigator does
26 not agree that the violation has been cured then the hearing must be had and the
27 property owner must have the right to be heard. In almost all cases involving code
28 enforcement issues with this property, the Building Official from the City of Lake Mary
29 has gotten involved. The Building Code and the Lake Mary Code of Ordinances
30 authorizes the Building Official to determine the structural integrity of buildings. If the
31 Building Official has cause to believe a structure is unsafe, the Building Official may
32 inspect the structure and require any necessary repairs. An unsafe building is defined
33 by code as any condition or code violation that causes the building structure, premises,
34 electric, gas, mechanical or plumbing system to be unsafe. Any requirements not
35 covered by the Building Code or Code of Ordinances for the strength, stability, or proper
36 operation of an existing building for the public safety, health, and general welfare not
37 specifically covered by a code may be determined by the Building Official at his
38 discretion. The Wilson property has been inspected by the Building Official for code
39 violations from time to time beginning in 2001. As violations of the Building Code were
40 found the owner was given a reasonable time to make the required corrections or face
41 demolition. The owner has always resolved the issues and currently the Building
42 Official has no issues with this location.
43

44 Mayor Mealor said Mr. Fleming is saying there are no issues with this location but we
45 may want to hear from the petitioners or any citizen related to this item. He asked if
46 anyone wanted to speak to the status of the property at 170 Wilson Drive.

1
2 Greg Peterson, 451 Gehr Lane, came forward. He said he was next door to this house.
3 In 2004 he and his family decided to move to Central Florida. We didn't know where but
4 looking online we liked what we saw with the City of Lake Mary, and we still do like Lake
5 Mary. The first street he drove on in a residential area was Crystal Drive that wound
6 onto Gehr Lane then into Wilson and he drove down Lakeview Avenue. He drove right
7 by this house not knowing what was his my future. The property has not been improved
8 in any way since he first passed that in 2004.

9
10 Mr. Peterson said from a maintenance perspective the grass is cut once in a while but
11 the grass is cut by the neighbors. There was graffiti painted on the house and again it
12 was the neighbors that took care of covering that up. There was a carport that used to
13 be on the side of the house and it was packed full of junk. When that carport needed to
14 be cleaned out. Guess who did it? It was the neighbors. There are many negatives
15 with the property.

16
17 Mr. Peterson pointed out some positives with the property. The property provides us
18 with a natural traffic barrier. There is a high volume of traffic that uses our street as a
19 shortcut off of Lake Mary Boulevard. That house helps to keep our house quiet and
20 peaceful. The property also provides a safe and natural habitat for wildlife such as rats,
21 possums, raccoons, cats, squirrels and who knows what else. It would be a shame to
22 displace all those animals and disrupt their habitat.

23
24 Mr. Peterson said as an abandoned property it provides the City with the opportunity to
25 do research or studies on abandoned property and perhaps a grant from the federal
26 government could be obtained. He hears on the news that some of those grants are
27 quite large.

28
29 Mr. Peterson asked why the City would condemn the property and then fail to follow
30 through with the condemnation process. He asked why the City would have allowed the
31 lot lines to be drawn in such a manner as to render the lot worth less in the future if it
32 was redeveloped. Why do we have to ask these questions? Here is a serious question.
33 If the lot were to be adjoined with 451 Gehr Lane, could that new lot be re-divided into
34 two lots that were useful?

35
36 Mr. Peterson said if you think some of the things I said were absurd you are correct.
37 However, the matter at hand elevates absurdity to a new level.

38
39 Wendy Doxtater, 441 Gehr Lane, came forward. She said she was adjacent to the
40 property. She has been there 28 years and in that 28 years that house has probably
41 been occupied 10 years. The neighbors have taken good care of it. They bought it in
42 '04 and she passed away in November of '08. She moved out a year prior to dying
43 because the septic didn't work, the bathroom you could not use, and her homeless
44 brother lived in it for six months before she died and six months after she died. This is
45 how the house has been sitting. We have had a drunk man fall through the screen
46 window and called the police. It's just a nuisance as it sits there. We are bringing this

1 to the Commission's attention to see if something could happen to this house. This is a
2 beautiful city. When I have family or friends from out of state come down my road they
3 can't believe that is even in our neighborhood. She felt sorry for Kent and loved her
4 buying this house back then. It should have probably been taken care of then.

