

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held July 19,
2 2012, 5:30 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road
3 Lake Mary, Florida.
4

5
6 Mayor David Mealor Jackie Sova, City Manager
7 Deputy Mayor Gary Brender Carol Foster, City Clerk (Excused)
8 Commissioner George Duryea Dianne Holloway, Finance Director
9 Commissioner Allan Plank John Omana, Community Dev. Dir.
10 Commissioner Jo Ann Lucarelli Gary Schindler, City Planner
11 Steve Noto, Planner
12 Tom Connelly, City Engineer
13 Bruce Paster, Public Works Director
14 Bryan Nipe, Parks & Recreation Dir.
15 Steve Bracknell, Police Chief
16 Craig Haun, Fire Chief
17 Mary Campbell, Deputy City Clerk
18

19 The work session was called to order by Mayor David Mealor at 5:37 P.M.
20

21 Items for Discussion:
22

23 I. Colonial Grand at Lake Mary – Conceptual Phase 3
24

25 Mayor Mealor said the invitation received for the ribbon cutting was very much
26 appreciated. It was a beautiful event and is a beautiful property.
27

28 Ms. Sova said based on the success of the first two phases, Colonial is requesting
29 consideration of a Phase 3. Phase 3 would be constructed at the southern end of the
30 property where Phase 2 is being built. The product type would be similar to the units
31 they already have. We have a memo with a conceptual design. We are ready for them
32 to present their concept.
33

34 The applicant showed a video of the apartments at Colonial Grand at Lake Mary.
35

36 Ed Wright, Executive Vice President of Multi-Family Development with Colonial
37 Properties, came forward. He said this property has been an outstanding success for
38 Colonial. We opened a little over a month ago and we are 40% leased which is
39 something we have never experienced in lease/subs. We can't deliver fast enough.
40 The residents want it so quick and Phase 2 coming on is going to continue that
41 momentum. We see a great opportunity in HIBC and Lake Mary to add more residential
42 units. There is a strong demand for this quality. We appreciate the Commission
43 helping us be successful because the involvement and focus we have had with you has
44 helped us bring this into the community as a great addition.
45

1 Mr. Wright said we wanted to talk about this additional phase. We have a site plan and
2 description of the product. We have the design team here tonight and would like to hear
3 any comments or ideas the Commission has. Some of the Commission were able to
4 visit the property and we would love to hear feedback.

5
6 James Johnston with Shutts & Bowen came forward on behalf of Colonial. He said we
7 showed the video because we wanted to show Phase 1 on the ground. We deal
8 conceptually with the Commission and thought it was great to see the end result. Phase
9 1 is doing great.

10
11 Mr. Johnston pointed out Phase 2 on the exhibit. Phase 2 is going to use the Phase 1
12 clubhouse. He pointed out the property for the proposed Phase 3. Adding 132 units to
13 Phase 2 will allow us to build a clubhouse and create a stand-alone Phase 2. We think
14 there is a demand for this and what is being proposed will help promote further
15 development of office and retail in the area and will support the existing retail and office.
16 Colonial is very excited about Phases 1 and 2 but also the prospect of Phase 3. We will
17 have to come before the Commission with the various land use approvals and change
18 to the DRI and PUD. We thought it would be better to come before the Commission in a
19 workshop to show Phase 1 and explain what we are talking about for Phase 3 and have
20 the whole team here to answer any questions.

21
22 Commissioner Plank said there was no question about the quality of the development.
23 He asked what kind of timeline they were looking at. They have had a 40% occupancy
24 rate in a short amount of time. He asked if they saw that continuing, was it coming from
25 the local area, and how far away are they from their place of work.

26
27 Mr. Wright said he was on the property today and asked the property manager the
28 same question and what is the story about our prospective residents and the residents
29 we are getting. She (the property manager) said many are downsizing locally and are
30 moving to the apartments. What we offer is high quality, large units, and amenities, so
31 the homeowner looks at this as a great option. He said he couldn't say that was 100%
32 but her first answer was a lot are coming local.

33
34 Commissioner Duryea said the biggest problem he had with this is that in the original
35 DRI this was supposed to be something different and we allowed those two parcels to
36 develop how you wanted them to. He was afraid it has a big effect on the whole DRI in
37 general. He said everybody here knows how he feels about apartments.

38
39 Mayor Meador said he shared some of the same concerns. Potential ad valorem on
40 professional office that we have on some of the properties is based on square footage,
41 and apartments more of a different modeling.

42
43 Mr. Noto displayed numbers on the overhead. The top box shows three random
44 properties from Lake Mary Landings. This is how we did our study for Phases 1 and 2.
45 We looked at three random townhome properties, fee simple, and how much they were
46 bringing into the City. We have an average of \$324 between these three. There are

1 188 units so it totals about \$61,000 per year. The subject property as-is brings about
2 \$10,000 per year. We used a comparable 901 International Parkway, the Fiserv
3 building, brings about \$50,000 and the Legends Apartments on Rinehart with 260 units,
4 33 acres, about \$77,000.

5
6 Commissioner Duryea said he was more interested in the entitlements in the original
7 DRI. There were supposed to be so many residential units and asked how that affected
8 this.

9
10 Mr. Noto said when we did Phases 1 and 2, the main number we were looking at was
11 340. That was the total number allowed by the pre-annexation agreement that we had
12 with Seminole County signed in 2006. That number was also put into the
13 Comprehensive Plan. Phases 1 and 2 maxed that number out. He pointed out on the
14 exhibit where they stopped Phase 2. It is part of the parcel which was Subject Parcel B
15 in the pre-annexation agreement. Phase 3 would fill out the remaining part of that
16 parcel that was originally set for townhomes and it would bleed into a new parcel to the
17 south.

