

1 MINUTES OF THE LAKE MARY CITY COMMISSION WORK SESSION held August
2 20, 2015, 5:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club
3 Road, Lake Mary, Florida.

4
5 The work session was called to order by Mayor David Mealor at 5:03 P.M.

6
7 Mayor David Mealor Tom Tomerlin, Acting City Manager/
8 Commissioner Gary Brender Economic Development Manager
9 Deputy Mayor George Duryea Carol Foster, City Clerk
10 Commissioner Sidney Miller – Absent John Omana, Community Dev. Dir.
11 Commissioner Jo Ann Lucarelli Tom Connelly, City Engineer
12 Bruce Paster, Public Works Director
13 Bryan Nipe, Parks & Recreation Dir.
14 Joe Landreville, Deputy Fire Chief
15 Mary Campbell, Deputy City Clerk
16

17 1. Items for Consideration

18
19 Mayor Mealor said we will have presentations by consulting engineers and then an
20 opportunity for the Commission to follow up with any questions.

21
22 Mr. Tomerlin asked Mr. Paster to introduce how we got here and to introduce the first
23 firm for a presentation.

24
25 Mr. Paster said in June we put a Request for Qualifications out for continuing
26 engineering consultants. We currently have three with a five-year contract and they are
27 due to expire so we put it on the street. We had nine firms come in. There was a
28 selection committee. He said he, Stormwater Engineer Danielle Koury, and City
29 Engineer Tom Connelly went through all of them. What we will be doing later on at
30 Commission tonight is bring forth a recommendation that the top four firms have an
31 opportunity to negotiate with the City Manager for a continuing contract. He said he
32 would have those four firms introduce themselves and let the Commission know what
33 they can do for the City. The first firm is CPH.

34
35 A. Presentations by Professional Consulting Engineers

36
37 CPH

38
39 A copy of the PowerPoint presentation is attached.

40
41 Brady Lessard introduced the team present. Rocco Nasa who works in the Utilities and
42 Roads Department. He knows a lot about the City of Lake Mary and has been
43 interactive with staff for many years. Curt Luma who has been with CPH for over ten
44 years and has relevant experience in Lake Mary with streetscape and Roads
45 Department. We stand ready to answer any questions. We have had a tremendous
46 relationship with Lake Mary.

1
2 Mr. Lessard said we have had a relationship with the City since 1975. Lake Mary has
3 always been a premier community. We have as a firm grown just as the City has
4 grown. We have brought in a number of disciplines in-house that over the years we've
5 strived to find the right people. We have gotten into the structural engineering business,
6 the MEP business and a number of other services that we can perform in-house. One
7 thing we found not just with our private clients and municipal clients but all of our clients
8 as a whole is a consistent theme. We want accountability. There is no passing the
9 buck at CPH. If it's a survey issue or environmental issue, all of these functions can be
10 performed in-house and we take great pride in that.

11
12 Mr. Lessard said we have had a relationship with the City of Lake Mary for many
13 decades but we also have a relationship with a number of cities and counties around us
14 that puts us in a unique position to have some of the collaborative efforts that you as
15 elected officials work out.

16
17 Mr. Lessard said one of the efforts he would like to touch on is the 17-92 CRA. There
18 has been discussion that may be at its end and the County may decide not to renew it.
19 One of the continual struggles in that corridor was the stormwater functions. There are
20 a lot of chopped up parcels, old car dealerships, and parcels that for years the County
21 and cities have tried to get aggregated. The City of Lake Mary was a signatory on that
22 CRA. Our architects are working on the charter school at the old Litchfield Theater that
23 was a challenge for many years. It sat vacant and transitioned back and forth as a
24 church. It is going to be a nice science based school.

25
26 Mr. Lessard said Lake Mary has always benefited from beautiful new development,
27 beautified redevelopment that is occurring Downtown but now if we can buffer that
28 eastern border of the City with redevelopment in that corridor. The County is committed
29 to continuing this stormwater effort.

30
31 Mr. Lessard said some of the projects we have done is the Sand Pond Road and
32 Skyline Drive Project. The CPH team stands ready to help the City and they continue to
33 reinvigorate and redevelop. This is a live, work and play community. Over the years we
34 have watched as the SunRail Station, the Downtown area redevelopment, streetscape
35 beautification and softening up some of the thoroughfares. There has been discussion
36 of the Country Club corridor and continues to soften its downtown image and bring
37 residents in. Curt is tremendously experienced in that.

38
39 Mr. Lessard said with the 17-92 Riverwalk we talk about collaboration. Many of the
40 commission have sat in some shape, form or capacity with Metroplan and TDC boards.
41 Seminole County has done it fantastic and it's because of the City's cooperative efforts.
42 The 17-92 Riverwalk Phase III is currently under design. It will complete a loop that is
43 going to be a signature piece for the entire county. It is going to connect us across the
44 St. Johns River and Lake Monroe into Volusia County, and tie into the sea to shore trail
45 system. It's a fantastic collaborative effort. One of the most successful segments of
46 the trail system in Seminole County is in Lake Mary.

1
2 Mr. Lessard said we are very well versed in hard utilities. One of the primary functions
3 of city, county and local governments is the provision of safe drinking water and
4 functional sewer and water transmission systems. We have some of the most
5 respected engineers in the area in these components.
6

7 Mr. Lessard said in the live, work and play, play has become very important and live has
8 become very important. We have always known that Lake Mary was a place to work.
9 You all have done a tremendous job making communities walkable. At Stetson
10 University they took an area off of 17-92 that was crime ridden and a rapidly moving
11 traffic system. They were able to calm the traffic down and it is now a very usable
12 greenway.
13

14 Mr. Lessard said Independence Lane is an interesting project our folks are working on
15 in the City of Maitland. It is very expensive. The City of Maitland is committed to
16 reinvigorating a city portion behind their city hall. They are looking to become what
17 Lake Mary has already achieved—downtown events, restaurant commitments, and a
18 real downtown core. They have made a commitment in acquiring property.
19

20 Mr. Lessard said we have had a tremendous relationship with the City of Lake Mary and
21 we are honored to be a part of it.
22

23 Mayor Mealor said when you talk about streetscapes and gateways, what we call our
24 Trailhead Park Plaza was done in many ways pro bono by CPH and it has made a real
25 difference in this community.
26

