

1 the big ideas but the small ideas that are important. We believe doing nothing is not an
2 option.

3
4 Mr. Adams said we have done a lot of research and development. ACi has been asked
5 by quite a few communities to weigh in on this instability—this “crisis” issue and the pre-
6 crisis landscape of the financial industry has been altered. We are not going to take the
7 approach that we should all reassure ourselves that if we do nothing it will all come back
8 and will be fine. America will become stronger and we will become more innovative.

9
10 Mr. Adams said from a community level we are beginning to realize this concept of
11 gathering people coming back into the City, the smart growth, the smart markets, the
12 integration of education, health care, place making, people wanting to enjoy the
13 fundamental things of family life and Lake Mary rises to the top of that. Lake Mary has
14 always been at the top of the list in the country as one of the best quality of life areas
15 and that will continue. Nothing tonight will invade the old ideas nor will we try to copy
16 them.

17
18 Mr. Adams said the purpose tonight is to get the Commission’s updated comments and
19 integrate these into the next step which is the regulatory development standards that
20 will allow people to start thinking about how to move forward.

21
22 Mr. Adams said we had some fun with the public input workshop. There was a lot of
23 diversity. The Public Input Workshop Notes 2 and 3 summarize every aspect of what
24 people were asking about. A lot of people say nobody can find us or how would I create
25 a financial business base around something new. Some things brought up were living
26 above where you work and smaller real estate ideas. The other is the idea of
27 expanding the public realm areas meaning the streets, farmer’s market activities, and
28 other kinds of public activities that generate people to come to downtown. We had a
29 one word exercise and we asked citizens to describe in one word what they think about
30 the environment we have now and what they would like to see in the future. These
31 words generate thoughts. There are some common threads regardless of where
32 somebody might live or what socio-economic level someone might be in. These are
33 great cues and attitudes to hang onto.

34
35 Mr. Adams said the business economic aspect does not maximize property taxes.
36 There are some communities where that person would actually be asked to leave
37 town—they don’t want any change. You are fortunate that you have a smaller scale
38 opportunity. Smaller cities are more in Vogue today in the lifestyle changes. If you look
39 at the Gen X’ers and Gen Y’ers and you look at where they are going, they are not as
40 interested in building a big home to impress somebody as they are in building a place
41 that inspires them. These are great opportunities for how we can continue to move
42 forward and be very viable and tailored.

43

1 Mr. Adams said he would like to capture what inspired us and what we think we heard
2 at the public input workshops. He showed slides of what kind of place Lake Mary could
3 be. These images and phrases came out of the dialogue we had with the public and the
4 Commissioners. He emphasized that with the economy the way it is, this is not a time
5 where we have to stop. Lake Mary has a bonanza of opportunity because everything
6 has been so much driven by a commercial corridor. There is no place to slow down and
7 gather where people can come together in small intimate spaces. There are some
8 things we are going to recommend that we think we should talk about to strengthen
9 what that might mean in the future. He said Mr. Litton and all the people in Planning
10 have said we have been calling this “downtown” and one of the things we might
11 reconsider is if that is the right term if you’re out there and you don’t know what’s going
12 on. We are not proposing Lake Mary “place” and are just using that as an idea. The
13 idea of it being a special place is your biggest opportunity and a place where people can
14 walk, live, shop, play, create, entertain and celebrate.

15
16 John Cunningham of ACi came forward. He said in the art of planning, there is no right
17 or wrong answer. We tried to think out of the box so if we’ve done anything that’s over
18 the bounds that’s okay; we look forward to the Commission commentary. He showed
19 the drawing that the City came to them with (downtown master plan). We found some
20 good attributes you had within the community. You had completed the Palmetto Bypass
21 Study which was important for moving people through here. We know TOD was
22 important and there was no wrong answer; they were going to be a different plan and
23 that’s not a problem. He said Mr. Shaw is doing a wonderful job on Fourth Street and
24 you have the picturesque city hall, the art museum, the beginnings of the stair step park,
25 and other facilities such as the fire and police stations. There are some great elements
26 of connectivity. You are beginning the streetscaping and you have a lot of downtown
27 trees.

28
29 Mr. Cunningham said we recognized all those attributes and started to move forward.
30 We were looking for inspiration and we had our first workshop where the Commission
31 looked at some pictures. What we have done is refined the types of imagery and the
32 types of inspirational spaces. It’s all about people and the type of activities whether it
33 be cultural or arts but we need drivers to bring people into the downtown. It doesn’t
34 have to be a holiday to celebrate lights. You could have a festival of lights every night in
35 downtown Lake Mary if you did it correctly and had swan boats on the lake at the
36 Events Center.

37
38 Mr. Cunningham said we talked earlier about the texture of the streets and the different
39 personalities of the streets. Winter Park is now doing ice skating. We could do ice
40 skating six months out of the year in the park. A lot of partnering needs to go on.

41
42 Mr. Cunningham referred to the board exhibit that says “Place making puts people first”
43 and that was a culmination of the first visioning workshop we had with the Commission
44 and then we went to the public input. From there we came up with a Master Events

1 Plan and this is where the drivers begin for your downtown. We looked at the
2 opportunity for Fourth Street, Crystal, the connector to Palmetto, a new street and
3 Country Club Road to be your primary vehicular and pedestrian ways. We created a
4 civic green for movies in the park, seasonal and holiday events, ice skating, and a
5 multitude of other activities. Along the street façade we saw cafes and restaurants all
6 breaking out on the village green such as is in Savannah. We have the public
7 promenade which is the connector that is about 80 feet wide and two and a half football
8 fields long and it terminates into an amphitheater for music, plays, or film festivals.
9 During the off hours there are other things that could happen.