18
19 Mr. Noto said from a traffic entitlements standpoint, they would do a simultaneous
20 increase/decrease with office space and things of that nature. We would look at traffic
21 although there are probably many thousands of trips left in the DRI and PUD. We
22 would want to look at that because we will have immediate impact on the system.

23
24 Mr. Johnston said this will involve conversion of some office to allow the residential units
25 of the existing office entitlements, but there will still be over a million square feet of
26 office entitlements remaining for the development on the other properties. This is
27 allowing us to fully develop this complex to create a stand-alone complex. The new
28 parcel will probably be the last office parcel to sell. It is the least desirable. This will
29 allow us to have an immediate impact for the City by building this new development on
30 this parcel, completing this Phase 2 complex to create an independent complex. It will
31 still leave over a million square feet of office square footage to be developed on the
32 undeveloped parcels in Heathrow.

33
34 Deputy Mayor Brender said we have 340 units now and are going to 472. He asked
35 how many square feet of office we have in Heathrow right now.

36
37 Mr. Noto said he didn't recall off the top of his head. There is about a half dozen
38 parcels that are developed as office and two hotels.

39
40 Deputy Mayor Brender said you can put up the numbers about how much we get from
41 apartments, but apartments cost us a lot more money. Apartments have fires, fights,
42 domestic disturbances, and a lot of things for a city that costs more money. He said he
43 didn't have an objection to this because it does fill out the back parcels. There were a
44 lot of mistakes in the Maitland office center and one is they didn't put in enough
45 apartments or places for people to live and secondly didn't put in any restaurants.
46 Hopefully this can be mixed better and lessons learned here.

1
2 Deputy Mayor Brender said a concern is what is happening on the other side of the
3 railroad tracks. They are putting in 472 apartments which are 1,200 to 1,500 people.
4 The whole idea is to get them to the SunRail station rather than I-4. His confidence in
5 Lynx providing those services on a timely and regular basis is reserved. We need to
6 start looking at some kind of trolley or locally-originated service that can provide a link to
7 the SunRail station. He was hesitant to start adding more here without starting to
8 address some of these transportation issues. He said he didn't want those thousand
9 cars hitting Lake Mary Boulevard, which moves 4,800 cars now at peak hour. We are
10 pretty much peaked out and now when we start impacting we have got to address this.
11 It is time. SunRail is under construction and 200 apartments going in. He said he
12 would agree with George (Duryea) from the standpoint that we are "apartmented out".
13 There was consideration for some other units. He looked at this from the standpoint
14 that he knows it is good now but at the same time has to take a further view out
15 because he wanted to be able to say yes to an office developer who wants 300,000
16 square feet "someday". It's not going to be next year and maybe not five years from now
17 but would rather have some open space left for that kind of development than just fill up
18 Heathrow with apartments.

19
20 Mayor Meador said to keep in mind that Colonial Grand Lake Mary just contributed a
21 police cruiser to the City.

22
23 Commissioner Lucarelli said she didn't think they were going to fill all of Heathrow with
24 apartments and also didn't think it was government's job to transport people. She said
25 she liked the plan and layout. It would be interesting to know the demographics of the
26 current residents and where they work. She wouldn't be surprised if they worked in
27 Volusia County or Orange County. You can't simply assume they are all going to come
28 over here and seriously doubted that. People have freedom of choice in this country to
29 live where they want, how they want, and can drive their car if they want and she liked it
30 that way. She believed there needed to be balance. She agreed to leave that million
31 square feet of office space there if people who move in want to work there in future
32 offices. Convergys just hired new people for their call center so there is some hiring
33 going on in some of those businesses that could open up to the people living there.
34 That would be a perfect asset for them. She said she loved the project and thought it
35 was great.

36
37 Mayor Meador said Commissioner Lucarelli serves on the Board of Directors for the
38 Heathrow Arts Festival which has been an incredibly successful venture. He said he
39 appreciated that representatives of Colonial Properties Trust talked about Oval Park
40 that serves as the staging area and that there may be some ways that could be
41 enhanced or improved and maybe incorporate features that would benefit your
42 residents full time and some of the part-time activities as we go forward.

43
44 Commissioner Lucarelli suggested electricity and lights around the park and then they
45 could have nighttime concerts and things.

46

1 Commissioner Plank asked how complex the process would be.

2
3 Mr. Noto said it would be the same process we had before amending the pre-
4 annexation agreement, the PUD and DRI. The one additional thing we have to do this
5 time is amend the text of the comp plan to allow additional residential units in this part of
6 the City.

7
8 Commissioner Plank asked if they anticipated any problem with the County with respect
9 to that.

10
11 Mr. Noto said we didn't receive any negative comments regarding Phases 1 and 2 but
12 we will work closely with them for this phase considering the increase in units.

13
14 Commissioner Plank assumed the County was trying to balance the area too between
15 residential and commercial even though it's not all in Lake Mary as much as we would
16 like it to be.

17
18 Commissioner Duryea asked where the nearest fee simple housing was located.

19
20 Mr. Noto said compared to the subject property there is Savannah Park on the north
21 side of 46A along International Parkway. He said he was not familiar with any to the
22 south. To the east is Timacuan Park. On Rinehart Road in Sanford there are two
23 townhome communities by Kohl's and 417. There is a townhome community on
24 Rinehart by the mall behind the old Big Boy restaurant. There is Fountain Parke on
25 Rinehart Road.