27 Deputy Mayor Duryea asked if CPH was currently working on any projects for us.
28

29 Mr. Nasa said they were currently working on East Crystal and the Station House.
30

31 Deputy Mayor Duryea asked where they were with that.
32

33 Mr. Nasa said real close. We are trying to fine tune it and make sure the City is getting
34 everything they paid for.
35

36 Mr. Lessard said another project being reinvigorated is Heritage Park.
37

38 Commissioner Brender said one of the things we are dealing with on Lake Mary
39 Boulevard is traffic. He asked if CPH actively has traffic consultants and traffic studies.
40

41 Mr. Lumin said we have full service traffic engineering in-house. We have two traffic
42 engineers as well as five roadway engineers that can help improve the corridor. There
43 are over 50,000 cars that use Lake Mary Boulevard a day. It becomes difficult because
44 you have the signals that cause delay and the crossing for SunRail that adds to some of
45 the delay on the Boulevard. You can try to improve the traffic by looking at the timing of
46 the signals.

1
2 Mr. Tomerlin said we are working with CPH to develop a scope of work for the gateway
3 feature at Weldon which is our participation in the CRA.

4
5 Mayor Meador said it is not only a gateway feature for Lake Mary but also Seminole
6 State. They are a true partner in the success we have had.

7
8 Mayor Meador thanked CPH for their presentation.

9
10 CPWG

11
12 Steve Tarte and Jeff Earhart came forward. Mr. Tarte said they are the founders of
13 CPWG. We are a small engineering firm of about 20. We started in 2004. Jeff is local
14 in Oviedo.

15
16 Mr. Tarte said we are a full service municipal engineering firm. Most of our client base
17 is much like Lake Mary. He showed the continuing contracts with various counties and
18 cities. We basically work the I-4 corridor and he is located in the Tampa office and Jeff
19 is in the Oviedo office. We cover Lake County. We work coast to coast through the I-4
20 corridor. He pointed out an outfall project they did for the City of St. Petersburg Beach.
21 We inspected their stormwater pond for the water management district which was a
22 \$500 project. We did a guardrail design for \$1,000. We are under construction where
23 we did a mile long project that was \$588,000 for design fees. That was a complete
24 rebuild of the street, underground utilities, and all utilities—stormwater, potable water,
25 reclaimed water, sewer so we do the projects from full spectrum.

26
27 Mr. Tarte said next is parks and recreation and is one of the most favorite things we do.
28 We have done a lot of work for Orange County, Lake County, and City of Winter Haven.
29 Dr. Phillips Park is one of our featured parks we did seven or eight years ago. We have
30 done several multi-field sports facilities for Lake County.

31
32 Mr. Tarte said next is stormwater and Jeff is a great civil engineer and handles many
33 things. Stormwater is his forte. He is very well versed with St. Johns. We do a lot of
34 work for the City of Longwood and the Environmental Protection Division for Orange
35 County. We do all types of stormwater stuff from design to NPDES compliance. The
36 Bonnie Brooks Substation was a very diminished concrete stormwater pond. We pulled
37 it out, moved it, put in new pumps and rebuilt it to its current condition. Stormwater is a
38 very big component of what we do.

39
40 Mr. Tarte said next is water resources. For EPD we just got two additional lakes. We
41 do a lot of nutrient studies on lakes. The project we just finished the report on was for
42 Lake Roberts by Windermere. We are just starting our Lake Mary gym in Lake Tilden.
43 We are going to do some predevelopment work on the Big Econ where there is a
44 development coming in here in the next couple of years. For Madeira Beach we do
45 water quality sampling for various things. The City of Madeira Beach had a fecal issue
46 in their bay and we sampled a couple of years trying to source that and work with

1 FDEP, FWC and some other agencies trying to figure out how to help Madeira Beach
2 with that. He pointed out a stormwater retrofit project in Barnett Park in Orange County.
3 It was a small creek that is an impaired water body. This is a stormwater retrofit to try to
4 help that lake. We also make a park feature to make Barnett Park nicer than it already
5 is.

6
7 Mr. Tarte said we have transportation engineers, traffic engineers, and roadway
8 designers. We have done ten miles of roads for the City of Longwood over the last 10
9 or 11 years. He pointed out a road under construction and a finished road. We're doing
10 road work for Lake County, City of Longwood, City of Tampa, and City of Clermont. We
11 are FDOT certified in lighting, traffic signals, traffic engineering, and roadway designs.

12
13 Mr. Tarte said next is utilities. Here we design wastewater and potable water. We're
14 doing a lot of undergrounding work on the beaches. We just got a \$1.5 million contract
15 with the City of Madeira Beach. We are undergrounding the first 1,500 linear feet of the
16 north side of their city. As soon as that pilot project completes we are going to do the
17 next two miles. We are undergrounding in St. Pete. We are very experienced working
18 with all the utility companies and water management districts.

19
20 Mr. Tarte said next is land development. We are not a land development firm and this is
21 5-10% of our annual revenues. The reason we put it in here for you is we do land
22 development and it gives us an opportunity to see things from the developer's
23 standpoint that makes our job better.

24
25 Mr. Tarte said in construction we have a GC (General Contractor) license. We started
26 this about two years ago. He showed some projects in Lake County. One is a
27 stormwater outfall. That pipe had an 80-foot drop coming out of King's Ridge and we
28 had to re-pipe that with very large pipes and ended up constructing that. He pointed out
29 Northlake Community Park where they did all the civil design work on that since 2006.
30 It is now a 140-acre park. We built the rest room/concession stand. He pointed out a
31 small wood pier project for the City of Clermont. Nothing is too small or too big.

32
33 Mr. Tarte showed the professional staff. We are a small boutique firm. The City of Lake
34 Mary is a perfect type client that we like. We did your pavement management
35 inspections last year.

36
37 Commissioner Lucarelli said it was mentioned there were only 20 employees. She
38 asked what percentage in what offices.

39
40 Mr. Tarte said they are about equally split in the two offices. Everybody is working on
41 everything. Because of technology it wouldn't matter if we were all 20 here.

42
43 Mayor Mealor thanked them for their interest.

44
45 Pegasus Engineering

1 A copy of the PowerPoint presentation is attached.

2

3 Tom Kelley, a principle with Pegasus Engineering, came forward. He said he would
4 serve as the Contract Manager for this project. He introduced David Hamstra, another
5 principle who will address stormwater management. He said one of our founding
6 principles, Juan Fong, will address transportation.

