



## **LAKE MARY CITY COMMISSION**

**Lake Mary City Hall  
100 N. Country Club Road**

**Regular Meeting  
MINUTES  
THURSDAY, JULY 21, 2022, 7:00 PM**

**NO VIDEO RECORDING WAS MADE FOR THIS MEETING.**

### **1. Call to Order**

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

### **2. Moment of Silence**

### **3. Pledge of Allegiance**

### **4. Roll Call**

David Mealor, Mayor  
Jordan Smith, Commissioner  
George F. Duryea, Commissioner  
Sidney Miller, Deputy Mayor  
Justin York, Commissioner  
Kevin Smith, City Manager  
Stephen Noto, Assistant City Manager  
Michael Biles, Police Chief  
Michael Johansmeyer, Fire Chief  
Michelle McCurdy, City Clerk  
Wanda Broadway, Human Resources Manager  
Bruce Paster, Public Works Director  
Bryan Nipe, Parks and Recreation Director

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Kevin Pratt, Deputy Police Chief  
Sabreena Colbert, City Planner  
Tom Rhodes, Network Specialist  
Katie Reischmann, City Attorney

## **5. Approval of Minutes**

### **A. Draft City Commission Meeting Minutes - June 16, 2022.**

**Commissioner York made a motion to approve the Draft Commission Meeting Minutes of June 16, 2022. Commissioner Smith seconded the motion, and the motion carried unanimously.**

## **6. Special Presentations**

### **A. City Employee of the 2nd Quarter 2022 Co-Award - Katie Fries, Support Services Supervisor and Chris Richter, Recreation Manager (Mike Biles, Police Chief & Bryan Nipe, Parks & Recreation Director)**

Chief Biles, Police Chief, came forward and asked Kate Fries to come up as well. He read the nomination letter, stating that Katie exemplifies excellence in her duties while also managing personnel. She is required to keep up with ever changing technology, meet strict deadlines, resolve conflicts, stay current on Florida Statutes and coordinate numerous schedules. Chief Biles stated that he couldn't be more proud of the work she does each day, and he is grateful to have her.

Katie thanked Captain Strange for the nomination. She stated he is such a wonderful leader, and she is very thankful for him. She said it is very easy to work hard for people who support you and care for you. Deputy Chief Pratt, Chief Biles, and Captain Gowen do that for her, and she is so happy to be a part of the team.

Bryan Nipe, Parks and Recreation Director came forward and asked Recreation Manager, Chris Richter to come forward as well. He read his nomination letter, stating Chris has been working very hard the last few months with the department being short staffed. He is filling in at various facilities but is still taking the time to make sure his staff has everything they need and answer their questions. Mr. Nipe thanked him for all he does.

Mayor Mealor stated that we see Chris everywhere and thanked him for all he does and advised that his hard work is recognized.

Chris thanked everyone and stated that he couldn't do his job without his team. He stated that he is very thankful to be working here and thanked his team again.

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

No one came forward, and the citizen participation section was closed.

## **8. Unfinished Business**

**A. 2022-AN-01, Ordinance No. 1666, A Request for Voluntary Annexation for property located at 561 N. Country Club Rd. (Quasi-Judicial – Public Hearing – Second Reading) (Sabreena Colbert, Project Manager)**

**B. 2022-LU-02, Ordinance No. 1668, A request for a Small-Scale Future Land Use Map Amendment for a portion of property located at 561 N. Country Club Rd. from Seminole County LDR (Low Density Residential) to City of Lake Mary LDR (Low Density Residential). Applicant: Zachary Huebner, Creative Builds, LLC (Legislative – Public Hearing – Second Reading) (Sabreena Colbert, Project Manager)**

**C. 2022-RZ-04, Ordinance No. 1667, A request for rezoning a portion of property located at 561 N. Country Club Rd. from Seminole County R-1AA (Residential) to City of Lake Mary R-1AA (Residential). Applicant: Zachary Huebner, Creative Builds, LLC (Quasi-Judicial – Public Hearing – Second Reading) (Sabreena Colbert, Project Manager)**

Items A-C were related and discussed simultaneously. They will be voted on separately.