26
27 Mayor Mealar interjected that The Landings sister property is in that general area also.

28
29 Mayor Mealar said the request is to start a process that will have to come back before
30 us for a Phase 3 to have 132 apartment units. He asked if there was a general
31 consensus.

32		
33	Commissioner Lucarelli	In favor
34	Commissioner Plank	In favor
35	Commissioner Duryea	Against
36	Deputy Mayor Brender	In favor
37	Mayor Mealar	In favor

38
39 Mayor Mealar said were some real concerns from Commissioners Duryea and Brender
40 about the quality, the aesthetics and appearance and that absolutely was addressed by
41 Mr. Johnston and the representatives of Colonial Properties Trust in a very nice and
42 effective manner.

43
44 II. Temporary Storage Units/Commercial Delivery of Packages in Residential
45 Subdivisions

46

1 Ms. Sova said UPS has met with staff regarding their plans to be able to place
2 temporary storage units (PODs) in residential subdivisions to speed along their delivery
3 process during the holidays. Sometimes they may wish to rent someone's garage
4 space. We would like to talk about the temporary storage units and whether or not we
5 want to permit them. We have talked to three other cities and asked how they were
6 handling this.

7
8 Mr. Noto said we researched the codes of Casselberry, Longwood, Sanford, and Winter
9 Springs and none of their codes went into detail about UPS's specific request. Their
10 codes are more structured for general temporary structures and they all had more or
11 less the same types except for Sanford which didn't allow them at all. Casselberry,
12 Longwood, and Winter Springs allowed them for a certain time period with very loose
13 restrictions, but none of their codes went into specifics about how to handle a temporary
14 warehouse on a driveway in a residential subdivision.

15
16 Commissioner Duryea said he didn't see where we would benefit from that. We are
17 increasingly paying more and more for postal service and they are condensing it down
18 to people in subdivisions not getting delivery to their mailbox and have to go to some
19 central point and pick up their mail. Now we are going to have some sort of dumpster-
20 looking thing and that will allow them to save some money by not having to take the box
21 back to wherever it's supposed to be. He thought UPS does a good job and maybe
22 they shouldn't be looking there.

23
24 Commissioner Lucarelli clarified that this is UPS and not USPS.

25
26 Deputy Mayor Brender asked if UPS drivers would be going to these PODs picking up
27 packages for that neighborhood or is the neighborhood going to the POD.

28
29 Mr. Noto explained that they would rent a house or have an agreement with an existing
30 homeowner and place the POD in the driveway. A mass amount of packages would go
31 into the POD and someone in a golf cart would deliver them around the neighborhood.

32
33 Mayor Meador asked the Commission sentiment about this request.

34
35 Commissioner Lucarelli was not in favor.

36
37 Commissioner Plank said he agreed depending on the development. UPS did it last
38 year in Timacuan so this is not the first year they have done this. This may be the first
39 year they asked but is not the first year they have done it. He said he had a strong
40 objection to those PODs sitting in driveways. In the case of Timacuan they worked a
41 deal with their maintenance yard and it worked out perfectly. The only thing that was
42 not legal was that their golf courts were not licensed in accordance with the uniform
43 code. It depends on the facilities available. He said he was not in favor of them sitting
44 in driveways. If they want to rent a garage, that doesn't violate the occupational license
45 requirements or anything else because it is a closed door deal and that's not impacting
46 the neighborhood. In some communities having those things sitting around would be

1 an eyesore during the holiday season when you want everybody to fix up their house
2 and have it look as good as it can. It just depends on where.

3
4 Commissioner Duryea was against the request.

5
6 Deputy Mayor Brender said if it is a concept like in Timacuan where it is put back by a
7 maintenance shed and it looks like a maintenance shed anyway, he probably wouldn't
8 have a problem with that. He could imagine neighborhoods getting into fights over who
9 UPS is going to pay to put a POD on the driveway.

10
11 Mayor Mealor said we have heard two definitive and he would be third definitive. Not at
12 this time.

13
14 There being no further business, the work session adjourned at 6:06 P.M.

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16
17

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

4
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6 I. Call to Order

7

8 The meeting was called to order by Mayor David Mealor at 7:00 P.M.

9

10 II. Moment of Silence

11

12 III. Pledge of Allegiance

13

14 IV. Roll Call

15

16 Mayor David Mealor
17 Deputy Mayor Gary Brender
18 Commissioner George Duryea
19 Commissioner Allan Plank
20 Commissioner Jo Ann Lucarelli

Jackie Sova, City Manager
Carol Foster, City Clerk (Excused)
Dianne Holloway, Finance Director
John Omana, Community Dev. Dir.
Gary Schindler, City Planner
Steve Noto, Planner
Tom Connelly, City Engineer
Bruce Paster, Public Works Director
Bryan Nipe, Parks & Recreation Dir.
Steve Bracknell, Police Chief
Craig Haun, Fire Chief
Gary Glassman, Acting City Attorney
Mary Campbell, Deputy City Clerk

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30 V. Approval of Minutes: June 12, 2012 – Joint Work Session
31 June 21, 2012 – Work Session
32 Regular Meeting

33

34 **Motion was made by Commissioner Plank to approve the minutes of June 12,**
35 **2012, Joint Work Session with the City of Longwood, seconded by Commissioner**
36 **Lucarelli and motion carried unanimously.**

37

38 **Motion was made by Deputy Mayor Brender to approve the minutes of the June**
39 **21, 2012, Work Session and Regular Meeting, seconded by Commissioner**
40 **Lucarelli and motion carried unanimously.**

41

42 Mayor Mealor announced the applicant for Item 8-B, Site Plan Modifications for
43 McDonald's restaurant, has requested that this item be postponed.