7

8 Mr. Kelley said we are headquartered in Winter Springs. We have done a lot of work
9 across Central Florida. Our emphasis is on transportation and stormwater, although we
10 were doing road projects and would typically do the utilities coordination. Our unusual
11 success has been based on what we consider to be responsiveness. That is the reason
12 we have a lot of continuing contracts. Our reputation has preceded us around the
13 state. We have been fortunate to stay busy and are proud of our work.

14

15 Mr. Kelley said we have a lot of continuity with our staff. Our ten Florida registered
16 professional engineers have a combined experience of over 235 years. That is a very
17 unusual experience quotient. We are extremely proud of the fact that our insurers tell
18 us we have an unsurpassed record with respect to claims. There is an omissions claim
19 and we have experienced none under our professional liability coverage and we have
20 been fortunate in avoiding lawsuits between contractors and our clients.

21

22 Mr. Kelley said our organizational chart was included in our submittal to the City. He will
23 serve as principle in charge and senior contract manager. We listed the four divisions.
24 There is the Roadway, Intersections & Parking that Juan would lead. Signalization
25 Design that Fursan Munjed would lead. Fursan is busy meeting a deadline now. We
26 are part of a design team for the express lanes on 417 for the turnpike. We have a
27 small portion of it but an important portion. He said he had over 40 years' experience in
28 civil and environmental engineering. He holds master degrees in civil and
29 environmental and a master's degree in management. He has worked closely with
30 Juan (Fong) for 22 years. His primary expertise is in roadway and intersection related
31 work and resurfacing projects for both local government and DOT. He said he and
32 David (Hamstra) have worked together for close to 30 years. He is perhaps the best
33 known stormwater professional across the state and is doing work in the panhandle
34 now. The four of them have 115 years of collective experience.

35

36 Mr. Kelley showed a list of cities that they have served across the state, primarily in
37 Central Florida in municipal infrastructure type work. Some are scattered around other
38 parts of the state and as far south as Delray Beach. The former city manager of Winter
39 Park, David Hardin, was in Delray Beach for a number of years and headed up their
40 rebirth and served as interim city manager in Port Orange where we are doing some
41 expertise work for them on some floodplain issues that have been very controversial
42 with their former consultants. He showed a list of the counties that shows the emphasis
43 on Central Florida but also shows the Santa Rosa work.

44

45 Mr. Fong thanked the Commission for having them here to allow them to present their
46 qualifications. He said his expertise is in the roadway side of the engineering part. He

1 showed the FDOT pre-qualifications which are the guiding rules for most of the roadway
2 consultants. We are prequalifying groups 3.1 to 3.3. That means we can do projects
3 for the Department of Transportation as small as milling and resurfacing and rehabbing
4 the pavement all the way up to interstate and multi-lane construction projects. He said
5 he had done all those kinds of projects, understanding that for this contract the effort is
6 going to be concentrated on turn lane additions, small capacity and safety
7 improvements, extension of pavements, and making sure the roads have a long service
8 life for the City.

9
10 Mr. Fong said in addition to group 3 we are also pre-qualified for groups 6 and 7 which
11 are the traffic components of the DOT type of projects. Those are the ones that will fall
12 under signing and pavement marking plans, and signalization plans. We have done a
13 tremendous amount of signals for Seminole County and other cities. One other thing
14 we are pre-qualified with the Department of Transportation is group 10 which is the
15 construction, engineering and inspection services that if the City requires any help on
16 that we can assist.

17
18 Mr. Fong showed a comprehensive overview of projects they have experience with. It's
19 a lot easier to visualize the type of project and relate it to the type of experience and
20 match it to the needs the City may have on some of the projects that may come up out
21 of this type of continuing contract. We were involved in the design of the County Road
22 46A widening for Seminole County. We are involved with the Seminole Towne Center
23 off-site infrastructure at State Road 46 and I-4. This year we started the design for the
24 Old Lake Mary Road drainage improvements. He personally worked over ten miles of
25 sidewalks for Seminole County. We have over 50 intersection improvement projects in
26 Seminole County and highlighted four: 434 and Winding Hollow which is a LAP project
27 for DOT. It is a right turn lane addition to 434 into a subdivision. That project required
28 right-of-way. On 427 and North Street we did the right turn and signal and drainage
29 improvements. We were the designers of Red Bug Lake Road and Tusawilla
30 intersection improvements. On a project on 436 and Howell Branch we did a turn lane
31 addition.

32
33 Mr. Fong said we have done multiple infrastructure projects for different cities within the
34 County including Winter Springs, Altamonte Springs, and Longwood. Two projects that
35 are similar to what we expect this contract will yield is the Winter Springs Boulevard
36 resurfacing project. We worked with the city very closely in addition to the geo-tech
37 company to come up with a specific plan to mill and surface that project. We had to do
38 different milling depths, we had to overbuild in some sections to take some of the dips
39 out, and we had to reconstruct some of the base because the pavement is failing due to
40 water issues. We are very familiar with the pavement rehabilitation projects. A much
41 bigger project was the six lane widening of Red Bug Lake Road.

42
43 Mr. Hamstra went over the stormwater issues. He has devoted his career and his staff
44 the last 25 years in stormwater management for cities and counties throughout the
45 State of Florida. We have covered all elements of stormwater management ranging
46 from master plans, basin studies which most have lead into design projects, permitting,

1 retrofitting, flood protection, and water quality improvements. Other ancillary things we
2 have done for cities and counties, Orange City, Debarry and Longwood we are helping
3 them with the NPDES program making sure they stay in compliance. Those cities have
4 experienced a change in staff and we help their staff get up and running and the
5 elements involved. For expert witness services, any time you do flood protection
6 improvements, some way it seems like you've damaged them and we help our cities
7 and counties get them out of hot water once we've fixed the problem.