5
6 No one else came forward and the public hearing was closed.

7
8 Mayor Meador said the Bert Harris Private Property Rights Act ties the hands of local
9 government in many ways related to this type of request. He thought Mr. Fleming may
10 have come up with an option or two and had done that in consultation with our City
11 Attorney.

12
13 Mr. Fleming said the City will proceed going forward with taking all matters concerning
14 this property before the Code Enforcement Board. He intended to present this property
15 to the Code Enforcement Board on July 15, 2014, for the Code Enforcement Board to
16 make a determination and possibly a recommendation to the Commission on moving
17 forward with the status of this property.

18
19 Ms. Reischmann said it was her understanding from Mr. Fleming that there is an
20 interested buyer. It is possible that the buyer could look into potentially purchasing a tax
21 certificate if the taxes have not been paid. The 2013 taxes have not been paid
22 according to Mr. Fleming. That is something we could alert the potential buyer to. Mr.
23 Fleming will attempt to contact the bank. At this point the bank did have a summary
24 judgment of foreclosure some years ago and vacated. It was not interested in
25 attempting to obtain title to the property. She said she was just guessing why not.
26 Maybe they didn't consider it worthwhile at this point. It is possible the mortgage was
27 assigned to another bank. Mr. Fleming last contacted them a few years ago and was
28 sure he would attempt to contact them again and see if that is an angle that could be
29 pursued as well.

30
31 Mayor Meador said we know this is an area of concern; unfortunately, we are bound by
32 statute and we also take our responsibility to the health and welfare of our citizens. He
33 asked Mr. Fleming to move forward and monitor us on that situation so we can
34 communicate with any resident that may have a concern.

35
36 Commissioner Brender asked Mr. Fleming when they do the inspection of the building
37 do they do a regular inspection, do you check toilets, do they flush.

38
39 Mr. Fleming said there are two separate entities involved with inspections of property
40 such as this. Code Enforcement issues pertain mainly to the aesthetic aspects of the
41 property. Toilets and the interior would be done by a building official. In this case since
42 the house is vacant and there are no utilities at this property the building official would
43 not inspect those types of things inside a structure that is just sitting there. When he
44 went out to look at this property the things he was concerned about were broken
45 windows, the siding on the house in some places was missing, doors not being secured
46 and things of that nature. That is one of the key reasons he was asked to go out. They

1 were repaired. Two or three windows were replaced, the siding was replaced, and the
2 homeless person the witness spoke of was getting in because it was unsecured. The
3 living owner lives in Arizona and when he receives the letter of code violation or the
4 notice from the building official, he contacts whomever to go in and remedy whatever
5 the letter says is his issue. On the last occasion, May 20, 2014, this was set to go to
6 hearing that night and during my final photographs to present to the Code Enforcement
7 Board, I was alerted that someone was there taking care of all of my issues of
8 overgrown grass and things of that nature. When I got out there the grass was cut. It
9 was some guy that the owner had hired to take care of it.

10
11 Commissioner Brender said right now we cannot find any other way forward short of the
12 tax sale or something like that and enforcing it through the Code Enforcement Board
13 regardless. He asked if that was correct.

14
15 Mr. Fleming said that was correct.

16
17 Ms. Reischmann said it is always possible that if we can push the bank to go through
18 foreclosure again then that would create the opportunity.

19
20 Commissioner Brender said considering the condition of most of the banks in this
21 country today he would be willing to bet they probably don't even know the property is
22 there. He suggested drafting a letter to the bank and let them know that it is there.

23
24 Mayor Mealor said he wanted the people who signed the petition to know that this is
25 taken seriously and we are doing the necessary steps within the guidelines that we
26 need to operate. He thanked them for their interest.

27
28 B. Request from Misty Oaks Subdivision for a Neighborhood Beautification
29 Grant (Steve Noto, Senior Planner)

30
31 Mr. Noto said this is the second Neighborhood Beautification Grant request that has
32 come before the Commission this year. There are two parts to this request. The first
33 part of the request is the original reason that Misty Oaks was coming forward for
34 beautification monies and that has to do with their main entrance. He pointed out the
35 main entrance at Oak Leaf Circle and Old Lake Mary Road on the location map on the
36 overhead. You will see a second circle to the left of the sheet by Old Lake Mary Road
37 and Wilbur. Station House construction is to the southwest of that.