44

1 **Motion was made by Commissioner Plank to approve the request to postpone**
2 **Item 8-B to a date uncertain, seconded by Commissioner Lucarelli and motion**
3 **carried unanimously.**
4

5 Mayor Mealor announced they had an amended City Manager's Report. There is an
6 item related to a work order by CPH Engineers. That item will be dealt with under the
7 City Manager's Report.
8

9 VI. Special Presentations

10
11 There were no special presentations at this time.
12

13 VII. Unfinished Business

14
15 There was no unfinished business at this time.
16

17 VIII. New Business

- 18
19 A. Request for conditional use approval for a private and retail recreational
20 facility, D1 Sports Training, 940 Williston Park Point, D1 Sports Training and
21 Therapy of Orlando, applicant (Public Hearing) (quasi-judicial) (Steve Noto,
22 Planner)
23

24 Mr. Noto said over the last couple of years we have seen an increase in popularity in
25 private athletic facilities that are gyms that don't function like a traditional gym. Cross-fit
26 style training, athlete style training, military style training has seen a spike in popularity
27 over the last two or three years. We have seen it through applications for conditional
28 uses over that time.
29

30 Mr. Noto said D1 Sports Training is similar to those but takes it to the next level. Their
31 facility is backed by two major sports athletes and they take to heart the training of
32 people like athletes mantra. Their facility is fitted in such a way that you will feel like you
33 are an athlete and they will have turf in parts of the building to resemble a football field,
34 free weights, and things of that nature.
35

36 Mr. Noto said the building is 48,000 square feet and was approved as the Florida
37 Business Interiors building in 2002. Florida Business Interiors is not moving out entirely
38 at this time but will occupy about 20,000 square feet of the building as warehouse
39 space. D1 will have the remaining 28,000 square feet and about 14,500 of that will be
40 fitness and the remaining will be office space.
41

42 Mr. Noto said hours of operation of D1 will be between 6:00 A.M. and 7:00 P.M. They
43 will have many classes throughout the day but will have no more than 10 to 12 people
44 per class and generally there will be one coach per class. There will be no more than
45 40 people in the building for D1 at a time and that includes coaches. The strongest
46 impact will be felt between 4:30 P.M. and 7:15 P.M. They will have multiple rotations of

1 classes going out at a time. We looked at that closely as far as traffic and parking
2 impacts. The way the classes are broken down with age groups and the time cycle they
3 have selected, we feel it will work appropriately during that timeframe.

4
5 Mr. Noto said we reviewed the request against the six findings of fact outlined in the
6 staff report and we found the request met all of those findings.

7
8 Mr. Noto said the Planning & Zoning Board heard this item at their July 10, 2012,
9 meeting and voted to recommend approval 5 – 0 and one member abstained.

10
11 Mr. Noto said staff finds that the request for a conditional use for a private and retail
12 recreational facility in the M-1A zoning district does not adversely affect the public
13 interest and meets the aforementioned findings of fact, and we recommend approval.
14 He noted the applicants were present.

15
16 Mayor Mealor asked if anyone would like to speak in reference to this request. No one
17 came forward and the public hearing was closed.

18
19 Mayor Mealor thanked D1. They had a soft opening where a number of City staff was
20 invited to take part and observe the facility. The real highlight of that day was that many
21 of the staff were able to interact with one of the co-owners, Mr. Tim Tebow. It is very
22 nicely done. Everyone was very complimentary from the headquarters to the local level
23 of how much staff had been assisting them. We appreciate that input.

24
25 Deputy Mayor Brender said if you are going to have 40 people in a class and then have
26 40 people in the next class, he asked if there were going to be 80 people around or is
27 this training going to be more directed toward people that are dropping off students and
28 departing.

29
30 Mr. Noto showed a schedule received by one of their staff members. It will be a mixture
31 of the two but based on the information we reviewed we anticipate that inside the
32 building there would be no more than 40 at a time. There will be a mixture of drop-offs
33 based on the age groups.

34
35 **Motion was made by Deputy Mayor Brender to approve the conditional use for a**
36 **private and retail recreational facility in the M-1A zoning district (D1 Sports**
37 **Training), seconded by Commissioner Plank and motion carried by roll-call vote:**
38 **Deputy Mayor Brender, Yes; Commissioner Duryea, Yes; Commissioner Plank,**
39 **Yes; Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**

40
41 Mayor Mealor welcomed the applicants to Lake Mary and thanked them for their
42 investment in the community.

43
44 B. Request for Site Plan Modification approval with variances for McDonald's
45 restaurant, 4210 West Lake Mary Boulevard, CPH Engineers, Inc., for

1 McDonald's Corporation (Public Hearing) (quasi-judicial) (Gary Schindler, City
2 Planner) **(REQUEST TO POSTPONE)**
3

4 This item was postponed to a date uncertain earlier in the meeting. See Page 9, Line 1.
5

6 C. Fiscal Year 2013 Budget Message – Jackie Sova, City Manager

7 Setting of:

- 8 1. Proposed operating millage rate
 - 9 2. Current year rolled-back rate
 - 10 3. Date, time and place of Tentative Budget Hearing
- 11

12 Ms. Sova said in accordance with state law and pursuant to the City Charter, I am both
13 humbled and pleased to present the proposed annual operating budget for Fiscal Year
14 2012-2013, including the five-year plan through Fiscal Year 2016-2017.
15