10
11 Mr. Cunningham said we wanted to create these series of opportunities in pocket parks.
12 We talked about inter-connectivity, pedestrian connectivity and terminus vistas—the
13 opportunity to be at city hall and look through the blocks and terminate to another
14 building so there aren't just straight walking opportunities along the avenues but within
15 the avenues and you will see that in other places as well.

16
17 Mr. Cunningham said we saw as a great opportunity the beginning of the pocket park.
18 We are making a suggestion about things to bring people downtown whether it's an
19 aquatics, art or community center. We talked about gateways and tonight you are going
20 to talk about one at Fourth Street and Lake Mary Boulevard. We know water is an
21 important thing in Lake Mary. We thought we would have a series of roundabouts along
22 Palmetto and the centerpiece for those could be fountains that celebrate life. This was
23 an overall plan that does not have the TOD at this point.

24
25 Mr. Cunningham said there is infill of one to two stories and pretty much sticking with
26 the existing plan with commercial on the ground floor and residential above. He pointed
27 out the area with commercial on the ground floor and office above and the residential
28 row house district, trying to step back in density as we get closer to the residential
29 neighborhood.

30
31 Mr. Cunningham showed a view of Lake Mary from the bridge. There is no way finding
32 or identity. You have this wonderful center boulevard green and we have the
33 opportunity to take care of that. He showed the overall plan and pointed out Lake Mary
34 Boulevard, Old Lake Mary Road, Country Club Road, Crystal, Wilbur, Fourth and the
35 new development. He said Disney has an incredible way finding system that celebrates
36 the multitude and complex attributes of their different facilities and most of the time they
37 take you to where you want to go because they have a clear graphic system. We are
38 not suggesting you have to an expensive system of way finding and celebration but
39 there is an opportunity to create a series of way finding mechanisms in your center
40 islands.

41
42 Mr. Cunningham said one of the questions was what small steps can be taken today.
43 We know that you have an art festival that's in Heathrow now that draws 50,000 people.
44 You may say there is a parking issue. He said he overheard a conversation this

1 evening about expanding the farmer's market into the streets and what would the police
2 need to aid and assist in doing that. There are certain complexities but if you don't
3 dream big about drivers that bring people downtown that want to spend money in shops
4 and have food, etc., we could have a problem. One of the things we talked about in the
5 short term is that this be the focus and sort of a Phase 1 of enhancing the pedestrian
6 way and further enhancing what Mr. Shaw has been doing. If you feel the existing art
7 festival is out of the question, what other celebrations could you do to reinforce that
8 entire area that will stimulate further growth in downtown. You may be able to take all
9 the other cultural events you have and some of the ones we suggested and concentrate
10 them and create a calendar of events that is concentrated that gets the word out. In our
11 suggestions about where there's not just pile-ons at the gateway at Fourth Street but
12 also in the center island you begin to do those sorts of things now.

13
14 Mr. Cunningham said the next idea was a Phase 2 connection whereby you extend that
15 along Crystal and then go up into the stair step parks. Right now you have a lot of open
16 green space where in the future will be the stair step parks with the landscaping and
17 things that will happen. Right now you have some green fields that could be a place to
18 facilitate. It would be great at the gateway to the terminus at the Events Center if you
19 had a series of programs and events. When you get up to the Events Center there are
20 things going on inside and maybe have swan paddle boats and little skips and things.
21 There are endless opportunities that we have all been brainstorming on.

22
23 Mr. Cunningham said the next phase of that connectivity, in Phase 3 we continued in a
24 figured ground way—there may need to be a bridge or some sort of connection at the
25 train track—but we again saw a pedestrian connector that takes you into the new civic
26 green in the east end of the new downtown portion of Lake Mary. Their continuance is
27 down to the connector, the two roundabouts with the fountains, the bridge, the vehicles
28 over the railroad and back down to Lake Mary Boulevard. Ultimately in that connection
29 is the east/west connector from the civic green to potentially the amphitheater we talked
30 about.

31
32 Mr. Cunningham said the last connector would continue you up Fourth Street to Wilbur
33 and then go from west to east and bring you back down to Palmetto. That would
34 ultimately be all the connectivity of activity and events and primary pedestrian and
35 vehicular ways to further enhance your downtown.

36
37 Mr. Cunningham showed the downtown plan without the TOD. If that did not happen
38 this is how we see the potential for redevelopment. He showed the full TOD. There is a
39 wonderful opportunity to celebrate the plan and getting off the train and seeing the
40 fountains, different architecture and trellises, and street lamps. The biggest turmoil will
41 be to make a decision to go left or right or cross the tracks into the historic portion of the
42 town. We are trying to create an edge along Lake Mary Boulevard that signals people
43 without needing to use signage.

44

1 Mr. Cunningham said the modified TOD City/County partnership we talked about is
2 something we found there may be an opportunity to limit the parking and still have the
3 full functional buses and ingress/egress. The roads are exactly where they had them in
4 their full TOD, but to minimize the surface parking have the buses and have people
5 come and go along the trains but still be able to create an edge and selfishly maintain
6 your civic green--whether it be first surface parking and eventually parking decks the
7 opportunity to have a shared use parking idea between a partnership with FDOT, the
8 County and the City to create a place.