38
39 Mr. Noto said Misty Oaks originally was going to ask for an entryway beautification grant
40 for their main entrance. They proposed an array of new plantings, improvements to the
41 wall, and irrigation. He showed a rendering of what was proposed. As they were
42 working on their program a construction issue arose and their irrigation lines adjacent to
43 Station House were damaged. They spoke to the City Manager and Public Works
44 Director and the idea came up to do a Neighborhood Beautification Grant to help repair
45 that. Ironically they were already working on a grant for the main entry at Oak Leaf
46 Circle and Old Lake Mary Road. We suggested to build it all in. The only issue is the

1 total request for the grant exceeded \$5,000.00. Staff cannot recommend anything
2 higher than \$5,000.00. The Commission has the ability to do as they please based
3 upon the request on a case-by-case basis. The cost of the work is \$6,141.00. With
4 their cash match of \$307.05 the City would put forth \$5,833.95.

5
6 Mr. Noto said the Parks Board met on this item in May. They did not have a quorum so
7 we didn't get a formal recommendation; however, each member individually voiced their
8 support for the request. They suggested the Commission look favorably upon the
9 amount that exceeded \$5,000.00.

10
11 Mr. Noto said we will be working with the Misty Oaks folks to have the irrigation repaired
12 first so sod may be put down and then they would move forward to their main entry
13 improvements. He noted a representative of the HOA was present.

14
15 Mr. Noto said staff has found the entire request did meet the guidelines of the project
16 outline. We cannot recommend anything over \$5,000.00.

17
18 Commissioner Brender asked if the damaged irrigation was something Station House
19 did or something we did. If something else damaged the irrigation shouldn't they be
20 paying for it.

21
22 Mr. Paster said as any utility that is in a public right-of-way whether it be electric,
23 telephone, or gas, any improvements the City does in the right-of-way it is their
24 responsibility to locate those utilities. These irrigation lines were not located and were
25 damaged. Since they are not Duke Energy or AT&T we thought it was a good idea to
26 give them this opportunity to reinstall those utility lines. They would have needed to be
27 relocated because of the new sidewalks on Wilbur.

28
29 **Motion was made by Commissioner to approve the Neighborhood Beautification**
30 **Grant for Misty Oaks in the amount not to exceed \$5,833.95, seconded by**
31 **Commissioner Lucarelli and motion carried unanimously.**

32
33 C. Ordinance No. 1509 – Comprehensive Plan Text Amendments to the
34 Transportation Element – First Reading (Public Hearing) (Steve Noto, Senior
35 Planner)

36
37 The City Attorney read Ordinance No. 1509 by title only on first reading.

38
39 Mr. Noto said this is the first Comprehensive Plan amendment of the year. It was a
40 request from FDOT to update our comp plan because they are working on a project
41 development and environmental study known as PD&E for I-4 "Beyond the Ultimate".
42 They are beginning construction on the 22-mile stretch in the Downtown Orlando area
43 to expand and add express lanes within the right-of-way of I-4, and they have started to
44 look at the next part of that project.

1 Mr. Noto showed on the overhead two segments from the five segment study area that
2 they are looking at as part of the PD&E from 434 in Longwood north to 472 in Volusia
3 County. The red line indicates the division line of Sections 3 and 4.

4
5 Mr. Noto said what they asked of us is to update the Transportation Element of our
6 Comprehensive Plan to include language that would support this project so they can get
7 federal funding to do the study and move forward. The proposed text is some minor
8 changes text-wise in the Comprehensive Plan. We did some large amendments to Map
9 2-3. We added six lanes plus four express lanes within I-4. We cleaned up some of the
10 other text such as the six laning of Rinehart. The Planning & Zoning Board noted some
11 things regarding Timacuan and Lake Way Road. We did some cleanup of 17-92 since
12 that is coming up for widening as well. We did some cleanup to make the amendment
13 broader rather than sticking with just I-4 improvements.

14
15 Mr. Noto said the Planning & Zoning Board heard this item at their May 13th meeting. It
16 was right after we changed the code so this was their first comprehensive plan
17 amendment they heard in lieu of the LPA. They unanimously recommended approval 5
18 – 0 with two conditions that we followed up with prior to the meeting this evening.

19
20 Mr. Noto said this is a transmittal hearing and will go to the Department of Economic
21 Opportunity next week. We should be back for adoption sometime in August. Staff
22 recommends approval.

