

1 MINUTES, UMATILLA CITY COUNCIL MEETING  
2 NOVEMBER 17, 2015 7:00 P.M.  
3 COUNCIL CHAMBERS, 1 S CENTRAL AVENUE, UMATILLA, FL  
4

5 Pledge of Allegiance led by **President Eric Olson** and Invocation given by **Richard Hatfield**.  
6

7 **Meeting called to order at 7:01p.m.**  
8

9 **ROLL CALL**

10 IN ATTENDANCE: President Eric Olson; Council members Katherine Adams, H. Scott Purvis  
11 and Laura Wright; Mayor Brian Butler; Public Works Superintendent Richard Hatfield; Police  
12 Chief Adam Bolton; Fire Chief Patrick Cranor; Finance Director Carol Rogers; City Attorney  
13 Kevin Stone; City Clerk Karen Howard

14 ABSENT: Vice President Peter Tarby  
15

16 **AGENDA REVIEW**  
17

18 **MOTION by Purvis; SECOND by Adams; to approve the agenda as presented. Motion**  
19 **carried.**  
20

21 **MINUTES REVIEW**

22 1) Minutes, City Council meeting, November 3, 2015  
23

24 **MOTION by Wright; SECOND by Adams; to approve the Minutes of the City Council**  
25 **meeting of November 3, 2015. Motion carried.**  
26

27 **MAYOR'S REPORT**

28 **Mayor Brian Butler**

- 29
- 30 • Reported he attended Sunsational Citrus grand opening Saturday and mentioned the big  
orange that has been refurbished and is placed at this location
  - 31 • Boys & Girls Club had a good turnout for their concert event in Cadwell Park
  - 32 • Wished everyone a good Thanksgiving
- 33

34 **PUBLIC COMMENT**

35 **None**  
36  
37

38 **PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

39 2) Ordinance 2015 – D Conditional Use Permit, Randall – First Reading  
40

41 **City Attorney Kevin Stone** swore in everyone who would be giving testimony during the  
42 meeting.  
43

44 **City Attorney Stone** read the ordinance by title:

45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
**ORDINANCE 2015 - D**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING A CONDITIONAL USE PERMIT TO AUTHORIZE A GROUP HOME, LOCATED IN THE RP ZONING DISTRICT FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY EMERY AND REBECCA RANDALL AND LOCATED AT 311 S. CENTRAL AVENUE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

55 **Finance Director Carol Rogers** gave the background on the Ruth House and the reason for the  
56 Conditional Use Permit.

57  
58 Staff recommends approval of the ordinance.

59  
60 **MOTION by Wright; SECOND by Purvis; to approve Ordinance 2015-D, Conditional Use Permit Randall.**

61  
62 **AYES: Adams, Purvis, Wright, Olson**

63 **NOs:**

64 **Motion carried.**

65  
66 **NEW BUSINESS**

67  
68 3) Agreement for Impact Fee Installments – Williams, 38151 Church Street

69 **Finance Director Rogers** gave the background information on the request for water impact fee  
70 installments. The fees plus interest will be billed monthly along with the utility usage.

71  
72 **Attorney Kevin Stone** provided a Water Impact Agreement outlining conditions of the  
73 Staff recommends approval.

74  
75 Discussion focused on the requirement for a backflow preventer with Councilmember Purvis  
76 stating on a home a residential dual check is required. Staff will modify the agreement if it is not  
77 needed and a dual check can be used.

78  
79 **MOTION by Purvis; SECOND by Wright; approval of Impact Fee Payment Plan with**  
80 **Cynthia White Williams for \$2,174.51 over five years at 38151 Church Street. Motion**  
81 **carried.**

82  
83 **GENERAL DISCUSSION**

84 Potential Uses for Miller Property

85  
86 **Attorney Kevin Stone** said the agenda was set up this way so the property can be purchased  
87 using CRA funds if that is the decision. **Attorney Stone** went over the various parts of the CRA

88 plan for which the property can be acquired. The first discussion is what the property might be  
89 used for if acquired.