9
10 Mr. Cunningham said Mr. Omana had asked that if we didn't do exfiltration and we
11 wanted to do more surface retention then what would that do. More water is not a
12 problem if done correctly. There are endless options. The one we liked was an
13 opportunity of switching where the buildings are and having this continuous ribbon of
14 water along Lake Mary Boulevard. That's negative space as compared to formed
15 architectural space but imagine having 2,000 feet of that along Lake Mary Boulevard.
16 That would be a unique opportunity. It wouldn't change the civic green, promenade or
17 anything and would only relocate some of this edge to the back side.

18
19 Mr. Cunningham we took every new building, every addition to buildings, and every
20 addition to every block, every parking lot, every surface parking space, and we
21 calculated it. He referred to the exhibit to the right and said they had a summary sheet
22 that says that there is almost 900,000 square feet of additional commercial space and
23 792 residential units which could equate from 700,000 to 1.2 million square feet. There
24 are over 4,000 parking spaces to accommodate that. We were told to accommodate
25 that parking per your existing parking code. That's a lot of parking and we would like to
26 get into some details with staff about possibly having more shared use parking which is
27 a way to increase density and mitigate costs because parking is so expensive.

28
29 Commissioner Gray asked if shared parking was like Dr. Jones has a parking lot and
30 does not use it in the evening.

31
32 Mr. Cunningham said that was correct. You get commercial, retail and residential.
33 There is a great potential to share because some people use it during the day and
34 others during the night. There are ratios depending on how urban or suburban you are.
35 There is a matrix that can be figured out to be fair.

36
37 Mr. Cunningham said depending on how you calculate units per acre, we were
38 anywhere from 35 to 45 units per acre. It's hard to anticipate right now what land
39 someone is going to buy and exactly what they are going to build. He pointed out the
40 commercial district with ground floor retail shops and upper level office. He pointed out
41 the area with shops on the ground floor and residential above. This is primarily a
42 residential row house neighborhood with a central village green with pocket parks.
43 There are primary roadways with parallel parking with no drive curb cuts and is all green
44 on the street side. There are alleys where the garbage trucks would come and people

1 would park their cars in their garages. This district is 2 to 3 stories tall on the average.
2 There was a request for 4 stories and that is manageable. You can't do a blanket 4
3 stories because parking is the driver.
4

5 Mr. Cunningham said we put in the amphitheater because it's such a multi-use space
6 and is something that could be both public and private. The one in St. Augustine is one
7 of the top five amphitheatres in the country and the most successful one in the State of
8 Florida. He said to imagine the green terraces and have trees growing within those
9 green terraces for shade. It could be a pastoral setting for a picnic or watch your kids
10 play in a pop jet fountain. If you had one or two drivers, this might be a driver to begin
11 with. When we were showing the dotted roadways and the idea of the arts festivals and
12 lights, sitting down and working out your program at the staff level, finding ways to
13 approve it and finding private sponsors, those are the first things you could do and then
14 doing a strategy on the Boulevard to help celebrate where Lake Mary is.
15

16 Mayor Meador thanked Messrs. Adams and Cunningham for the overview.
17

18 Mr. Omana said when we last met on the master plan, the Commission told us to focus
19 on what would make Lake Mary stand out and what would make Lake Mary different
20 from Winter Park, Altamonte or the Winter Springs downtown effort. When I got
21 together with the ACi folks, we put aside the technical building and land use issues and
22 focused on what activities would set Lake Mary out as a different downtown area. The
23 Master Events Plan had the civic green, cafes, and the promenade. He said what
24 excited him most was the amphitheater with the promenade tying into the aquatic
25 cultural center in the middle. We focused on the activities that would become the
26 magnets that attract people to the downtown and make it a more viable place after the
27 cafes and shops shut down after 5:00.
28

29 Mayor Meador said this past Saturday, our church group had a picnic in Sanford. He
30 said this is his 30th year in this community and had been on the river walk area of
31 Sanford since he came here, but this past Saturday there was such an incredibly
32 different feel to that entire area because of the infrastructure the City of Sanford
33 invested. It not only changed the area but changed the attitudes and behaviors of
34 everyone that was there. That's what we want to do here. We need input and as much
35 discussion as we could possibly have to see what this will be. One thing we know, it will
36 be different.
37

38 Mayor Meador said the PBAS (Private Business Association of Seminole County)
39 annually hosts the Mayors' Breakfast where the mayors talk about some of the
40 significant things they want to see happening in their community. He said he had every
41 intention of using some of these slides for the simple reason that if you think back to
42 what Sanford, Winter Springs, Casselberry and others have done, what they presented
43 at that meeting came to be. This is one of those times we can start to play out and start
44 generating a greater interest beyond this room.

1
2 Commissioner Lucarelli said she liked it. It was mentioned utilizing parking garages in
3 an architecturally decorative manner that is not detrimental and she thought that was
4 great.

5
6 Mr. Cunningham said most of the parking garages are lined with the building whether it
7 be commercial or retail on the ground floor and residential above. We surround surface
8 lots with the buildings. He said Mr. Shaw may say if you look at the existing code that
9 you need more surface and that's why shared use is so important in being able to
10 attribute the street parking into that. We talked about creating some street and
11 development standards, and by having those, it gives a true guide in the future. We can
12 find ways to squeeze out more street parking. There are ways to narrow streets and
13 still be effective. Park Avenue in Winter Park was about six or seven feet wider and had
14 half the parking it has and people were just blowing through there. They came in with
15 the bricks with the quarter-inch change. By narrowing the street it slowed the traffic
16 down and is twice as much parking on the street.