23
24 Commissioner Brender said he was under the impression the six lanes and four special
25 use lanes for I-4 were stopping in the vicinity of the rest area.

26
27 Mr. Noto said that is for the first portion. That is I-4 “Ultimate” that is being done now.
28 This is the second phase that will go to Volusia and south to Polk.

29
30 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1509. No
31 one came forward and the public hearing was closed.

32
33 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1509 on**
34 **first reading and authorize transmittal to the Department of Economic**
35 **Opportunity, seconded by Commissioner Brender and motion carried by roll-call**
36 **vote: Deputy Mayor Duryea, Yes; Commissioner Lucarelli, Yes; Commissioner**
37 **Brender, Yes; Mayor Mealor, Yes.**

38
39 D. Approval of purchase of 2014 Vac-Con Sewer Cleaner/Excavator (Bruce
40 Paster, Public Works Director)

- 41 1. Resolution No. 939 – FY14 Budget Amendment to provide for the
42 purchase of a replacement vehicle
43

44 Ms. Sova said our 1997 17-year-old Vac-Con a few weeks ago decided it was done with
45 us. The boom fell down and busted through the cab. They are very expensive to rent.
46 We are only five months from purchasing another one. A new one is going to cost

1 nearly \$320,000.00 and we need to move the funding forward from what was projected
2 to be 2015 into 2014 and is what the resolution accomplishes.

3
4 Ms. Sova asked the Commission to approve Resolution No. 939 amending the Fiscal
5 Year 2013-2014 budget to authorize the purchase of a new Vac-Con Sewer
6 Combination Cleaner body and the Freightliner 114SD Chassis not to exceed
7 \$319,047.46. She also requested the Commission declare Unit 44 surplus so she can
8 find a way to dispose of it.

9
10 **Motion was made by Commissioner Brender to approve Resolution No. 939,**
11 **declare Unit 44 surplus and authorize the City Manager to dispose of, seconded**
12 **by Commissioner Lucarelli and motion carried by roll-call vote: Commissioner**
13 **Lucarelli, Yes; Commissioner Brender, Yes; Deputy Mayor Duryea, Yes; Mayor**
14 **Mealor, Yes.**

15
16 X. Other Items for Commission Action

17
18 There were no items to discuss at this time.

19
20 XI. Reports

21
22 A. City Manager

23
24 1. Janitorial services for City-owned buildings

25
26 Ms. Sova said this item is related to the janitorial service for City buildings. We bid this
27 a year ago and began services with JMC Services but they have not provided the
28 projected level of service. Sometimes they don't even show up. It's just not been a
29 good relationship. We have asked the second bidder if they would entertain coming
30 forward and they held their price from August 2013. She asked the Commission for
31 authorization to terminate the contract with JMC Services and enter into an agreement
32 with GCC Commercial Cleaning in an annual amount not to exceed \$74,325. It is about
33 \$3,500 more than the other contract. We have also added the Community Center at
34 this point. The terms would for one 12-month period with the option to renew for two
35 additional 12-month periods should it be satisfactory.

36
37 **Motion was made by Commissioner Lucarelli to authorize the City Manager to**
38 **terminate the contract with JMC Services and enter into an agreement with GCC**
39 **Commercial Cleaning in an annual amount not to exceed \$74,325 for one 12-**
40 **month period with the option to renew for two additional 12-month periods,**
41 **seconded by Commissioner Brender and motion carried unanimously.**

42
43 2. Cold mix paving program

44
45 Ms. Sova said this item is the cold mix paving program. This year the roads to be
46 repaved are Lakeview from Fifth to Wilson, Washington from Fifth to Longwood-Lake

1 Mary, Clermont, Tracy, Williams, Estella, Franklin, and Leprechaun Lane. Also an
2 unpaved section of Roland Garros Lane. All these roads will receive an inch and a half
3 overlay. Orlando Paving, a division of Hubbard, will be performing the work under a
4 piggyback contract with Seminole County. The total cost of the work is estimated to be
5 \$227,157.35 with the total budget having been \$230,000.00. She requested the
6 Commission authorize her to enter into an agreement with Orlando Paving Company in
7 an amount not to exceed \$227,157.35 for this road work.