Katie Reichman, City Attorney, read Ordinance No. 1666, Ordinance No. 1668, and Ordinance No. 1667 by title only.

Sabrina Colbert, City Planner, came forward to note that a Development Agreement was included as part of the annexation package for the second reading. Mrs. Colbert explained that it is to ensure that the property owners are aware that they will be required to meet City Code, primarily the Fire Code.

There were no more questions in relation to these items. The items were then opened for a public hearing. No one came forward, and the public hearing section was closed. The items were then opened for discussion and motion.

**Commissioner Smith made a motion to approve 2022-AN-01, Ordinance No. 1666, A Request for Voluntary Annexation for property located at 561 N. Country Club**

**Rd. Deputy Mayor Miller seconded the motion, and the motion carried 5-0 by roll-call vote. Commissioner Smith, Yes; Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Commissioner York, Yes; Mayor Mealor, Yes.**

**Commissioner York made a motion to approve 2022-LU-02, Ordinance No. 1668, A request for a Small-Scale Future Land Use Map Amendment for a portion of property located at 561 N. Country Club Rd. from Seminole County LDR (Low Density Residential) to City of Lake Mary LDR (Low Density Residential). Deputy Mayor Miller seconded the motion, and the motion carried 5-0 by roll-call vote. Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Commissioner York, Yes; Commissioner Smith, Yes; Mayor Mealor, Yes.**

**Deputy Mayor Miller made a motion to approve 2022-RZ-04, Ordinance No. 1667, A request for rezoning a portion of property located at 561 N. Country Club Rd. from Seminole County R-1AA (Residential) to City of Lake Mary R-1AA (Residential). Commissioner Duryea seconded the motion, and the motion carried 5-0 by roll-call vote. Deputy Mayor Miller, Yes; Commissioner York, Yes; Commissioner Smith, Yes; Commissioner Duryea, Yes; Mayor Mealor, Yes.**

## **9. New Business**

### **A. Proposed Fiscal Year 2023 Millage Rate, Rolled Back Rate, and Tentative Budget Hearing (Kevin Smith, City Manager)**

Kevin Smith, City Manager, requested Commission establish the proposed operating millage rate at 3.5895 mills for fiscal year 2023, set the rollback rate at 3.3181 mills, and set the first public hearing for September 8, 2022, at 7:00 P.M.

The item was then opened for discussion and motion.

**Commissioner Duryea made a motion to establish the proposed operating millage rate at 3.5895 miles for fiscal year 2023, set the rollback rate at 3.3181 miles, and set the first public hearing for September 8, 2022, at 7:00 P.M. Commissioner Smith seconded the motion, and the motion carried unanimously.**

Mr. Smith requested that the September 1, 2022 and September 15, 2022 Commission Meetings be rescheduled for September 8, 2022 and September 22, 2022.

**There was no objection, and the consensus was unanimous.**

### **B. 2022-NBG-01, A request from Tuscany at Lake Mary for a \$14,219.03 Neighborhood Beautification Grant (Sabreena Colbert, Project Manager)**

Mrs. Colbert came forward to discuss the information as presented in the Staff Reports, which were included in the agenda packet for review.

Mayor Mealor clarified that Tuscany at Lake Mary is requesting fifty percent of the total cost to be paid by the grant. Mrs. Colbert agreed and stated that the HOA has budgeted for the remaining amount.

There were no questions for Mrs. Colbert. The item was opened for a public hearing. No one came forward and the public hearing section was closed. The item was then opened for discussion and motion.