17
18 Deputy Mayor Brender asked if the estimates of water retention on some of these
19 designs were actual estimates on how much retention would be needed.

20
21 Mr. Cunningham said in the primary scheme there is a lot of exfiltration under the
22 promenade and civic greens. We took the cue from what Winter Park did recently with
23 the golf course. They dug up two of the long fairways and put in 15-foot diameter pipe,
24 gravel and filters, and access points and created an underground reservoir for future
25 infill development. It's a great question. One opportunity is the lake scheme. The
26 development can still survive if we need to take another large chunk for service
27 retention. It's a matter of where we collectively determine that in terms of place making
28 as the best opportunity for the community. It is important that a master plan have
29 flexibility built in. The bones of the plan: the major place making, the green, the major
30 activities are important that they happen and be placed strategically, but ultimately it
31 may not be exactly this plan. We had a presentation earlier today and talked a project
32 for public places. A gentleman we worked with has this theory of the power of 10 which
33 is you need at least 10 activities in any one location then 10 more and 10 more and then
34 you have hundreds of activities and is why people decide to come here versus there.
35 This plan is about the bones and general framework.

36
37 Deputy Mayor Brender said he liked the way they molded the whole town into one place
38 and particularly liked the center circle on the north side of the railroad and the way that
39 ties everything together. The Events Center still appears like an island out there.

40
41 Mr. Cunningham said he thought that was because of the way the graphic was drawn.

42
43 Deputy Mayor Brender said it's graphic but is also the way our master plan is set up
44 where it is ending at Lake Mary Avenue and never took in the Events Center. He

1 wondered if that was something they should look at and expand it north to include the
2 Events Center.

3
4 Mr. Cunningham said that was a great point. We saw the pocket parks and celebrating
5 at the first tier of that park and having a community terminus. This was more of a
6 recreation and cultural type function we saw with more of a more formal gathering
7 place. The interesting play on that is you have the lake. You could think of programs
8 that wandered your way all the way through the pocket parks and terminate it at the
9 Events Center. There is the opportunity to bring more of the plan up here.

10
11 Commissioner Lucarelli said she liked the brick streets, not necessarily on every street
12 but on the main thoroughfares. She said it would be great if we had the capacity for
13 parking and space-wise to bring the arts festival downtown.

14
15 Mr. Cunningham said on the events plan we had these dotted lines for the parades and
16 that could be the line for different arts festivals. There are also car shows and it is
17 endless what you could be doing.

18
19 Mayor Mealor asked if anyone wanted to comment.

20
21 Janet Jernigan said she found it exciting and the promenade would be beautiful. She
22 said Shaw Construction has done a wonderful job on Fourth Street but we need to
23 move out to the edges of Lake Mary.

24
25 **SIDE 1B**

26
27 Ms. Jernigan said especially if one day we have a commuter rail. She said lining Lake
28 Mary Boulevard with the retention would be beautiful too and would love to see the Lake
29 Mary Arts Festival here. There are concerns about parking but Lake Mary Prep has
30 said they would love to partner with the City and has said they would bus people back
31 and forth and use that as a parking area. It would be more than Lake Mary Prep that
32 would be willing to participate and support the efforts of Downtown Lake Mary. She
33 said Deputy Mayor Brender had a good point about the Events Center and we need
34 something up there too because that's an entrance to the City.

35
36 Mr. Cunningham said don't be afraid of the 50,000 person arts festival coming
37 downtown. He said Sun Fest is something that happens in West Palm Beach and it
38 went from being an idea 20 years ago and a few people to being hundreds of thousands
39 of people. It draws world renowned jazz musicians and incredible events. The point is
40 they have developed shuttle systems and bring people from a distance. At the Coconut
41 Grove Arts Festival they don't want to pay to park in someone's yard so they park two
42 miles away and walk. When there is a reason to be there, people will find a way. With
43 regard to the amphitheater, there may not be a garage or a lot of surface parking but it
44 becomes how you regulate and administer what types of flexibilities to put in to draw

1 people. Let's just say this is a public/private venture. It would be great if it were a
2 private venture. If you were able to put together a RFP and a visioning that had a good
3 business plan, you brought the right promoters in and somebody was able to come in
4 and assemble the land with the idea that they temporarily buy enough land to surface
5 park and viable amphitheater, later they can put that land into another development
6 and park in a garage. There are all these opportunities and we could go on and on
7 about each piece. That's the science of an artistic vision that has to be worked in over
8 time.

9
10 Terry Shaw said he was frustrated with the City—not one call to ask us any questions.
11 The work we have done in this downtown and you didn't have the courtesy to call us
12 and ask our vision on anything.

13
14 Mayor Meador said nothing could be further from the truth. In our first discussion with
15 ACi, you are now the anchor. That's what we built on and everything is going to be a
16 driver to support the one group that has invested in this area. Everything we did
17 focused on your investment. We asked ACi to stay for the next item to make sure what
18 we do there is compatible with the vision you have as well as what we hope to be.

19
20 Mr. Shaw said you can understand our frustration when we spend this kind of money
21 and this kind of effort developing and not even contact us to talk to us about this.

22
23 Mr. Adams said he respected everything Mr. Shaw has said. One of the things Mr.
24 Shaw is seeing tonight is probably very surprising because it is the first time he has
25 seen it. He said he would feel the same way. The reason this has started with the
26 public at large and the reason we went through so many public sessions was to try to
27 not create a feeling that we were catering in any one direction. The beginning of this
28 was to open up a lot of dialogue with everyone. Before anything happens we have
29 talked about sitting down with not only the Shaw family but also President McGee of
30 Seminole Community College--some of the big stakeholders in this community that are
31 at your level that have the ability to provide other ways to direct the future of Lake Mary
32 and it's not just in this little area. We were told to start with the bigger at large group.
33 He said he didn't want Mr. Shaw to think we just went into our office and drew it.