16 Ms. Sova said as the country and many communities near us continue to struggle to
17 recover from the Great Recession, this budget proposal represents a commitment
18 towards continued conservative financial planning and providing the City's path toward
19 preparing for the future. The budget is designed to provide the reader with a
20 comprehensive and informative document that includes the policy directives of the
21 Commission. The budget is a plan that provides management with the necessary tools
22 to analyze, diagnose, and evaluate how well appropriated funds are converted into the
23 services desired by our citizens. It has been our long-standing policy, and one that has
24 served us very well during recent trying economic times, the budget is also presented
25 with a five-year plan encompassing all categories of revenue generation and
26 expenditures including personnel, operating and capital costs.
27

28 Ms. Sova said showing a strong commitment to strategic financial control by the
29 combined efforts of the City Commission and management together, the proposed
30 Fiscal Year 2013 budget is slightly more than Fiscal Year 2012 budget at a total of
31 \$29,104,286 for all funds combined which is only \$429,611 more than last year.
32

33 Ms. Sova said the proposed ad valorem millage rate is 3.6355 for the fifth straight year.
34 The rolled-back rate is calculated at 3.6552 showing a slight decrease of just over \$12.5
35 million in property values over the past year. The total ad valorem tax revenues
36 projected are \$5,943,112 which is just \$46,069 less than last year.
37

38 Ms. Sova said the stability and economic recovery in Lake Mary can be shown by
39 ongoing construction projects such as Fountain Parke with 44 units underway and over
40 200 yet to be built. Colonial Properties has 340 units at or nearing completion with a
41 request for another 132 units forthcoming. The single-family home development at the
42 Enclave at Tuscany includes 7 homes under construction and another 26 yet to be built.
43 Rinehart Place has recently emerged from bankruptcy and is now a bank-owned
44 property with interest from high quality developers indicating that we will eventually have
45 a completed project that meets or exceeds our previous projections.
46

1 Ms. Sova said the much anticipated apartment project to be developed by EPOCH
2 Properties and located at East Crystal Lake Avenue and Old Lake Mary Road should be
3 under construction in Spring 2013. This development of 200 upscale apartments and
4 amenities will include the City's participation in a 3-1/2 story parking garage,
5 landscaping, drainage, roadway, on-street parking, and intersection improvements.
6 Scheduled to be ready for occupancy when the first SunRail train leaves the station, this
7 development is expected to be the first of its kind along the SunRail route.

8
9 Ms. Sova said other proposed development activities near the SunRail station include
10 planning for a much improved Palmetto Street to include a gateway feature at Lake
11 Mary Boulevard along with traffic calming features such as a roundabout and
12 enhancements to the intersection at Old Lake Mary Road. The enhancement
13 agreement with FDOT will provide a portion of the funding. In order to have the greatest
14 flexibility for parking, sidewalks, lighting and traffic calming, the City has also recently
15 requested that we acquire from the County the portion of Old Lake Mary Road from Frist
16 Street to Wilbur Avenue.

17
18 Ms. Sova said the recent acquisition of Country Club Road from the County provides a
19 much needed opportunity to improve the functionality and appearance of Country Club
20 Road. The budget includes funding for roundabouts at the Crystal Lake Avenue and
21 Wilbur Avenue intersections.

22
23 Ms. Sova said funding has been included to purchase or build a new community center
24 intended to replace and/or enhance the opportunities for gatherings not appropriate for
25 the Events Center. Such a facility would be partially funded through fundraising efforts
26 of the Trailblazers. Staff is currently identifying property availability and costs
27 associated with having such a center in our Downtown area.

28
29 Ms. Sova said these projects, coupled with the completion of 101 parking spaces along
30 Fourth Street and Seminole, are truly reflective of the City's continued investment in the
31 Downtown area and the growth of the community as a whole.

32
33 Ms. Sova said proudly communicating the City's abilities, activities, and the services we
34 have to offer through a robust website and the use of social media is an opportunity
35 currently underutilized. Enhanced graphics and the use of websites over several
36 platforms, methods of updating the website have been identified as areas for achieving
37 improvement. Funding is provided for an outside firm to assist the IT staff in taking our
38 web presence to the next level. Also included are funds to harden our network systems
39 in case of disaster.

40
41 Ms. Sova said the street resurfacing and cold-mix paving programs completed annually
42 in the past are being brought forward as a two-year program to achieve greater
43 economies of scale and the associated cost savings. Also under consideration for
44 resurfacing are other products that might provide us a long-lasting result and better
45 warranties.

1 Ms. Sova said funding for the cold-mix paving program since it began has always been
2 included in the Stormwater Utility Fund. A study prepared by staff and presented to the
3 Commission during a workshop in May 2011 reported that the City's stormwater fees
4 have not changed since the inception of the stormwater utility in 1993 and without an
5 increase in the monthly fee, operating and capital costs will be greater than the
6 revenues and reserves within three years. At this time we are recommending hiring an
7 engineering firm familiar with such rates to validate our findings and propose to
8 implement a \$1 per EDU per month rate increase for each of the next three years. After
9 implementation of the increased rates, the Lake Mary rate will still be less than that of all
10 of our neighboring cities.