8
9 Mr. Hamstra said one thing we are very proud of, especially since we work with cities
10 and counties, is getting them money. For the past ten years, we have secured roughly
11 \$35 million in grants that are stormwater related. These are geared toward flood
12 protection, water quality, and infrastructure upgrades. He showed a list of programs
13 they have tapped into. Recently they got the House Appropriation Fund for Orange City
14 for the Blue Springs Nutrient Reduction Project. The next two are water quality related.
15 The TMDL and FDEP 319 are water quality grants to help cities and counties build
16 treatment facilities or large ponds to clean up the water before it goes downstream. The
17 program we have been successful and fortunate is the FEMA Hazard Mitigation
18 Program. We got roughly \$15 million in grants in response to hurricanes, tropical
19 storms, or proactive projects to get built to address flooding. He showed a picture of
20 Debarry after Tropical Storm Fay where they got 19 inches of rainfall in a week. Homes
21 went under water and we got a \$10 million project design and implemented to connect a
22 bunch of their lakes and provide adequate flood protection throughout the City.

23
24 Mr. Hamstra said some of the lesser known programs, for example the St. Johns Cost-
25 Share Program. That program has evolved over the years and is focusing on
26 alternative water reuse and things like that. He showed some Lake County Water
27 Authority projects that are all water quality retrofit projects that were done for Lake
28 Harris and Lake Eustis to clean up the water. DEP sometimes will participate to
29 supplement the income of those grants if needed. The \$500,000 there was a grant to
30 pay for emergency generators for a pumping system.

31
32 Mr. Hamstra said the Community Development Block Program has been geared toward
33 sidewalk upgrade, water, sewer, and drainage. In 2008 was a grant that came out of
34 Tropical Storm Fay where the government paid 100% of improvements that were done
35 in southwest Volusia County.

36
37 Mr. Hamstra said in regards to Lake Mary, we understand that the majority of your city
38 is encompassed by the basin management action plans. The north half is the copper
39 color with water that goes to Lake Monroe. The area in green is the area that flows east
40 and north into Lake Jesup. Those are adopted areas that you have been involved with
41 the stakeholders from day one. The small area in blue is the recent Wekiva one which
42 you have been excluded because you are a de minimus impact to that water.

43
44 Mr. Hamstra said for Lake Monroe you were fortunate enough not to have any reduction
45 requirements at this point because your loads were below what you are contributing to

1 the system. You are supplementing programs and receiving credit for street sweeping
2 and public education.

3
4 Mr. Hamstra said the same holds true for Lake Jesup. You are also acquiring credits for
5 future improvements moving forward.

6
7 Mr. Kelley said we reviewed the list of projects that are slated for the City to undertake
8 under the One Cent Sales Tax Program. We note that most of them are resurfacing
9 projects. We have done a lot of resurfacing work and depending on the nature of it, we
10 typically utilize a field tech firm. We would want to use one that the City has worked
11 with and is comfortable with to help us develop a solid pavement report.

12
13 Mr. Kelley said they were available for questions and appreciated the opportunity to
14 serve the City of Lake Mary.

15
16 Commissioner Brender said it sounds like they do a lot of work in a lot of areas. He
17 asked Mr. Kelley if they had the staffing available.

18
19 Mr. Kelley answered affirmatively. We find the nature of continuing contracts as such
20 that just as you're wrapping up some work the telephone rings. We are predominantly a
21 production company. We don't have a hierarchy of marketing people and so forth. We
22 contract out a lot of administration and accounting work so we focus on the things we
23 are trained to do which are engineering project management and design, and permitting
24 and construction administration. When we commit to schedule completion dates we
25 meet them.

26
27 Deputy Mayor Duryea asked Mr. Kelley the smallest and the largest projects he has
28 been involved in during the last five or six years.

29
30 Mr. Kelley said the largest project probably would be the multi-phase projects in Citrus
31 County.

32
33 Mr. Fong said we did the design for the expressway at 408 and State Road 50. A small
34 project is milling and resurfacing of a two-lane road or a lane addition.

35
36 Mr. Hamstra said for stormwater we did reviews for \$5,000 and did a \$7,800 job for
37 Debary.

38
39 Mr. Kelley said some of our small clients don't have an extensive engineering staff and
40 when they get site plans or subdivision plans that they think have some special issues
41 they may ask us to review them. We are comfortable doing those types of assignments.

42
43 Mayor Mealor thanked Pegasus for their interest in Lake Mary and for their
44 presentation.

45
46 WGI

1
2 Nancy Clements, Transportation Director for the Wantman Group, came forward. She
3 thanked the City of Lake Mary for considering us for the continuing services contract.
4 We have 280 people companywide at WGI. In Central Florida we have 21 people. We
5 are in Winter Garden now and are moving to a larger space in Ocoee.
6

7 Ms. Clements said what WGI will provide Lake Mary is a proactive and dedicated team.
8 We are looking to support the City as an extension of your current staff and provide
9 engineering services.
10

11 Brian Flynn, Transportation Division Manager for the Winter Garden office, came
12 forward. He said you have a copy of our organizational chart in the proposal that was
13 sent. We have an extensive team of consultants. We provide full design consultant
14 services from transportation design, roadway design, structures design,
15 stormwater/drainage design, landscape design, planning and pretty much everything
16 you would want to have. You can do one stop shopping with us. Our other team
17 members include Traffic Engineering Data Solutions which is in Volusia County,
18 Dannick Engineering Consultants will provide additional structural support services,
19 Tierra Geotechnical Services, and Singhofen & Associates would provide additional
20 stormwater services.
21

22 Mr. Flynn said our Winter Garden office can probably provide everything that you would
23 want on this contract but we do have 280 folks in other offices. We have seven other
24 offices around the state in West Palm, Tallahassee, Jacksonville, Tampa, and Ft.
25 Lauderdale. We have more than adequate staff. He introduced some of their key team
26 members from the Winter Garden office: Richard Earp with 20 years of doing drainage
27 design, Alfredo Rodriguez with 13 years of transportation/roadway design, Patty
28 Therrien with 20 years of stormwater/drainage design, Brett Oldford with 21 years of
29 utility design/water/wastewater, and Andy Stillings with 16 years of
30 transportation/roadway design. We also have additional staff we bring to bear under
31 this contract: Rob Woodruff with 26 years of structural design experience, Eric Lanning
32 with 8 years, and Rob Petesalt with 33 years of survey. We also provide survey and
33 utility locates. We can provide one-stop shopping. In addition we have Jimmy Richie
34 and Bill Scott. Bill is our quality control officer for the company and has 35 years'
35 experience.
36

37 Mr. Flynn said Nancy (Clements) has 25 years' experience. She was Chief Engineer for
38 the Florida Turnpike from 2002 to 2007. She is an active hands-on project manager as
39 we all are. Anybody sitting here today could manage one of your projects. Some of
40 Nancy's projects are Columbia Street we are doing for Orlando. That is three-R
41 project—a restoration and re-milling project for the City of Orlando that includes some
42 streetscape, utility improvements, and signalization improvements. It is adjacent to the
43 CSX Railroad so we have some crossing gates that are located within the limits of the
44 project. Nancy has just finished up the Turnpike/State Road 417 interchange project
45 that she managed which was adding ramp improvements as well as Suncoast Parkway
46 and other projects.