34
35 Ryan Shaw said we're not the only ones here but we're not making it and you are going
36 to spend all this money on this so what about concern for us. She said she was talking
37 to the City.

38
39 Mr. Adams said one of the things that we started off with was the Shaw investment and
40 what needs to happen next is strengthen what they are doing. This may look like the
41 whole thing but if we go backwards, meaning things get weaker instead of stronger, this
42 will be a disaster. That part didn't come out because of the timing of where we started.
43 If we get to go to the next step, this is not going forward with a regulatory

1 implementation but is going forward with sitting down with the “big stakeholders” that
2 drive the downtown.

3
4 Mr. Shaw said if you go to Sanford the city has invested a lot of infrastructure and has
5 done a great job. You know all these roads, parking lots, stormwater and I had to have
6 a St. Johns design and I paid for it and did everything. The City didn’t pay for it. When
7 we move forward with the next step we are definitely looking for the City to pay for it and
8 we have already received the engineering stuff. The City spent \$270,000 doing a study
9 on stormwater and I still had to go back and design our own stormwater system.

10
11 Mayor Meador said he had respect for what Mr. Shaw has done and everything we are
12 doing has to have drivers. He said to remember Mr. Cunningham’s comments that we
13 start right out here. He asked if there was anything else related to this item. This is
14 exactly what the City Commission asked ACi to do and there are a number of options.
15 This is only the second step in what is going to be a multi-step process. He said he had
16 no idea what he would be seeing prior to tonight. This is very exciting and it offers a lot
17 but it is the second step in a multi-step process.

18
19 Mayor Meador said he would like to see if there is additional input related to what’s being
20 presented tonight as a plan and then we will immediately move into the second item on
21 the agenda and see if we are doing the right thing, is it compatible and is everyone
22 comfortable. There will be time for Mr. Shaw to bring anything forward.

23
24 No one else had any comments.

25
26 II. Direction on Entrance Feature for Downtown

27
28 Mr. Noto showed a conceptual plan for two columns to be placed on either side of
29 Fourth Street. The Commission set aside \$36,000 for the construction of the columns
30 which would act as the entry feature. Staff worked with Shaw Construction as far as
31 getting the conceptual plan together as well as plans for location. We also received an
32 estimate from JCT, Inc. around the tune of \$11,000 which did not include any of the
33 design features such as the brick, the topper, tile, etc.

34
35 Mr. Noto said part of what we are going to talk about tonight is the disposition that’s
36 outlined in the memo as far as staff looking for direction. No. 1 is to provide input on the
37 final finished appearance of the columns and that ranges from the brick to the bronze
38 plaque to the purple tiles, column topper, and basically what type of materials would the
39 Commission like to see on these columns. No. 2 would be to direct staff to proceed with
40 bids for final design and construction of the columns not to exceed the \$36,000 and that
41 would include construction -ready documents. No. 3 is that we would bring this back for
42 Commission approval.

1 Mr. Noto showed some options as far as some different segments of these columns.
2 He noted these aren't the exact items we are looking to use. As far as the column
3 toppers there are several different directions we can go which range from the statuettes,
4 urns and vases. There are some that have the flower/vase look to them that we thought
5 would look nice. We can lean more towards fruit and the fountains are pineapples.
6
7 Mayor Mealor said Colonial Town Park has pineapples and we are not interested in
8 pineapples.
9
10 Mr. Noto said we could stay with the brick that is shown on the plan or could use stone
11 or stone tiles. There are a lot of materials available.
12
13 Commissioner Lucarelli said to maintain consistency we seem to have a brick theme so
14 we might want to consider that. We could mix it up a little.
15
16 Deputy Mayor Brender said we have brick walls, brick streets and brick buildings. What
17 we do with these two columns sets a tone for some architecture for what the downtown
18 might look like.
19
20 Mr. Shaw said we did that drawing and didn't know where to go with it.
21
22 Mayor Mealor said he thought the rendering we saw was pretty much what it was going
23 to be.
24
25 Mr. Shaw said he didn't care if they go with the urn on the top but just wanted
26 something built. If the City goes out to bid they would have to hire an architect to do the
27 bid documents.
28
29 Mr. Noto said when it comes to the actual construction, the plans would have to be
30 signed and sealed. We are here tonight to get direction.
31
32 Commissioner Gray said when she sees the urn topper she sees a bird's nest. There is
33 a positive side of having something pointed on top. She said she would be happy with
34 the rendering presented.
35
36 Deputy Mayor Brender said with the buildings Mr. Shaw has done thus far, he asked if
37 brick was the way to go.
38
39 Mr. Shaw said city hall is brick. We are bringing in Italian with the details, and the tile
40 and urn. We are trying to blend. We built a police station and Events Center that is not
41 Italian-Mediterranean. The City said that was what they wanted to do but they didn't do
42 it. We did it but questioned if anything else was going to be that way.
43