11
12 Ms. Sova said during the recent health insurance renewal process we made the change
13 to a self-funded platform. This change provided immediate cost savings in anticipation
14 of implementing an Employee Health Clinic. This type of facility provides the City the
15 opportunity to better manage the future health care costs. Included in the newly
16 presented Self-Insurance Fund budget are the costs of opening and operating such a
17 clinic. The costs were calculated taking into consideration being able to partner with the
18 City of Longwood as discussed at a recent joint work session. Since that time both the
19 Cities of Sanford and Oviedo have also expressed interest in the potential to become
20 partners.

21
22 Ms. Sova said reorganization of the Building & Facilities Maintenance Division has
23 created some operating efficiencies. The Building functions now report to the
24 Community Development Director and the Facilities Maintenance functions report to the
25 Parks & Recreation Director. After careful consideration, reassignment of some duties,
26 and monitoring of activities and schedules, the vacant management position and
27 associated costs have been eliminated from the budget. There are some affected
28 employees who accepted additional duties that are being considered for pay plan
29 changes as part of the pay and class review we expect to get underway after hiring a
30 new Human Resources Manager.

31
32 Ms. Sova said such a Pay & Classification Study is planned as an overall effort for the
33 first time in three years and propose to be funded at a maximum of \$100,000 with
34 implementation expected in January 2013.

35
36 **SIDE 1B**

37
38 Ms. Sova said the individual budgets allow for an up to 2% annual merit increase as pay
39 for performance and calculated through the annual evaluation process instead of an
40 across-the-board increase. The individual amounts will be based on a point scale
41 utilized consistently citywide.

42
43 Ms. Sova said the only additional position proposed in the budget is that of one police
44 officer to complete the personnel needs in response to additional demands for service in
45 a new policing zone covering the northwest quadrant of the City.

46

1 Ms. Sova said presented within this budget for the first time is a "Budget in Brief"
2 providing further details and summary information about the budget.

3
4 Ms. Sova said as we always have, this budget is presented in a conservative manner
5 while providing a steadfast commitment to deliver a high level of quality services to our
6 community. Our employees are dedicated to providing sensible, cost effective, efficient,
7 innovative solutions and delivery systems. They are beyond a doubt second to none
8 and I truly appreciate their efforts throughout this budget process and my transition to
9 City Manager as we all are "Preparing for the Future".

10
11 Ms. Sova said we have scheduled our first work session for August 2nd beginning at
12 5:00 P.M. to go over in detail the proposed budget. As always, we will review each of
13 the various programs but everything is pretty much flat. We can also change or have
14 other meetings if that would become necessary to accommodate schedules.

15
16 Ms. Sova said in accordance with Florida Statutes, the action required by you tonight is
17 to establish a proposed millage rate for Fiscal Year 2013, which I am recommending at
18 3.6355 mills and is the same as the current fiscal year; to set the rolled-back rate at
19 3.6552 mills; and schedule the first public hearing for September 6, 2012, 7:00 P.M. in
20 the Commission Chambers. Thank you.

21
22 Mayor Meador thanked Ms. Sova for an excellent budget message. What our citizens
23 will appreciate is the way it is presented. It is very user friendly and believed it tells the
24 complete picture.

25
26 **Motion was made by Commissioner Duryea to set the millage rate at 3.6355 mills,**
27 **the rolled-back rate at 3.6552, and schedule the first public hearing for September**
28 **6, 2012, 7:00 P.M., in the Commission Chambers.**

29
30 Mayor Meador recognized the attorney filling in for Ms. Reischmann, Mr. Gary
31 Glassman.

32
33 Mayor Meador asked if they should do these individually.

34
35 Ms. Sova said at this point it could be done as a group.

36
37 **Seconded by Commissioner Lucarelli and motion carried unanimously.**

38
39 IX. Other Items for Commission Action

40
41 There were no items to discuss at this time.

42
43 X. Citizen Participation

1 Joanne Counelis, 136 East Alma Avenue, came forward. She announced that Special
2 Olympics would be held this Saturday (July 21st) from 8:30 A.M. to 1:30 P.M. at Lake
3 Brantley High School Aquatic Center. She said she would be participating.

4
5 Ms. Counelis asked the Commission not to forget bus service on holidays, weekends,
6 and nighttime for everywhere in Seminole County and Orange County.

7
8 No one else came forward and citizen participation was closed.

9
10 XI. Reports

11
12 A. City Manager

13
14 1. Interlocal Agreement for reimbursement of 9-1-1 expenses between Seminole
15 County, City of Lake Mary, City of Winter Springs and Seminole County Sheriff's
16 Office

17
18 Ms. Sova said this is a request for an interlocal agreement for reimbursement of 9-1-1
19 expenses. This is a sharing agreement with the cities and the County for enhanced 9-1-
20 1 emergency telephone service fees collected during the fiscal year. They are then
21 distributed and designated to offset costs for the City's Communication Center for
22 various expenses as long as we follow all the rules within our own agency and then
23 report the amounts to the Sheriff's Office.

24
25 **Motion was made by Commissioner Duryea to approve the interlocal agreement**
26 **for reimbursement of 9-1-1 expenses, seconded by Commissioner Lucarelli and**
27 **motion carried unanimously.**

28
29 2. Traffic Signal Maintenance Agreement with Seminole County

30
31 Ms. Sova said this item is a traffic maintenance agreement with Seminole County. In
32 2006 the City began to contract with Control Specialists Company instead of having the
33 County service all of our signals. We were able to get some savings by contracting with
34 Control Specialists. The County has now come back and asked us to share in the cost
35 of those intersections that are both the County and the City. We will continue to use
36 Control Specialists for the few intersections that are wholly within the City. Those
37 intersections are 46A/Rinehart Road, Lake Emma/Tech Park, Lake Mary
38 Boulevard/Fourth Street, Lake Mary Boulevard/Sun Drive, Lake Mary
39 Boulevard/Rinehart Road, and Sand Pond Road/Lake Emma Road. She thought some
40 time after this agreement is adopted, Country Club Road and Lake Mary Boulevard is
41 going to come into play when that road transfer is complete.