1
2 Mr. Flynn said he had 35 years of design and construction experience. He is a licensed
3 engineer as well as a general contractor and certified DBIA professional. He has done
4 a lot of local project work for Seminole County that includes Markham Woods Road
5 safety improvements which added the turn lanes along Markham Woods Road between
6 E.E. Williamson and Lake Mary Boulevard. We also had a utility design project putting
7 in water and reclaimed water along Markham Woods Road. He has done multiple
8 Orange County projects from widening projects to milling and resurfacing projects. His
9 experience covers the full spectrum of roadway transportation design. He has done
10 small intersection improvement projects to \$100 million+ design/build projects. He has
11 done work for District 5. State Road 600 was a concrete pavement rehabilitation project
12 which won a FICE award. The District was thrilled about the improvements of the
13 project. He did State Road 430 intersection improvements, passing lane design build
14 projects, multiple design build projects. He was the project manager for a portion of the
15 preliminary engineering for the project that went from US 1 to 520.

16
17 Mr. Flynn said Alfredo (Rodriguez) brings 13 years of engineering design, roadway
18 design, and construction experience. He was the project engineer on the State Road
19 434 project from I-4 to Rangeline which was a Seminole County project. It was a LAP
20 job with DOT. He did the Lake Emma Road improvements in Lake Mary, County Road
21 15, and State Road 46 from State Road 46 to Orange Boulevard. He has done a lot of
22 local work. He has done from milling and resurfacing projects to widening projects to
23 entirely new alignments. He is currently working on State Road 710 for District 1 and
24 that is a new alignment that runs from US 1. He has extensive knowledge in DOT
25 design criteria and ASTRO related design criteria.

26
27 Mr. Flynn said Andy Stilling has 16 years. Andy came to us recently. He had been
28 working in District 5 in the LAP program. Andy did that for four years. He has extensive
29 knowledge and understanding of LAP projects and the requirements for those and what
30 it takes to get them done. In addition he has worked on several local projects—the
31 East/West road for Orange County, State Road 435 was a reconstruction project in
32 Marion County, I-4 ultimate design as well as I-4 improvements at State Road 408.

33
34 Mr. Flynn said all of our staff has experience from doing interstate work to local
35 roadways to small intersection improvement projects. We bring a lot of experience.
36 Although we have a lot of young faces there is a lot of experience sitting here. We have
37 a lot of additional folks that can support us if need be. He said he was confident they
38 could do pretty much all the work out of the Winter Garden office and be responsive to
39 your needs.

40
41 Mr. Flynn said Patty Therrien has 20 years of drainage design and permitting
42 experience. He showed a list of some of her projects. She has expertise in stormwater
43 management system design, hydraulic analysis, is a proven leader when it comes to
44 getting projects permitted through the St. Johns River Water Management District,
45 South Florida Water Management District, and the Southwest Water Management
46 District.

1
2 Mr. Flynn said Richard Earp has 20 years of experience. He has done a lot of work
3 related to NPDES as well as stormwater quality master plans. He is an expert in
4 stormwater management, flood protection, and water quality.

5
6 Mr. Flynn said Eric Lanning who was not present this evening has 8 years and has a lot
7 of experience in those 8 years. Mr. Flynn said he would be the project manager on any
8 project or task work orders that the City feels confident in giving us to do, but any one of
9 the folks on this job could run it. They will report directly to me but if we had multiple
10 projects to do we could hand them out to these folks and get the job done in short order.

11
12 Mr. Flynn said Rob Woodruff has 26 years of structural design experience. Rob has
13 some great bridge jobs that he has done and of the local projects he has worked on, the
14 Dunn Avenue extension in Volusia County is one. We have 10 or 12 structural
15 engineers working for us. We can do large bridges, box culverts, culvert extensions,
16 minor drainage improvements, addressing ponding issues, and anything like that.

17
18 Mr. Flynn said Pam Young recently came to us with 29 years of experience. She is our
19 Utility Coordination Manager in our Winter Garden office. She has extensive
20 experience in utility coordination and the issues associated with utility conflicts and
21 things of that nature and making sure those issues do not become conflicts in the field.
22 One of the biggest issues that any utility coordination person has to deal with is to
23 prevent those from happening.

24
25 Mr. Flynn said Brett Oldford has 21 years of experience. Brett has a lot of utility, water,
26 wastewater design experience. He is the project manager on numerous projects. He
27 showed a list of some of the projects: Lake Boynton Estates utility improvements, force
28 main improvements, injection well pump station design. Brett has covered the gamut as
29 far as utility and municipal engineering in his career.

30
31 Mr. Flynn said Jimmy Richie will provide support for Brett with 14 years of planning and
32 studies. Jimmy also has utility design experience with both water and wastewater so he
33 can wear a number of different hats.

34
35 Mr. Flynn said Bill Scott is our QAQC manager and recently joined us. Bill has been in
36 Central Florida for nearly 20 years. He has extensive experience in design criteria and
37 knowledge and understanding of roadway design, and engineering in general.

38
39 Mr. Flynn said we have expertise in transportation, planning, environmental, survey,
40 utilities, and municipal construction. We can be a one-stop shop. In transportation we
41 provide program management, transportation planning, traffic engineering, highway
42 design, corridor planning, multi-modal transit, and ITS. He said he had mentioned the
43 Sly Boulevard and Columbia Street improvement project that also provided streetscape
44 improvements, signalization improvements, coordination with CSX Rail, as well as
45 upgrades to ADA accessibility throughout the corridor. We are currently working on the
46 Columbia Street portion of that. Sly Boulevard has been completed and the second

1 phase was to make similar improvements to Columbia Street which is perpendicular
2 and ties into Sly Boulevard. The Conway Road improvements was a project that
3 Alfredo worked on. It was widening Conway Road from a two-lane rural to a four-lane
4 divided. It went from 528 to Hoffner Road. The 408 widening improvements was a
5 project that Patty worked on. It went from Crystal Lake Drive along the 408 to Conway
6 Road over Lake Underhill. Patty provided the drainage design for that.

