

**TOWN OF ASTATULA
MAYOR AND TOWN COUNCIL
MINUTES**



**REGULAR SESSION
TUESDAY MARCH 14, 2023
TOWN HALL**

Having been duly advertised as required by law, Mayor Mack called the Regular Session meeting to order at 6:34pm. He gave the invocation and led the Pledge of Allegiance.

Members Present:

Mitchell Mack, Mayor
Stephen Cross, Vice-Mayor
Orita Issartel
Zane Teeters

Staff Present:

Graham Wells, Town Clerk
Suzi Waters, Office Admin
Wally Hoagland, Police Chief

Absent:

Gayle Sikkema

Roll Call was performed, confirmation of the meeting notification was acknowledged, and it was determined that a quorum was present. Mayor welcomed Planner Tim Green and guests.

CITIZENS QUESTIONS AND COMMENT

Mr. Banks Elphric talked about sustainability, air, water and shelter, food, community and government. He said that his farm, orchard, vineyard and vegetable garden at Sams Lake Road in Clermont was open the second Saturday of each month where they grow their own food and teach, take, takeaway and taste.

AGENDA REVIEW

Item 5 of new business was requested by the Mayor to be moved to item 2 and unanimously accepted.

MEETING MINUTES

Approval of Minutes for February 21, 2023 Regular Council Meeting.

MOTION by Vice-Mayor Cross to approve the minutes shown above; SECONDED by Councilman Teeters

For: Issartel, Teeters, Cross, Mack

MOTION CARRIED 4-0

PROCLAMATION – WATER CONSERVATION MONTH

Mayor Mack read and signed the proclamation designating April as Water Conservancy Month.

STAFF REPORTS

Town Attorney – Heather Ramos – Absent

Police Department – Chief Hoagland – presented a lifesaving award and the Chiefs Recognition Award to Lt. Brown. He gave an update on the Lincoln Plaza Lawsuit and the foreclosure sale that was to take place on April 4th. If sold, the fines totaling \$35,000 would come to the town and the new owner would have 30 days to demolish the building.

Councilman Teeters brought up the issue of whether the code enforcement officer should be armed or not when he is in the field. The Chief said that he did not want code enforcement to conflict with law enforcement but gave Ofc. Calhoun permission to be armed. Councilman Teeters wanted a decommissioned police vehicle to be used for code enforcement; the chief said that the Polaris could be used.

It was requested that a pole barn erected at the corner of New York Avenue and Washington Street next to Bruce Ice be checked to see if a permit had been applied for.

The chief stated that he had applied for a \$160,000 residual grant that would fund two police vehicles, two vision boards and an advisory signs. The community cleanup near Earth Day would be on April 29th where the hazmat vehicle would be present along with tire disposal. There would be a community BBQ afterwards for volunteers.

Public Works – Wally Hoagland – PW was cleaning up the cemetery ahead of Memorial Day.

Town Clerk – Graham Wells – NONE

PUBLIC HEARING

FINAL READING OF ORDINANCE 2023-03 AMENDING ORDINANCE 2022-07 EXTENDING THE DEADLINE FOR COUNCIL TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN TO MAY 9, 2024 AND ADDING A NEW REQUIREMENT FOR THE STERLING MEADOWS PUD.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA; DOCUMENTING THE LOT SPLIT APPROVED BY THE TOWN COUNCIL FOR LAND LOCATED AT TENNESSEE AVENUE IN THE TOWN OF ASTATULA, LOT 51 OF LAKE COUNTY PROPERTY APPRAISER PARCEL NO.: 29-20-26-0100-00G-05100; PROVIDING AN EFFECTIVE DATE.

Planner Tim Green gave an overview of the final reading of the Ordinance. On May 9, 2022, Council approved Ordinance 2022-07, rezoning approximately 98 acres of property located north of CR 48 at the intersection of Fair Street and Morning Glory Way (the "Property") from Lake County Agriculture to Town of Astatula PUD, known as the Sterling Meadows PUD and providing requirements and restrictions for Sterling Meadows PUD.

Ordinance 2022-07 provides that the Property will revert to the original zoning classifications of Lake County Agriculture if a Preliminary Development Plan for Sterling Meadows is not approved by the Town Council on or before May 9, 2023. The Property owner, OPP Ventures LLC, submitted a letter to the Town requesting an extension to the deadline to submit the Preliminary Development Plan to May 9, 2024.

The Mayor opened public comment and there being none, he closed it and asked for questions and comments from the Board.

Councilman Teeters asked the developer what the hold up was with the development of the site. He was told that it was a general decline in the real estate market and higher interest rates making it harder to find a builder. There being no further comment, the Mayor asked for a motion to read by title only, the motion made by Vice-Mayor Cross and seconded by Councilwoman Issartel. The Mayor read the title and requested a motion to approve.

MOTION by Vice-Mayor Cross to adopt Ordinance 2023-03; SECONDED by Councilwoman Issartel

A roll call vote was taken.

Cross YES

Issartel YES

Teeters NO

Mack YES

MOTION CARRIED 3-1

NEW BUSINESS

DISCUSSION AND APPROVAL OF RESOLUTION 2023-05 GRANTING A LOT SPLIT ON TENNESSEE AVENUE - AK #1037786.

Following consultation with the owner of the property, a report was prepared by Mr. Green with possible options on the development of this parcel. The four options each conform to the Land Development Regulations and have been reviewed by the town's attorney. This lot split is part of option 3 which is a lot split on lot 51 and minor subdivision on lot 52 making a total of five buildable lots.