8
9 **Motion was made by Commissioner Brender to authorize the City Manager to**
10 **enter into a contract with Orlando Paving Company for road work as outlined in**
11 **the staff report in an amount not to exceed \$227,157.35, seconded by**
12 **Commissioner Lucarelli and motion carried unanimously.**

13
14 3. RFP #14-05 – Solid Waste Collection Services

15
16 Ms. Sova said this item is RFP #14-05 for solid waste collection services. We planned
17 about a year ago to take this out to bid. It had been many years. In preparation to do
18 that we hired a consultant. We interviewed three firms and selected Kessler Consulting,
19 Inc. They have over 25 years' experience in the field, were very well respected, and
20 very well recommended. This past year alone they have done 13 solid waste
21 procurements. They have done some very large ones and have also done some
22 locally. We issued RFP #14-05 in March looking for residential and commercial
23 services within the city limits, which is the same service we have. We issued quite an
24 extensive RFP.

25
26 Ms. Sova said we had a mandatory pre-proposal conference and seven firms came.
27 We got RFPs from five firms and they were all determined to be responsible and
28 responsive. They were all evaluated by a committee of the City Manager, Finance
29 Director, and the Public Works Director. We did those separately and independently
30 and scored those proposals. They were presented in a meeting held May 13, 2014.
31 We have listed the evaluation criteria and how the points were spread amongst those.
32 Waste Pro of Florida scored the most total points. They are located in Seminole
33 County. It was not a requirement that CNG (Compressed Natural Gas) trucks be
34 presented in the proposal but they did present that to us. She checked their references
35 and also checked references that weren't in their book.

36
37 Ms. Sova said it was her recommendation that the City Commission authorize her to
38 begin negotiating with the highest ranked proposer, Waste Pro of Florida, and bring
39 forward a mutually agreed upon agreement in the form of a franchise agreement.

40
41 Commissioner Brender asked the timeline for negotiations.

42
43 Ms. Sova said she would give a good month. She said she would be using the
44 consultant during the negotiations as well.

45
46 Commission Brender asked when one contract officially switches to the other.

1
2 Ms. Sova said we extended to February 28, 2015.

3
4 Commissioner Lucarelli thanked everyone who put in a proposal. She said she had
5 done RFPs before and it is a lot of hard work. She thanked everyone for taking the time
6 and effort to do that. She extended her deepest gratitude and thanks to Waste
7 Management for the years of service they have provided.

8
9 Mayor Mealor asked what would happen if the negotiations were not accomplished.

10
11 Ms. Sova said if that is not accomplished she would come back and ask the
12 Commission for authority to move on to the second highest bidder.

13
14 **Motion was made by Commissioner Brender to authorize the City Manager to**
15 **enter into negotiations with Waste Pro of Florida, Inc. for solid waste collection**
16 **services and bring forward a mutually agreed upon franchise agreement,**
17 **seconded by Commissioner Lucarelli.**

18
19 Deputy Mayor Duryea asked what stood out more than others that caused this ranking.

20
21 Ms. Sova said compliance with the terms of the RFP. We wrote it very carefully to put
22 everyone on a level playing field. We asked for RFID carts. It is our intent at the end of
23 this proposal that the City own the carts. They will be marked with the City logo and not
24 a provider's logo. RFID is Radio Frequency Identification Technology. From our office
25 we will be able to know where the trucks are, know where they are dumping, and be
26 able to respond to some of those customer calls about their cart being emptied or not.
27 Age of the trucks was a big concern. We get plenty of calls of oil in the roads and
28 nobody likes it when those trucks are broken down and the garbage men are late.

29
30 Mayor Mealor said this is a difficult decision for the Commission. It is a difficult decision
31 because we have had an ongoing partnership. However, we do have the fiduciary
32 responsibility. This has not been evaluated in some time. We have directed the City
33 Manager and staff to be looking at other areas where there may be cost savings and at
34 the same time providing the same level of service or enhancing the level of service. It
35 was his impression that the proposal coming forward this evening with the No. 1 ranked
36 company accomplishes that.

37
38 **Motion carried unanimously.**

39
40 Ms. Sova said John Omana would be filling in at the next Commission meeting while
41 she attends the annual PRM Educational Conference.

42
43 Ms. Sova asked the Commission to cancel the July 3rd Commission meeting due to the
44 long holiday weekend. We have scheduled around that already.