7
8 Mr. Flynn said some of our structure capability are bridge load rating, bridge
9 development reports, continuous steel girder bridges, cast in place/slab bridges, sound
10 barrier walls, retaining walls, box culvert extensions, drainage structures, mast arms for
11 signals. Rob's job for the Dunn Avenue extension included three-quarters of a mile of
12 two-lane new alignment, including a 437-foot continuous deck over the roadway.

13
14 Mr. Flynn said we provide survey services and can do from A to Z on survey. We have
15 three crews out of our Winter Garden office and have multiple crews around the state.
16 One of the projects we did for survey was right-of-way mapping along Edgewater Drive
17 which was an Orange County project. We also provide laser scanning survey services.
18 We have state of the art equipment to do survey that provides exceptional survey data
19 to the client as well as being able to keep the surveyors off the roadway. We can
20 survey jobs from behind a guardrail and get three dimensional pictures we can use to
21 incorporate into our designs.

22
23 Mr. Flynn said we have subsurface utility equipment and crews, penetrating radar, and
24 utility coordination. We can provide soft digs, excavation, and subsurface utility
25 exploration services.

26
27 Mr. Flynn showed a list of continuing services contracts from District 1, District 4, District
28 5, and District 7. We understand the continuing engineering services that are required.
29 We understand the responsiveness that is required. We are fully prepared to turn
30 around on a dime and get you what you need. We are here to serve your needs and
31 provide a good quality job.

32
33 Mayor Mealor thanked WGI for their presentation and interest in the City of Lake Mary.

34
35 There being no further business, the work session adjourned at 6:20 P.M.
36

1 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held August 20, 2015,
2 7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road, Lake
3 Mary, Florida.

4
5 1. Call to Order

6
7 The meeting was called to order by Mayor David Mealor at 7:05 P.M.

8
9 2. Moment of Silence

10
11 3. Pledge of Allegiance

12
13 4. Roll Call

14
15 Mayor David Mealor
16 Commissioner Gary Brender
17 Deputy Mayor George Duryea
18 Commissioner Sidney Miller – Absent
19 Commissioner Jo Ann Lucarelli

Tom Tomerlin, Acting City Manager/
Economic Development Manager
Carol Foster, City Clerk
John Omana, Community Dev. Dir.
Steve Noto, Deputy City Planner
Tom Connelly, City Engineer
Bruce Paster, Public Works Director
Bryan Nipe, Parks & Recreation Dir.
Wanda Broadway, HR Manager
Mike Biles, Police Lieutenant
Joe Landreville, Deputy Fire Chief
Katie Reischmann, City Attorney
Mary Campbell, Deputy City Clerk

20
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28
29 5. Approval of Minutes: August 6, 2015

30
31 **Motion was made by Commissioner Lucarelli to approve the minutes of the**
32 **August 6, 2015, meeting, seconded by Commissioner Brender and motion carried**
33 **unanimously.**

34
35 6. Special Presentations

36
37 There were no special presentations at this time.

38
39 7. Citizen Participation – This is an opportunity for anyone to come forward and
40 address the Commission on any matter relating to the City or of concern to our
41 citizens. This also includes: 1) any item discussed at a previous work session;
42 2) any item not specifically listed on a previous agenda but discussed at a
43 previous Commission meeting; or 3) any item on tonight’s agenda not labeled as
44 a public hearing. Items requiring a public hearing are generally so noted on the
45 agenda and public input will be taken when the item is considered.

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

2
3 8. Unfinished Business

- 4
5 A. Ordinance No. 1526 – Rezoning from Planned Unit Development (PUD) to
6 PUD (Revision to adopted Rinehart Place Final PUD), related to the proposed
7 development of a Florida Hospital emergency medical facility, 950 Rinehart
8 Road, Kimley-Horn & Associates, Inc./Jonathan Martin, P.E. for Adventist
9 health System/Sunbelt, Inc., applicant – Second Reading (Public Hearing)
10 (quasi-judicial) (John Omana, Community Development Director)

11
12 The City Attorney read Ordinance No. 1526 by title only on second reading.

13
14 Mr. Omana respectfully asked that when the Commission makes the motion if they
15 would carry forward two conditions that were outlined during first reading and stated the
16 conditions for the record: (1) Prior to the issuance of a CO for the building on Lot 4A,
17 Rinehart Place, the developer shall improve the safety and aesthetics of Lot 7. This
18 shall include demolishing and removing the building shells, both those erect and those
19 lying on the ground. The developer shall also remove all construction materials, junk,
20 and debris. The developer shall mow the area on a regular basis. The building slabs
21 may remain; however, there shall not be any construction materials that extend above
22 the plane of the slab. (2) The developer has committed to demolish and will demolish
23 the building on Lot 3 before December 2015.

24
25 Mr. Omana said staff has nothing further and recommends approval.

26
27 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1526.

28
29 Borren Owen of Gray Robinson Law Firm, 301 East Pine Street, Orlando, Florida, came
30 forward on behalf of Florida Hospital. He thanked the Commission for their support and
31 vote of confidence. Ours is a mission of healing and healthcare and we are excited
32 about coming to the City of Lake Mary. We will bring superior healthcare and emergent
33 healthcare. We appreciate the efforts of staff and dealing with us in a professional and
34 courteous manner. We have not always agreed but we've come to reasonable
35 resolution. We are happy with the conditions, we are supportive of the staff report, and
36 we ask for approval of our project.

37
38 No one else came forward and the public hearing was closed.