90

91 **President Olson** said he felt the property was too expensive the city has a lot of other needs the  
92 funds can be used for rather than purchasing the property.

93

94 **Council member Purvis** asked if the funds can be used for acquisition, demolition, and  
95 construction or if it can be used to purchase and lease to which **Attorney Stone** replied those  
96 would be permitted uses. There has to be intent as to what would be done with the property.

97

98 **Finance Director Rogers** noted when the budget was prepared there were no specific grant  
99 requests identified for the CRA funds budgeted. It is important to have a plan to use the funds.  
100 This year there is \$100,000 in the budget. We did not pursue a big capital plan because of the  
101 uncertainty of the vote on the penny sales tax and the change in the City Manager position.

102

103 **City Clerk Howard** said there are no pending CRA applications.

104

105 **Council member Wright** stated she believed the city would regret not purchasing the property  
106 in the future. She noted the corner has become a hazard which needs to be cleaned up and  
107 developed as an entrance to Cadwell Park.

108

109 **Council meeting adjourned at 7:22 p.m.**

110 **Council meeting reconvened at 7:47 p.m.**

111

## 112 **OLD BUSINESS**

113 4) Miller Property – Contract

114

115 **City Attorney Stone** said he reviewed this contract as furnished by **Mr. Bryan** and confirmed  
116 this is an offer. We have sixty (60) days under this contract to ensure the property is suitable for  
117 city uses. If we find we cannot use the property we can we can back out of the contract.

118

119 The Phase I assessment should take two weeks and if Phase II is needed an additional three  
120 weeks.

121

122 Discussion ensued regarding funding purchase split between CRA and Infrastructure funds.

123 **Finance Director Rogers** said we have funds not committed this year except for debt service.

124 The funds are available; we would have to do a budget amendment.

125

126 **MOTION by Purvis; SECOND by Adams; to enter into an agreement to purchase the**  
127 **Miller property for \$75,000 with the shared cost of the environmental studies and the**  
128 **closing costs.**

129

130 **AMENDED MOTION by Purvis; SECOND by Adams; to accept the contract as reviewed**  
131 **by the attorney. Motion carried 3-1, Olson opposed.**

132  
133 **REPORTS TO COUNCIL**

134  
135 **Police Chief Adam Bolton** talked about the mail fraud case in the county with which our force  
136 was involved. **Officer Pringle** was praised through postings on Facebook regarding traffic stops  
137 to let motorist know to turn on their headlights on a foggy morning.

138  
139 **Officer Albridge** participated in a program through which he won for the city a tint meter that  
140 costs about \$200. The meter indicates if the tint is too dark. If the tint is too dark the officer  
141 either issues a citation or fine. It does establish probable cause.

142  
143 Discussion focused on street lights out in various areas of town. **Chief Bolton** said the officers  
144 are to note lights that are out and turn them into Duke for repair. Two lights at City Hall are not  
145 working and city staff will check on those.

146  
147 **Fire Chief Patrick Cranor** reported on the recent fire at Bronco Dales. Umatilla was the first  
148 responder with three guys on the truck. There are no hydrants in the area and our crew got water  
149 on the home to ensure it did not burn. We got compliments from the county for that action.  
150 The main building will have to be torn down.

151  
152 **Chief Cranor** reported on clean-up projects taking place at the station and the new purchase of  
153 clip on lights.

154  
155 **Chief Cranor** reported three of his volunteers have been hired to work at the county and we will  
156 lose them. He is developing a solution which includes relying on Lake County aid and  
157 accelerating training to get new volunteers ready.

158  
159 **President Olson** noted the other reports in the packet, the Enclosures Not Requiring Action, and  
160 announced upcoming meetings and events.

161  
162 **Meeting adjourned at 8:04 p.m.**

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164  
165 \_\_\_\_\_  
166 Eric Olson  
167 Council President

168  
169 **ATTEST**  
170  
171 \_\_\_\_\_  
172 Karen Howard, CMC  
173 City Clerk