

**UMATILLA CITY COUNCIL MEETING**  
**August 3, 2021, 6:00 PM**  
**Council Chambers, 1 S. Central Avenue, Umatilla, Florida**

The Pledge of Allegiance

The meeting was called to order at approximately 6:19 p.m.

**ROLL CALL**

**PRESENT:** Kent Adcock, Mayor; Vice Mayor Brian Butler; Council Members Kaye Adams, John Nichols, Chris Creech; City Manager Scott Blankenship; City Attorney Kevin Stone; Finance Director Regina Frazier; Development and Public Services Director Aaron Mercer; Police Chief Adam Bolton; Interim City Clerk Gwen Johns; Assistant to the City Manager Misti Lambert; Amy Stultz, Library Director

**SWEARING-IN OF ELECTED OFFICIALS**

Council Member Chris Creech was sworn into office at the Budget Workshop held at 5:00 pm on August 2, 2021.

**ELECTION OF VICE MAYOR**

Councilmember Kaye Adams nominated Council Member Brian Butler to serve as Vice Mayor. He was elected by a unanimous vote.

**AGENDA REVIEW**

**MOTION by Council Member Kaye Adams to approve the Agenda**  
**SECOND by Vice Mayor Brian Butler**  
**Motion APPROVED by unanimous vote.**

**MINUTES REVIEW**

*Minutes, City Council meeting July 20, 2021*

**MOTION by Council Member John Nichols to approve the City Council minutes dated July 20, 2021;**  
**SECOND by Vice Mayor Brian Butler;**  
**Motion APPROVED by unanimous vote.**

**MAYOR'S MESSAGE**

**PUBLIC COMMENT**

There were no public comments.

**CONSENT AGENDA**

*Approval of Notice of Intent to Award – Construction of Runway 1-19 Rehabilitation and Extension FAA AIP No. 3-13-0026-012-2021, City of Umatilla Project No. 2021-02*

Scott Blankenship, City Manager, stated there were five bids for the airport runway rehabilitation and extension. Halifax was chosen as the low bidder.

**MOTION by Council Member John Nichols to approve the Notice of Intent to Award**  
**SECOND by Vice Mayor Brian Butler**  
**Motion APPROVED by unanimous vote.**

**PRESENTATION**

*Proclamation – Citrus Industry Labels*

Mayor Adcock read a Proclamation and encouraged everyone to attend the Lake County Citrus Label Tour on August 23, 2021.

Mr. Blankenship said the label placement has not been determined but Cadwell Park is being considered.

## **PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

### ***First Reading of Ordinance No. 2021-F, Magnolia Point PUD Modification***

Kevin Stone, City Attorney, read Ordinance No. 2021-F by title only.

#### **ORDINANCE NO. 2021-F**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, MODIFYING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING OF 317± ACRES OF LAND CURRENTLY ZONED PLANNED UNIT DEVELOPMENT (PUD) IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY COLIN B. JOHNSON LOCATED EAST OF CHURCH STREET AND SOUTH OF MILLS STREET; APPROVING A MASTER DEVELOPER'S AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

Scott Blankenship, City Manager, said the developer has reworked the proposal since the first concept was discussed. He asked Sherie Lindh, Land Planning Group, to address City Council regarding Ordinance No. 2021-F.

Kevin Stone, City Attorney, stated this is a quasi-judicial hearing. All attendees who would be speaking on this item were sworn in by Mr. Stone.

Ms. Lindh gave a brief overview of the request including the changes being requested for Magnolia Point.

Sarah Maier, Planning Manager Dewberry Engineering, was present representing Forestar, purchasers of the property and developers of the Magnolia Point subdivision. She stated the owners are looking to make very specific modifications to the master plan agreement. She stated the modifications will allow for increased open space and a grand entryway to the development.

Chris Tyree, a resident of Umatilla and works for Forestar, stated Forestar is a division of D.R. Horton. He showed some slides of what the development will look like upon completion. He also shared slides showing other communities developed using a similar development plan.

Joann Valerio, 38125 Crystal Lane, asked if there is any chance of getting a traffic signal in the area of 450A and SR 19. Ms. Valerio also expressed concern about drainage.

Aaron Mercer, Development and Public Services Director, stated the first phase of the Magnolia Point development was approved, and each phase requires a traffic study. There are thresholds that must be met. The decision for placement of traffic signals is outside the purview of the City.

Mr. Mercer stated the St. Johns River Water Management District reviews drainage closely and would not allow a drainage plan that would cause flow into wetlands, ultimately flooding another person's property.

Mr. Stone stated any testimony from other interested parties should be allowed at this time. There were no additional comments.

**MOTION by Vice Mayor Brian Butler to approve the first reading Ordinance No. 2021-F  
SECOND by Council Member John Nichols  
Motion APPROVED by unanimous vote.**

## **NEW BUSINESS**

Kevin Stone, City Attorney, stated there is no new business but he pointed out the City Council has an opportunity to remove the Tyler Technologies Contract from the agenda and take action on same.

**MOTION by Council Member Kaye Adams to remove the Tyler Technologies Contract from the table;**

**SECOND by Council Member John Nichols**

**Motion APPROVED by unanimous vote.**

**MOTION by Council Member Kaye Adams to approve the Tyler Technologies Contract;**

**SECOND by Council Member John Nichols**

**Motion APPROVED by unanimous vote.**

## **REPORTS**

Mayor Adcock mentioned the upcoming Florida League of Cities conference. Mr. Blankenship stated the Ethics class will be available to attendees.

Council Member Nichols had nothing to report.

Councilmember Adams announced the upcoming Educator breakfast this coming Friday and the Citrus Label Tour on August 23, 2021.

Vice Mayor Butler had nothing to report.

Council Member Creech had nothing to report.

Mayor Adcock asked Amy Shultz, Library Director, to provide her report to the City Council. Ms. Shultz stated the Department of Health is available to do a pop-up vaccination site. She has spoken with Mr. Blankenship about this and he was supportive. With City Council's support, she will contact the Department of Health and get them scheduled so the dates can be publicized. There were no objections.

Aaron Mercer, Development and Public Services Director, provided an update with regard to the swimming pool rehabilitation project.

## **ADJOURNMENT**

With no further business for discussion, meeting adjourned at approximately 7:07 p.m.

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Kent Adcock, MAYOR

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Gwen Johns, MMC  
City Clerk