39
40 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1526 on**
41 **second reading subject to the five findings of fact outlined in the staff report and**
42 **two conditions: (1) Prior to the issuance of a CO for the building on Lot 4A,**
43 **Rinehart Place, the developer shall improve the safety and aesthetics of Lot 7.**
44 **This shall include demolishing and removing the building shells, both those erect**
45 **and those lying on the ground. The developer shall also remove all construction**
46 **materials, junk, and debris. The developer shall mow the area on a regular basis.**

1 **The building slabs may remain; however, there shall not be any construction**
2 **materials that extend above the plane of the slab. (2) The developer has**
3 **committed to demolish and will demolish the building on Lot 3 before December**
4 **2015. Seconded by Commissioner Brender and motion carried by roll-call vote:**
5 **Commissioner Brender, Yes; Deputy Mayor Duryea, Yes; Commissioner Lucarelli,**
6 **Yes; Mayor Mealor, Yes.**

7
8 Mayor Mealor thanked Mr. Owen. He said the expertise that Mr. Owen brings and Mr.
9 Langley brought representing the other side, the fact that you collectively worked
10 through this is an example of collaboration and the ability to bring together a project that
11 is needed in the community. He thought it would be a great addition. Both ABC and
12 Florida Hospital are amazing corporate neighbors and they do so much for all of us. We
13 look forward to working with you.

14
15 9. New Business

16
17 A. Request for a \$5,000.00 Neighborhood Beautification Grant for Crystal Ridge
18 Subdivision (Steve Noto, Deputy City Planner)

19
20 Mr. Noto said this is the second and final Neighborhood Beautification Grant of the
21 current fiscal year. We had one other request come forward this year that left \$20,000
22 in the budget for Neighborhood Beautification Grant projects.

23
24 Mr. Noto showed a plat of the Crystal Ridge subdivision on the overhead. The areas
25 marked yellow are the two entrances into the project. There is one entry feature at
26 Franklin and two entry features at Ridge Road. Crystal Ridge subdivision is requesting
27 \$5,000.00 to beautify those two entryways. The total project cost is \$8,822.85 based on
28 the two vendors they have chosen. Quik Care will be doing the landscaping and
29 Woodland Manufacturing will be doing the signage on the existing brick monuments.
30 The applicant will be covering the difference. They have provided just over \$900.00
31 sweat equity and they will be covering the almost \$3,000.00 difference above the
32 \$5,000.00 grant.

33
34 Mr. Noto said to give an idea of what you can expect to see from Quik Care
35 Landscaping, they sent some pictures of similar products in the area. He showed the
36 pictures on the overhead. They are not doing the exact same landscaping but that is
37 the type of quality we can expect with flowers, upgraded hedges and things of that
38 nature. They will also do some maintenance on the irrigation. They will do cleanup and
39 things of that nature.

40
41 Mr. Noto said part of the reason for the request for funding is that the HOA recently had
42 some issues with the brick perimeter wall, especially adjacent to Country Club. It has
43 since been fixed; however, due to the funds that were needed to clean that up as well
44 as the HOA having a new vision for the entryway and the community, they have
45 requested the funding.

1 Mr. Noto said the Parks & Recreation Board met on Monday, August 3rd. They did not
2 have a quorum but the members present did provide a statement of support for the
3 project and that is noted in the staff report.

4
5 Mr. Noto said the application has met all of our requirements of the grant program and
6 staff has found that the request for a Neighborhood Beautification Grant for the Crystal
7 Ridge subdivision has met the requirements of the program and staff recommends
8 approval of the \$5,000.00 grant funding.

9
10 **Motion was made by Commissioner Brender to approve the request for a**
11 **\$5,000.00 Neighborhood Beautification Grant for Crystal Ridge subdivision,**
12 **seconded by Commissioner Lucarelli and motion carried unanimously.**

13
14 B. Resolution No. 971 – Qualified Target Industry (QTI) for Jeunesse, LLC, and
15 Approval of Expenditures as Require Local Financial Support for this State
16 Administered Incentive (Tom Tomerlin, Economic Development Director)

17
18 The City Attorney read Resolution No. 971 by title only.

19
20 Mr. Tomerlin said also present for this item is Casey Barnes with the Orlando EDC and
21 Bart Pelloni with Pelloni Development who is the real estate consultant for Jeunesse,
22 LLC.

23
24 Mr. Tomerlin said this item is consideration of a QTI incentive for Jeunesse, LLC.
25 Jeunesse is a health products company with a global footprint and this project is for
26 their global headquarters. QTI (Qualified Target Industry) is a state administered
27 incentive and the tax refund is paid after jobs are created. As a state program the due
28 diligence and monitoring are conducted by the State of Florida. Some project numbers
29 related are 150 new jobs that will be created over the next three years. The schedule of
30 ramp up is 50 jobs per year over that three-year course. They will purchase 701
31 International Parkway which is an approximately 136,000 square foot building. The jobs
32 will pay at least 115% more than the average county wage which works out to
33 approximately \$47,000 per year. The capital expenditure associated with this project at
34 this point is \$27.1 million--\$20 million for the building purchase and approximately \$7.1
35 million associated with the tangible personal property which are things such as furniture,
36 fixtures and equipment. The jobs are headquarter jobs dealing with administration and
37 operation of this company.

38
39 Mr. Tomerlin noted one thing that was not included in the staff report is that the nature
40 of the business is such that they will bring a great deal of visitor volume into the
41 community. We anticipate this business will keep the hotels busy with additional traffic.

42
43 Mr. Tomerlin said the City is being asked some numbers about the incentive itself. The
44 City is being asked to carry 10% of the incentive. Jeunesse qualifies for \$5,000 per job
45 incentive. At 150 jobs that is equivalent to \$750,000 of tax refunds. These tax refunds
46 can apply to virtually every tax they pay including property taxes and corporate income

1 taxes. The City's 10% contribution would be \$75,000 or \$500 per job. The County will
2 also consider an equal participation of 10% at an upcoming board meeting. Payout is to
3 occur after jobs are created and the payout will be extended across a six-year period.

4
5 Mr. Tomerlin said staff recommends approval of this QTI and local financial support of
6 \$75,000 pursuant to Resolution No. 971.

7
8 **Motion was made by Commissioner Brender to approve Resolution No. 971,**
9 **seconded by Commissioner Lucarelli and motion carried by roll-call vote: Deputy**
10 **Mayor Duryea, Yes; Commissioner Lucarelli, Yes; Commissioner Brender, Yes;**
11 **Mayor Mealor, Yes.**

12
13 Mayor Mealor asked the representatives present to let the Jeunesse group know how
14 much we appreciate their investment in the City of Lake Mary and Seminole County.