1 Deputy Mayor Brender said he liked the cultured stone as a fascia. Mr. Shaw said
2 cultured stone is a bad product and fades.
3
4 Mayor Mealor asked if there was any objection to brick. There were no objections from
5 the Board.
6
7 Mayor Mealor asked if there was any objection to the rendering. There were no
8 objections from the Board.
9
10 Mr. Shaw said he was trying to blend with the fountain and it has a pineapple. He told
11 the City Planner to take the material used on the fountain. You've got brick and what
12 you're sitting on. I don't know if you went back to the stone person for a price on doing
13 Downtown Lake Mary or moldings. If you put your tile in there it can be all put together.
14 He said he got a bid for the structure. He said he thought it blends with what is on City
15 property.
16
17 Mayor Mealor said he heard so much criticism about the fountain and the very critics
18 are the ones who thanked him for how beautiful it looked and are glad we did it.
19
20 Mayor Mealor said he knew exactly how Mr. Shaw feels. He said he had a dear friend
21 that had a business that was not in Lake Mary, Walk on Water. He is a wonderful
22 person and tries to do the right thing. All you have to do is ride by his business on a
23 weekly basis to know what's happening. We are going to try strategies to allow you (Mr.
24 Shaw) to be successful. This is a bigger picture and a multi-step process. Let's come
25 back to what it is. On an individual basis I am trying to be true to what I just said. We
26 have to do whatever we can in terms of public policy and work behaviors to turn that
27 around.
28
29 Mayor Mealor said there is a recommendation. He asked the Commission if they
30 wanted to go with the concept presented and re-evaluate the topper.
31
32 Mr. Koch asked if the City of Lake Mary sign that is on city hall property would remain
33 (Mr. Koch was referring to the sign donated by the CIA). He expressed concern of it
34 being very close to the columns.
35
36 Mr. Shaw said you brought a good point up and we talked about this before. We've
37 started all these events. The flashing sign has been taken out and we have now
38 canceled movie night because we went from 400 people to 40. People complained and
39 wanted to know why they don't know about these things. We canceled Paint the Town.
40 We talked about putting a City of Lake Mary sign informing the citizens what the
41 downtown is doing
42
43 Ryan Shaw said Deland has it and they use it for weather or boil water; they use it to
44 inform their citizens. We can't get the word out about anything. Nobody reads their

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1 water bill. It is a waste of money and you should stop doing that. We need an
2 informative sign they can look to as they drive by every day.

3
4 Mr. Adams said that was a great idea because you want your citizens to know what's
5 going on.

6
7 Mr. Shaw said Maitland took a sign that went into the County's right-of-way. He said he
8 took a proposal to John last spring about putting a sign. He said he would rather see it
9 done right where a Lake Mary employee could sit in here and type in, it would be
10 wireless, and say whatever events, elections or whatever is going on.

11
12 Ryan Shaw questioned why they couldn't put a sign on City property because there is
13 plenty of room to do it.

14
15 Mayor Meador said he didn't think that statement was correct but in fairness, this is
16 something that we probably need to discuss. He and Mr. Omana have talked about
17 this. He said this was something we need to re-evaluate. He said it might be helpful to
18 know what some of the surrounding communities are doing in relation to signage and
19 public information. Just as we are re-evaluating what we have done in the downtown
20 district or the transit oriented development district then let's go ahead and see if we can
21 address that.

22
23 Mr. Omana said so noted.

24
25 Mr. Litton said two of the challenges have been that the letter we got from the County
26 said they would not issue us a right-of-way utilization permit because it violates state
27 statutes to use the traffic signs for informational purposes other than related to traffic.
28 That's why we had to move it. The other challenge is our own sign code and the Lake
29 Mary Boulevard Gateway Standards in conjunction with Seminole County. The third bit
30 of information is the sign that we are talking about was donated by the CIA and paid for
31 with their funds and they would have to be consulted that we are considering doing
32 something.

33
34 Mayor Meador said the CIA Trust has invested wisely and that trust is to support this
35 community and its development. The CIA Trust might want to partner with us if we try
36 to do something different in this area. We are in a situation where we need to be re-
37 evaluated. The former mayor was willing to go before the City of Sanford and others
38 and he said he would go before any group. What Mr. Shaw is saying is noted and the
39 sign issue is very important, but right now the discussion should focus on the entry
40 feature. He asked the Commission what they would like to do.

41
42 Commissioner Gray supported loudly that we do need to get some signage to promote
43 things.

1 Deputy Mayor Brender said ACi touched on that with the idea that this is going to be an
2 activity place and we are going to have to come up with an activity message.

3
4 Mayor Mealor said they talked about way finding was a key element. It is safe to say
5 that if we are going to talk about way finding we are going to have to go back to the
6 County and re-evaluate the Lake Mary Boulevard Overlay Standards. He asked Mr.
7 Omana if this was a time to revisit the overlay standards just for this downtown area.

8
9 Mr. Omana answered affirmatively.

10
11 Mayor Mealor said he hoped that would start to move us forward.

12
13 Mr. Shaw said he thought the sign was more important than the entry feature. He said
14 he loved the entry feature but wanted the citizens to know what's going on in our
15 downtown. We have all these great events and people say they don't know about them.

16
17 Mayor Mealor asked if it would make sense in terms of what the Shaws have brought
18 forward in terms of information coupled with the importance of the term "way finding"
19 from the ACi presentation. He asked if it would make sense that we revisit signage/way
20 finding information and make that a priority first before we do the entry feature.

21
22 Mr. Omana said he agreed. He said he wanted to do this in an efficient and expedited
23 manner and try to get as much input as possible from everybody and tie into the ATI
24 element. This is the overlay standards and that would not be inconsistent with the
25 development of the City. He said looking at the overlay standards and incorporate
26 some way finding into it would be appropriate.