42
43 Ms. Sova said the annual fee shall be \$1,958 per signal for a total of \$11,748 per year.
44 For any costs beyond routine maintenance they have a formula where we would pay
45 50% and a 10% administrative fee.

1 Deputy Mayor Brender asked if this was a change from anything we've had in the past.

2
3 Ms. Sova said they had not been allocating to us and asking us to pay our cost to the
4 intersections that are mutual. There were only two cities that had gotten a separate
5 contract for signal maintenance and knew the other city did this agreement with them
6 about three years ago.

7
8 **Motion was made by Commissioner Plank to approve the Traffic Signal**
9 **Maintenance Agreement with Seminole County, seconded by Deputy Mayor**
10 **Brender and motion carried unanimously.**

11
12 3. Work Order with CPH Engineers, Inc. for sewer "Sleeve" design and permitting in
13 Transit Oriented Development (TOD) area

14
15 Ms. Sova said this is a request for a work order with CPH Engineers for a sewer
16 "sleeve" design in the TOD area. We had been talking about how to get sewer on the
17 other side of the tracks and have looked at a couple of different methods. We are in a
18 position now where SunRail is moving quickly and there is a lot of activity there plus we
19 are going to have our own construction soon. It makes sense at this point to do the
20 engineering and put a sleeve under the railroad tracks and be prepared so when we are
21 ready to move forward with putting sewer on the other side of town, we do have that
22 connection available and we aren't pulling up any roadwork we have already done. She
23 noted representatives from CPH were present. She asked for approval to authorize
24 CPH Engineers through Work Order No. 11 to begin this engineering process and also
25 permitting.

26
27 **Motion was made by Commissioner Lucarelli to approve Work Order No. 11 with**
28 **CPH Engineers for sewer "sleeve" design and permitting in the Transit Oriented**
29 **Development (TOD) area, seconded by Deputy Mayor Brender and motion carried**
30 **unanimously.**

31
32 Ms. Sova said the Palmetto rail crossing closed this morning for construction and will
33 remain closed until 7:00 P.M. tomorrow.

34
35 Ms. Sova said South Country Club Road will have an intermittent daytime lane/shoulder
36 closure at the railroad crossing on Tuesday, July 24th through Monday, July 30th from
37 7:00 A.M. to 6:00 P.M. daily. We will have full closure Tuesday, July 31st starting at
38 7:00 A.M. through Wednesday, August 1st ending at 7:00 P.M. They are looking at a
39 27-hour closure period. They are talking to the news and we are talking as staff about
40 how best to have notifications and all of us working together on this because the one on
41 Country Club will be an interruption. The goal is to have that work done before school
42 starts.

43
44 Ms. Sova said some of our downtown merchants in conjunction with our Parks &
45 Recreation Department will be holding a first annual Tour de France Downtown Lake
46 Mary this month. The Tour de France is scheduled to end on July 22nd. It will be a

1 casual family and friends bicycle ride beginning at Central Park at 3:00 P.M. and around
2 the downtown neighborhoods ending with a celebration back at the starting place.
3 There will be free mineral water provided.

4
5 Ms. Sova said the Food Truck Crave will be held July 29th from 1:00 P.M. to 4:00 P.M.
6 in Central Park. Starting in August the hours are going to change to 4:00 P.M. to 7:00
7 P.M. to try and create more traffic.

8
9 Ms. Sova said we would be holding the “National Night Out” celebration in Central Park
10 from 6:00 P.M. to 9:00 P.M. on Tuesday, August 7th. There will be a bicycle rodeo,
11 canine and Taser demonstrations, self-defense class demonstration, food, games, and
12 fun so bring the family out.

13
14 Ms. Sova said this year Christmas and New Year’s fall on a Tuesday. If the
15 Commission has no objection she would let all non-emergency employees use accrued
16 time on the Monday prior to each of these holidays and close the affected buildings.
17 This is something employees have asked to do and it will give them a four-day
18 weekend. Those are generally very quiet days.

19
20 Mayor Mealor said based on what he has observed, they have earned it.

21
22 **There were no objections from the board to allow non-emergency employees use**
23 **accrued time on December 24, 2012, and December 31, 2012.**

24
25 B. Mayor

26
27 Mayor Mealor thanked the Hills of Lake Mary Homeowners’ Association for the invitation
28 to their annual meeting. It was very informative. He said Ms. Sova and our City
29 Attorney are currently working on a potential option for one of the areas of concern they
30 addressed and thanked them for bringing it to their attention.

31
32 Mayor Mealor said last week at the Private Business Association of Seminole, our new
33 School Superintendent Mr. Walt Griffin addressed the group and did a remarkable job.
34 He was very complimentary of the relationships he has had with the elected officials;
35 however, he has asked if anyone has any areas of concern to reach out and contact
36 him. He is trying to embrace the community and get as much input as possible.

37
38 Mayor Mealor said he is the City’s representative to the East Central Florida Regional
39 Planning Council. Yesterday that Council unanimously selected Mr. Hugh Harling as its
40 Executive Director. We wish Mr. Harling continued success and looked forward to
41 working with him.