**Deputy Mayor Miller made a motion to approve 2022-NBG-01, A request from Tuscany at Lake Mary for a \$14,219.03 Neighborhood Beautification Grant. Commissioner York seconded the motion and the motion carried 5-0 roll-call vote. Commissioner York, Yes; Commissioner Smith, Yes; Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Mayor Mealor, Yes.**

**C. Ordinance No. 1674 - Proposed Duke Energy Franchise Agreement.  
(Public Hearing - First Reading) (Stephen Noto, Project Manager)**

Mrs. Reichmann read Ordinance No. 1674 by title only.

Steve Noto, Assistant City Manager, discussed the information as presented in the Staff Reports, which were included in the agenda packet for review.

There were no questions for Mr. Noto. Ordinance No. 1674 was opened for a public hearing. No one came forward, and the public hearing section was closed. The item was then opened for discussion and motion.

Mayor Mealor stated that Duke has trucks out doing trimming on some rights-of-way. He assumed it was in preparation for the potential hurricane season coming up. He thanked Duke Energy for doing the trimming.

**Deputy Mayor Miller made a motion to approve Ordinance No. 1674 - Proposed Duke Energy Franchise Agreement. Commissioner Duryea seconded the motion, and the motion carried 5-0 by roll-call vote on First Reading. Commissioner Smith, Yes; Commissioner Duryea, Yes; Deputy Mayor Miller, Yes; Commissioner York, Yes; Mayor Mealor, Yes.**

**10. Other Items for Commission Action**

**11. City Manager's Report**

**A. Items for Approval**

**B. Items for Information**

**a. Monthly Finance Report**

Mr. Smith stated the monthly report is included in the packet for your review. Everything is trending normally.

### **C. Announcements**

## **12. Mayor and Commissioners Report - 1**

### **A. Commissioner Smith**

On Tuesday he had the pleasure of recognizing Ms. Binkley, who served eighteen years on the Code Enforcement Board. Torry Walker, Fire Inspector, has been working with Crystal Lake Elementary on scheduling teacher CPR training. He also stated that the Train Exhibit at the Museum is phenomenal, and everyone should check it out.

### **B. Commissioner Duryea**

No report.

### **C. Deputy Mayor Miller**

No report.

### **D. Commissioner York**

He attended the West Crystal Lake Property Owners Association. The property owners have recently reincorporated. They are nonprofit. He thinks they will potentially see grant funding. They recently met with a representative from the County from one of their lake management programs to discuss the MSBU program. He advised them that we will continue to examine whether we can utilize the program for West Crystal Lake. Commissioner York informed them that the City is exercising all due diligence to see what we can do, and he believes that they know and appreciate that. He stated he will continue to provide updates as their efforts proceed. He stated that he wants to thank Kevin and the staff that have been liaisons with the County to try to find a positive resolution for the concerns of the residents on West Crystal Lake. Commissioner York stated that he is happy to do that on behalf of Commission.

Mayor Mealor stated that the work Commissioners York and Smith are doing on the downtown area is very helpful. The results were seen in the budget workshop. He also thanked him for serving as a liaison. Mayor Mealor stated that we have reached out to the County Commission and there is a positive inclination toward an MSBU. He wants to ask Commissioner York to continue to monitor that, as he has shepherded that process so far. He believes it is very important that they know that as a Commission we stand, willing and in any way possible, to work with them to accomplish that goal.

Commissioner York stated he would convey that message.

### **E. Mayor Mealor**

He stated that yesterday we had two interesting events in Lake Mary. We had the UCF head football coach address the Leadership Seminole Group with almost two hundred people in attendance. It is a very exciting and incredible time. Then, last evening we had a ribbon cutting at Rothman Orthopedic Group which is now in partnership with Advent Health. Their first stand-alone orthopedic facility is here in Lake Mary. We talk about quality of life in our community and the health community is a primary driver of that. We thank them and welcome them in the City of Lake Mary.

### **13. City Attorney's Report**

No report.

### **14. Adjournment**

**There being no further business, the meeting adjourned at 7:32 P.M.**