27
28 Mr. Litton asked "as a priority"? Mr. Omana answered affirmatively. The key element is
29 getting something out there that brings attention to what is currently going on.

30
31 Mayor Mealor said he alluded to a similar type of investment in another area where they
32 are too having difficulty. Based on what Mr. Shaw has shared with us and the fact that
33 he is the one who has made the initial investment in this area, he said he was adamant
34 that this feature was something we talked about and felt it was a priority and supported
35 that and it is before us tonight. He said we had a very different environment today than
36 when he and Mr. Shaw talked back when he was in Tallahassee. He said let's
37 "suspend" this issue at this time, go back to the overlay standards and see if we can
38 coordinate a plan that accomplishes what we've heard tonight.

39
40 Mr. Litton said a quicker approach would be for everyone to put their heads together
41 and develop this sign and then go to the County for concurrence as an exception as
42 opposed to changing the overlay standards. He said he didn't think we would want to
43 do that.

1 Mayor Mealor said we have a good relationship with the County Commission but it has
2 got to be thoughtful. Had we not had the AC*i* presentation on the front end, we wouldn't
3 be having this discussion right now. It's critically important. We've got to have drivers,
4 we have an investment. We can invest in the Master Events Plan but nobody knows
5 what we are doing or where an activity is happening then we will have the same
6 outcome. If we are going to do something then let's stack that deck for success. We
7 can get Mr. Omana and staff and get input from those who want to contribute. Let's
8 come up with something we can take to the County, not unlike the second item under
9 New Business this evening. There is some symmetry that we are going to be
10 discussing that may piggyback off each other.

11
12 Deputy Mayor Brender said we have already made a dozen changes to the downtown
13 and how it is going to be different. We moved setbacks, made density 18 units per
14 acre, and have gone four stories. He said he didn't see why we can't proceed with an
15 idea with the County that this is a separate district, this is what we want to do and would
16 like an overall proposition that we are going to put some signage along this particular
17 stretch for these particular reasons.

18
19 Mr. Omana said he had no qualms with Mr. Litton's idea.

20
21 Mr. Schindler said if what we want is the sign to blend in with the potential entrance
22 feature, just as a guide, if the Commission likes what you see in the entrance feature
23 then we will try to incorporate the features there into a sign, just so we aren't going off
24 on a tangent. He said that appears to be the way the Commission wants to go.

25
26 Mayor Mealor said we absolutely like that concept.

27
28 Mr. Litton said he just asked Mr. Koch about the possibility of moving the sign to the
29 east corner because it does say Central Park on it. That would take away the obstacle
30 of running X feet to it.

31
32 Mayor Mealor said he thought that was respectful and accomplishes something. We
33 have heard partnering and we are going to have to partner because we can't do it on
34 our own. We know there is little or no federal money to support us at this time. He said
35 the CIA Trust might want to reach out to this novel concept.

36
37 Mayor Mealor thanked AC*i*, the Shaws and those willing to offer input. This is going to
38 be an ongoing process. Some good action came out of this. As frustrating as it may
39 appear on the front end, some real good is going to come out of this. The feedback
40 from the Commission is that we absolutely like what is being presented.

41
42 There being no further business, the work session adjourned at 6:35 P.M.

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SIDE 2A

MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held August 20, 2009,
7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road.

I. Call to Order

The meeting was called to order by Mayor David Mealor at 7:16 P.M. He explained that they were running a few minutes late because they had a very informative work session earlier this evening and had discussions on the Downtown Master Plan expansion as well as some entry features. He thanked the Commission and staff for the information that was presented and thought the community would be pleased with the results as we go forward.

II. Moment of Silence

III. Pledge of Allegiance

IV. Roll Call

Mayor David Mealor	John Litton, City Manager
Deputy Mayor Gary Brender	Carol Foster, City Clerk - Excused
Commissioner George Duryea	Jackie Sova, Finance Director/ Assistant City Manager
Commissioner Shirley Gray	John Omana, Com. Dev. Dir.-Excused
Commissioner Jo Ann Lucarelli	Gary Schindler, City Planner
	Steve Noto, Planner
	Bruce Paster, Public Works Dir.
	Bill Carrico, Parks & Rec. Dir.
	Ed Koch, Facilities Maint. Mgr.
	Steve Bracknell, Police Chief
	Bruce Fleming, Code Enforcement Officer
	Craig Haun, Fire Chief
	Katie Reischmann, City Attorney
	Mary Campbell, Deputy City Clerk

V. Approval of Minutes: August 6, 2009

Motion was made by Deputy Mayor Brender to approve the minutes of the August 6, 2009, meeting, seconded by Commissioner Lucarelli and motion carried unanimously.

VI. Special Presentations

1
2 There were no special presentations at this time.

3
4 VII. Unfinished Business

5
6 A. Ordinance No. 1329 – Amending traffic regulations and providing for new fees
7 – Second Reading

8 1. Resolution No. 849 - Establishing fines for violation of traffic
9 regulations

10
11 The City Attorney read Ordinance No. 1329 by title only on second reading.

12
13 Mr. Litton said Commissioner Gray had approached him about Section 70.31 which has
14 to do with the operation of golf carts. In Timacuan we had previously permitted golf
15 carts and will continue to do so but thought we needed some clarification. We want to
16 make sure that we comply with state statutes as it relates to the operation of a golf cart
17 and ensure that those golf carts that operate after hours, which our previous ordinance
18 did not allow but was a practice that went on, so we want to allow for that for now;
19 however, they will have to satisfy State Statutes 316.212 which includes headlights,
20 brake lights, turn signals, and a windshield. We wanted to provide in Section A the
21 operation within a one-mile radius of a golf course with a current local business tax
22 receipt issued by the City of Lake Mary or Seminole County. We had to qualify that to
23 make sure it was a legitimate golf course and not a putt-putt or backyard course. He
24 said he thought these changes addressed the concerns.