Green Consulting Group, Inc. (GCG) has conducted a review of the proposed Lot Split for the 1.98 Acre site (Lot 51 and north 8.5 feet of Lot 59 of Alternate Key 1037786) Site lying South of Tennessee Avenue and East of Madison Street in the Town of Astatula. The existing parcel is zoned R-1. The proposed Lot Split will divide Lot 51 together with the north 8.5 feet of Lot 59 of Alternate Key 1037786 into two parcels. The submitted survey is dated February 11, 2023 prepared by Steven Galassi, Florida Surveyor and Mapper #4904.

Planner Tim Green gave an overview of the application and stated that it met all the code requirements and was just subject to a title opinion from the attorney and being recorded at the county. He added that the Planning and Zoning Board had voted 4-0 to recommend approval.

A motion was made by Vice-Mayor Cross to read by title; seconded by Councilman Teeters. The Mayor read the title and asked if there was any public comment. There being none, he asked for a motion to approve.

MOTION by Vice-Mayor Cross to approve Resolution 2023-05; SECONDED by Councilwoman Issartel.

A roll call vote was taken.

Cross **YES**
Issartel **YES**
Teeters **YES**
Mack **YES**

MOTION CARRIED 4-0

DISCUSSION ON A FUTURE TOWN PARK ON A LOT IN STILLWATER COVE (BY THE BOAT RAMP) – MAYOR MACK.

Mayor Mack gave an overview of his vision and the conversations that had taken place with the developer of Stillwater Cove. The Mayor wanted to buy Lot 14 of the proposed site development plan, the asking price being \$350,000.00. The item was discussed and agreed to move ahead with an independent appraisal.

DISCUSSION AND APPROVAL OF RESOLUTION 2023-06 ADOPTING A WATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN.

Florida Statutes provide for financial assistance to local government agencies to finance construction of the utility system improvements. The Florida Department of Environmental Protection State Revolving Fund (SRF) has designated the Town of Astatula Utility System Improvements, identified in the Town’s Water System Asset Management and Fiscal Sustainability Plan, as potentially eligible for available funding.

As a condition of obtaining funding from the SRF, the Town is required to implement a Water System Asset Management and Fiscal Sustainability Plan for the Town’s Utility System Improvements. The proposed plan was drafted by the Florida Rural Water Association.

A motion was made by Vice-Mayor Cross to read by title; seconded by Councilwoman Issartel. The Mayor read the title and asked if there was any public comment. There being none, he asked for a motion to approve.

MOTION by Vice-Mayor Cross to approve Resolution 2023-06 SECONDED by Councilwoman Issartel

A roll call vote was taken.

Cross **YES**
Issartel **YES**
Teeters **YES**
Mack **YES**

MOTION CARRIED 4-0

DISCUSSION AND APPROVAL OF THE BIDS FOR THE REPAINTING OF THE FRONT ONLY OR ALL OF TOWN HALL.

At the February Council meeting, it was proposed to have the front of town hall repainted as part of the beautification of the town hall site alongside the repaving, new sidewalk, and landscaping. A quotation was received from Sarasky’s Painting to see if the cost was reasonable. Council gave direction to the clerk to secure two further bids for just the front, and for the whole of the building.

Details of the quotes which include materials and labor are as follows:

| | <u>Front only:</u> | <u>Complete Building:</u> |
|---------------------------|--------------------|---------------------------|
| Sarasky's Painting | \$8,500.00 | \$17,500.00 |
| Mendoza Brothers Painting | \$6,000.00 | \$15,500.00 |
| Superior Paint Brothers | \$7,500.00 | \$13,000.00 |

Vice-Mayor Cross stated that there were items such as the generator for town hall and the leak problem at the community building that needed to be taken care of before any new projects were undertaken. Following discussion, the Mayor decided to table this item to a future meeting.

DISCUSSION AND APPROVAL OF THE BIDS FOR THE REPLACEMENT OF CARPETING IN THE POLICE DEPARTMENT AND BATHROOMS IN TOWN HALL.

The Chief wanted to bring to the council's attention areas of concern that he believed needed to be taken into consideration. The floor in his office needs to be repaired before there is an injury caused by the wood rotten at the entrance to my office. The carpet in the police department needs to be replaced due to being old, stained and possible mildew in some areas.

Another big area of concern is the floor in both of the bathrooms, both are worn, nasty, and they are unable to be cleaned to look decent. He obtained one quote from the attempt to get quotes from four companies. The quote for the work in the police department along with the floors in the bathroom (including new base floor put into the bathroom prior to tiling them) is \$12,937.92. from 50 Floor.

Following discussion, the Mayor decided to table this item to a future meeting.

DISCUSSION AND APPROVAL OF OPTIONS FOR THE RIGHT-OF -WAY PARKING ISSUE AT GEORGIA AVENUE.

The various options were discussed and the option to put up no parking signs was proposed along with roadway repair and sod not to exceed \$2,500.00. The motion was made by Vice-Mayor Cross; seconded by Councilwoman Issartel and unanimously approved.

BUDGET AND FINANCE REPORT REVIEW

Due to the late hour, no finance report was given.

COUNCIL DEPARTMENT & COMMITTEE LIAISON REPORT

Councilman Cross (Finance) NONE

Mayor Mack (Public Works) NONE

Councilwoman Sikkema (Public Safety/Code Enforcement) – NONE

Councilman Teeters (LDR's, Ordinances, Legal, Grants) – NONE

Councilwoman Issartel (Economic Development) – NONE

REVIEW

Items for Workshops and possible dates - NONE

Items for Next Regular Council meeting - NONE

Items for Special Meetings and possible dates - NONE

COUNCIL MEMBER MISCELLANEOUS COMMENTS - NONE

ADJOURNMENT

There being no further business the Mayor adjourned the meeting at 9.19 pm.

Respectfully submitted,



Mitchell Mack, Mayor

ATTEST:


Graham Wells, Town Clerk