1 **Motion was made by Commissioner Brender to cancel the July 3, 2014, City**
2 **Commission meeting, seconded by Commissioner Lucarelli and motion carried**
3 **unanimously.**

4
5 Ms. Sova requested the Commission schedule a budget work session at 5:00 P.M. on
6 July 17th prior to setting the proposed millage rate later that evening. There were no
7 objections from the Board.

8
9 Ms. Sova said we received notification from the Property Appraiser that the taxable
10 value for Lake Mary increased 4.25% from the past year. That is good news.

11
12 B. Mayor

13
14 Mayor Mealor had no report at this time.

15
16 C. Commission (2)

17
18 Deputy Mayor Duryea had no report at this time.

19
20 Commissioner Lucarelli said she attended Cocktails for a Cause at the Citrus Club with
21 Harbor House. It is one of the many fundraisers they host for awareness projects.
22 They are going to be expanding more into Seminole County via the faith community with
23 an initiative that is in October. She had been trying to let the churches that she knows
24 to go to the Harbor House website. A lot of domestic violence is in the church. A lot of
25 times religion is used against these women to keep them in that position. The goal is to
26 reach out to the faith-based communities and churches and have presentations and
27 outreach within the churches to any women in the church who are being abused or
28 knows someone who is being abused. Harbor House has the R3 apps for iPhones and
29 they have a training session called "Recognize, Respond, Refer". It is how to recognize
30 domestic violence signs and symptoms and then what you do in response to that and
31 who you refer them to get the help they need. She was happy to see that coming into
32 Seminole County because it is greatly needed. She will be helping out with that. She is
33 going next Wednesday night to speak at one of the CBC village homes for kids aging
34 out of foster care. She would be talking about healthy dating relationships, teen dating
35 violence and that kind of thing.

36
37 Mayor Mealor said he has served as President of the Board of Directors for Harbor
38 House and that group does remarkable work. The unfortunate thing is that their
39 workload increases. He thanked Commissioner Lucarelli for her advocacy.

40
41 Commissioner Brender said he attended CALNO last night hosted by the City of
42 Sanford at the historic Memorial Field. We took a tour of the field and it is in terrific
43 shape. It is a very busy place. Memorial Stadium is used over 320 days a year for all
44 kinds of baseball events.

1 Commissioner Brender said they had a request from Mr. Leavitt with the Seminole
2 Libertarian Party that with the passage of the Once-Cent Sales Tax that we do a better
3 job of posting what projects are being done via the One-Cent Sales Tax. We need to
4 make the Seminole County taxpayers aware of what these projects are, what the extent
5 of the projects are, and recognize that it is a One-Cent Sales Tax item. The County will
6 be taking care of the bulk of this but wanted to make sure one of the requests is
7 followed and we go ahead and post these projects on our website so our citizens know
8 what is going to be happening in Lake Mary, the approximate timeframe for those
9 projects as to when they may come up in a ten-year period. Sections should be added
10 to include estimated start/completion dates, the actual start/completion dates, the actual
11 cost upon completion, and the contractor who will be doing the work. He thought those
12 were sensible items they could follow up on via the website. The County will be
13 producing some signs.

14
15 Ms. Sova said she and Mr. Paster were attending a meeting next week with the whole
16 county so we can begin the prioritization schedule and begin fine tuning the process.

17
18 D. City Attorney

19
20 Ms. Reischmann said a lot of cities are looking into the medical marijuana regulations
21 and perhaps Lake Mary would want to consider a moratorium or zoning regulations at
22 some point. A recent decision in California upheld a city having a complete ban on
23 these clinics so that is something we will follow.

24
25 Ms. Reischmann said she would miss the next meeting to attend a family reunion.

26
27 Mayor Meador said in preparation of the ballot initiative, the Mayors/Managers group will
28 be addressing this issue. The problem with this ballot initiative is both seductive and
29 deceptive. It is seductive in who wouldn't support it under the way it is presented. The
30 deception is the impact and the unintended consequences that it can have on certain
31 communities. He thought forewarned is forearmed.

32
33 **SIDE 2B**

34
35 Mayor Meador asked the City Manager to start looking at options.

36
37 XII. Adjournment

38
39 There being no further business, the meeting adjourned at 8:28 P.M.

40
41
42
43
44
45 _____
David J. Meador, Mayor

46 _____
Mary Campbell, Deputy City Clerk

1
2
3
4
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7
8

ATTEST:

Carol A. Foster, City Clerk