42
43 Mayor Mealor commended Melissa Palmer and Mr. Bryan Nipe with our Parks &
44 Recreation Department, and Mr. Zach Hudson. We had one of those rare moments
45 where the City presented a proclamation to one of our residents who is currently at
46 Spring Hills and that is Helen Gattoni. Helen celebrated her 104th birthday. The City

1 made it very special for her as did the Spring Hills community and she was most
2 appreciative and wanted to make sure everyone knew that she was very thankful.

3
4 C. Commissioners (4)

5
6 Commissioner Lucarelli had no report at this time.
7

8 Deputy Mayor Brender said he attended the Alliance for Children meeting on
9 Wednesday. He wanted to make the community aware that there is a group of students
10 with team leaders going throughout the County called “youth mappers”. What they are
11 doing for the Alliance for Children as well as the Children’s Cabinet is walking the entire
12 Seminole County area and going into businesses, churches, and other facilities that
13 may have or may offer services for children and families. It could be anything from food
14 services to exercise services to play services or anything. Something that has been an
15 important element for him as far as the Alliance for Children is trying to get our arms
16 around all the various services that exist in Seminole County that can be brought to
17 bear for children and families that are in trouble. These are non-governmental
18 organizations such as churches and businesses. These kids are terrific. They are going
19 out literally eight hours a day and walking into every business and asking the business
20 owner to complete a short survey of what kind of services they can or are willing to
21 offer. There are some real hardworking students on this. Once we gather all this
22 information we should have a pretty good feel of what is available. It is not the intent for
23 government to run it but rather when government does hear about a problem that we
24 can point people in the proper direction as to what service, what company, what church
25 may be able to provide some help for them. This is the kind of thing we need to do a lot
26 more of in government—not run things but facilitate and point in the direction of where
27 things need to go.
28

29 Commissioner Duryea said in June there seemed to be a tremendous increase in
30 juvenile arrests which concerned him because usually that means young people are
31 abusing substances.
32

33 Chief Bracknell said the simple answer is they are out of school. They are going out all
34 hours of the night and skullduggery starts from there. Today we had a drug rip off
35 involving a 15-year-old kid. It’s a problem but school is out and there are more kids on
36 the street unsupervised.
37

38 Commissioner Duryea said we had more juvenile arrests in June than we did the whole
39 fiscal year up to June. He asked if there was something we could do about it.
40

41 Chief Bracknell said we have enhanced our patrols and have had officers out on
42 bicycles in neighborhoods trying to sneak up on the young adults as they are
43 perpetrating whatever they are doing out there when they should be home in bed. We
44 are doing the best we can with what we have.
45

1 Commissioner Duryea asked if there was a possibility of our Community Service Officer
2 getting in touch with homeowners' groups and re-instill the idea that if they see
3 somebody in their neighborhood they don't think should be there that they should tell
4 somebody.

5
6 Chief Bracknell answered affirmatively. School will start in August and it will slow down.
7

8 Commissioner Plank had no report at this time.
9

10 D. City Attorney

11
12 Mr. Glassman said there is the internet café federal lawsuit that's been ongoing. The
13 main plaintive was the Allied Veterans Group. The County had asked them to reveal
14 their finances. They made a legal request and in terms of discovery asking them to put
15 forward their finances. Rather than do that Allied decided to get out of the lawsuit
16 completely and turned it over to the operators of these cafes to be the main people who
17 will pursue this lawsuit. He said he didn't exactly know what that means. They just
18 didn't want to show their finances is the best he could come up with. They are trying to
19 transfer themselves into another corporation called Digitrac. He said he didn't know
20 much about that and where it's going but it doesn't seem as though this suit is gaining
21 momentum. It seems like the County should prevail.
22

23 Mr. Glassman said a few weeks ago the United States Supreme Court handed down its
24 decision on the affordable healthcare act case otherwise known as Obamacare. We
25 are studying that decision. Most of you know the main emphasis was the court upheld
26 the individual mandate which essentially says everybody at some point in time is going
27 to have to get health insurance. We are not studying that in the overall effect but how it
28 pertains to cities and municipalities and whether that will affect you at all. We are
29 waiting for the federal regulations that come out from Washington helping us to
30 understand what all this means. He said he printed up the bill and it was 900+ pages.
31 He said he wasn't trying to pass judgment of whether it is good or bad and was not
32 making a political statement, but it is extremely difficult to read and understand. We are
33 working our way through that as well as working our way through what the court actually
34 wants us to do. At some point we hope to be able to give you better advice. It may
35 have no effect on you at all. You have healthcare for your employees and that will
36 probably be fine. The question is what to do with the ones who are part time and don't
37 have healthcare. Will we be paying for them in some fashion, and will we be required to
38 put them in the healthcare plan. We don't know the answers to that but we are working
39 on trying to get the answers.
40

41 Commissioner Duryea asked if that was effective January 1, 2013.
42

43 Mr. Glassman said he believed it was 2014. We want to be proactive in the sense that
44 we would like to be ready rather than just wait. We want to be ready for it so we can
45 properly advise you. If there is something you need to do or if there are options you can

1 pursue we want to be able to give those to you. We have some lag time but it goes by
2 quickly.

3
4 Deputy Mayor Brender said we would want to put that in next year's budget.

5
6 Mr. Glassman said by this time next year you will want to know what's needed.

7
8 XII. Adjournment

9
10 There being no further business, the meeting adjourned at 7:40 P.M.

11
12
13

14 _____
15 David J. Meador, Mayor

Mary Campbell, Deputy City Clerk

16
17
18

19 ATTEST:

20
21
22

23 _____
24 Carol A. Foster, City Clerk