15
16 C. Ordinance No. 1527 – Reduce the Elder Affairs Commission from 8 members
17 to 7 members – First Reading (Public Hearing) (Bryan Nipe, Parks &
18 Recreation Director)

19
20 The City Attorney read Ordinance No. 1527 by title only on first reading.

21
22 Mr. Nipe said Mike Bley, Chairman of the Elder Affairs Commission, was present.

23
24 Mr. Nipe said for some time now the Elder Affairs Commission has struggled to reach a
25 quorum leaving it somewhat ineffective in making decisions to bring back to the City
26 Commission. This will allow for a smaller Elder Affairs Commission from nine to seven
27 and reducing that quorum down to four. That makes a much more manageable
28 quorum. In addition to that the requirement of there being four members needing to be
29 60 years old or older will be reduced to three.

30
31 Mike Bley, Chairman of the Elder Affairs Commission, said he had enjoyed being part of
32 that team. He welcomed any member of the City Commission to join them. They meet
33 the second Monday of every month at 3:00 P.M. at the Parks & Recreation Department.

34
35 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1527. No
36 one came forward and the public hearing was closed.

37
38 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1527 on**
39 **first reading, seconded by Commissioner Brender and motion carried by roll-call**
40 **vote: Commissioner Lucarelli, Yes; Commissioner Brender, Yes; Deputy Mayor**
41 **Duryea, Yes; Mayor Mealor, Yes.**

42
43 10. Other Items for Commission Action

44
45 There were no item to discuss at this time.

1 11. City Manager's Report

2
3 A. Items for Approval

4
5 a. Elder Affairs Commission 2016 Shred-A-Thon event location

6
7 Mr. Tomerlin said this is a request for movement of the Shred-A-Thon event to a new
8 location. The Shred-A-Thon is scheduled for Saturday, January 30, 2016. This event
9 will be moved from its prior year location of 660 Century Point to 400 Rinehart Road
10 which is the Siemens building parking lot. There is no charge associated with it but the
11 request is to allow the City Manager to execute the contract that would permit this to be
12 moved to that site on private property.

13
14 Mr. Tomerlin gave some background on the event. It generates over 900 vehicles and
15 provides more than disposal of paper. It also disposes computer hard drives. He asked
16 the Commission to approve the City Manager to execute the contract.

17
18 **Motion was made by Commissioner Brender to authorize the City Manager to**
19 **execute the parking lot lease agreement between Rinehart Development Group,**
20 **Inc. and the City of Lake Mary for the 2016 Shred-A-Thon event, seconded by**
21 **Commissioner Lucarelli and motion carried unanimously.**

22
23 b. Authorize City Manager to enter into contracts with Consulting Engineers

24
25 Mr. Tomerlin said nine qualified submittals were received as heard in our workshop
26 today for consulting engineers. The staff review team brought forth their four
27 recommendations. The four recommended firms are CPH, CPWG, Pegasus
28 Engineering and WGI. We are requesting the City Commission allow the City Manager
29 to enter into negotiation for all four of these firms.

30
31 Mayor Meador said at 5:00 this evening we had a workshop where all four of the
32 recommended firms did presentations. It was most informative and impressive with the
33 array of talent that was brought forward.

34
35 Mr. Paster said he was also impressed with the scope of talent that the four firms had.
36 Each one had a slightly different focus. As the City moves forward, we are not sure
37 what's going to happen in the future but we are definitely growing and is why we are
38 recommending to have all four firms available on a continuing contract basis. As
39 projects come up we will choose the firm that best fits the project.

40
41 **Motion was made by Commissioner Lucarelli to authorize the City Manager to**
42 **enter into negotiation with CPH, CPWG, Pegasus Engineering, and WGI for**
43 **Continuing Engineering Services, seconded by Deputy Mayor Duryea and motion**
44 **carried unanimously.**

1 Mayor Mealor thanked Tom Connelly and Danielle Koury. He asked Mr. Paster to
2 extend to them the Commission's effort that was put into this.

3
4 Mr. Tomerlin said tax notices have been mailed to property owners informing them of
5 the budget hearing to be held on September 3rd at 7:00 P.M. The final approval and
6 adoption of the budget is scheduled for September 17th.

7
8 Mr. Tomerlin requested the Commission schedule a work session for 5:30 P.M. on
9 September 17th for a consultant to present the Downtown Traffic Study. We think there
10 will be some interesting ideas shared at that work session. There were no objections
11 from the Board.

12
13 Mr. Tomerlin said qualifying for City Commission Seats 2 and 4 begins at noon on
14 Monday, August 24th and ends at noon on Friday, August 28th. You must be a
15 registered voter and been a resident for one consecutive year prior to qualifying. For
16 more information contact the City Clerk's office at 407-585-1423.

17
18 Mr. Tomerlin said the next scheduled WineART Wednesday featuring the Daily
19 City.com Food Truck Bazaar will be held on September 2nd from 5:00 P.M. to 9:00 P.M.
20 in Central Park in Downtown Lake Mary.

21
22 Mr. Tomerlin said in honor of Patriot Day, which is September 11th, the Lake Mary Fire
23 Department is holding a 9/11 memorial ceremony from 8:00 A.M. to 9:00 A.M. in Central
24 Park. There will presentations from City officials, police, fire, and military members.
25 The event is open to the public and we invite you to join us as we remember and honor
26 those who lost their lives on September 11th.

27
28 Mr. Tomerlin said the BEBR (Bureau of Economic & Business Research), which is out
29 of the University of Florida, has put our population estimate at 15,905.

30
31 12. Mayor and Commissioners' Reports (2)

32
33 Mayor Mealor had no report at this time.

34
35 Deputy Mayor Duryea had no report at this time.

36
37 Commissioner Lucarelli said she had a nice time at the League of Cities. It was well
38 attended. Kevin Spolski's father passed away last Sunday. They had the funeral
39 Wednesday morning. If anyone is interested in coming, his home is open from 3:00
40 P.M. to 6:00 P.M. on Saturday for a celebration of life.

41
42 Commissioner Brender had no report at this time.

43
44 13. City Attorney's Report

45
46 Ms. Reischmann had no report at this time.

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14. Adjournment

There being no further business, the meeting adjourned at 7:28 P.M.

David J. Meador, Mayor

Mary Campbell, Deputy City Clerk

ATTEST:

Carol A. Foster, City Clerk