25
26 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1329. No
27 one came forward and the public hearing was closed.

28
29 **Motion was made by Commissioner Lucarelli to approve Ordinance No. 1329 on**
30 **second reading, seconded by Commissioner Gray and motion carried by roll-call**
31 **vote: Deputy Mayor Brender, Yes; Commissioner Duryea, Yes; Commissioner**
32 **Gray, Yes; Commissioner Lucarelli, Yes; Mayor Mealor, Yes.**

33
34 The City Attorney read Resolution No. 849 by title only.

35
36 **Motion was made by Commissioner Duryea to approve Resolution No. 849,**
37 **seconded by Deputy Mayor Brender and motion carried by roll-call vote:**
38 **Commissioner Duryea, Yes; Commissioner Gray, Yes; Commissioner Lucarelli,**
39 **Yes; Deputy Mayor Brender, Yes; Mayor Mealor, Yes.**

40
41 VIII. New Business

42
43 A. Ordinance No. 1330 – Rezone from R-1AA (Single-Family Residential) to
44 PUD (Planned Unit Development) for Crystal Lake Preserve located east and

1 south of Timacuan and west of West Crystal Lake – First Reading (Public
2 Hearing) (quasi-judicial)
3

4 The City Attorney read Ordinance No. 1330 by title only on first reading.
5

6 Mr. Schindler acknowledged the amount of work that has gone into what is before the
7 Commission tonight. For the last eight months there has been a group of 15 people
8 comprised of Mike Annichiarico, people from Timacuan, Mark and Bettye Leidigh, and
9 people from The Foundation who put in the time and effort to bring to the Commission a
10 document that will accomplish the goals of The Preserve to (1) conserve and preserve
11 the flora and fauna; (2) to be an educational agency; (3) and to balance that with the
12 needs and interests of the residents at Timacuan. There was a lot of give and take on
13 the part of both groups, they listened to each other and what we have is the result of
14 their hard work. They deserve the credit for what's here.
15

16 Mr. Schindler said we wanted to do a PUD because we felt a PUD was the vehicle that
17 could best embody the conservation of the flora and the fauna, the education aspect,
18 and yet gives the City the flexibility to incorporate the protections that are necessary.
19

20 Mr. Schindler said there is a master plan that shows how this is to be laid out but the
21 developer's agreement is the heart of the matter. It is a transfer of the ownership of the
22 subject property, Crystal Lake Preserve, from the City to The Foundation. It establishes
23 that the goal of The Foundation and the purpose of this development is the preservation
24 and conservation of the natural resources, including the flora and the fauna, and
25 education. It says that at the discretion of The Foundation, they may construct a
26 program building or covered shelter for educational purposes and ancillary facilities, but
27 it all has to be for the purpose of education and conservation. It dictates the type of
28 vehicle and the number of vehicles that can be there for the educational purposes. It
29 clearly prohibits buses. This is a piece of property that the entire intent is relatively low
30 use. It is never intended to be a replacement or compete with the school district's
31 nature center. There is a specific prohibition against the use of the property for
32 residential purposes. There is a reverter clause that if The Foundation should ever fail
33 or cease to exist, it would revert back to the City.
34

35 Mr. Schindler said staff looked at the proposed PUD in light of the criteria for a rezoning.
36 The Finding of Facts A through D, the proposed Preliminary/Final PUD development
37 agreement, and developer's commitment agreement comply with the requirements of
38 Section 154.61.
39

40 Mr. Schindler said on July 29, 2009, the Planning & Zoning Board voted unanimously to
41 recommend approval of the proposed Preliminary/Final PUD for the subject property.
42

43 Mr. Schindler said last Friday the City received about a dozen e-mails from people
44 expressing their concern about the use of the property. The e-mails seemed to be the

1 product of some misconception because they almost all felt that the City was going to
2 allow the 40 acres to be paved over and used as a huge parking lot. He said he
3 responded and told them that under no circumstances was the City ever going to do
4 that. The purpose of the PUD is for conservation of the existing flora and fauna. It is to
5 remain in the natural condition to the greatest extent possible, and it was felt The
6 Foundation was a better vehicle to accomplish this than the City. He said he hoped this
7 got to the people who were concerned. The City is in no way planning to develop this.
8 The Foundation is planning only enough development and use of the property so they
9 can accomplish their goals of preservation and education.

10
11 Ms. Reischmann said she sent Mr. Schindler some revisions to the developer's
12 agreement that will show up the next time the Commission sees it. There was nothing
13 substantive other than reflecting that it's a donation of the property and there are
14 restrictions currently in our deed that says we can't transfer the property so we will need
15 a release from Mrs. Leidigh. She pointed out that once The Foundation takes
16 ownership, there isn't a trigger that requires them to transfer to the Audubon Society
17 should they fail to properly keep up the property. There is not a trigger based on the
18 City believing there is a code violation. It is a trigger solely based on The Foundation
19 being unable to maintain it or being dissolved. It's not a code enforcement tool but just
20 a trigger in case The Foundation no longer exists.

21
22 Deputy Mayor Brender said he noticed the agreement extends 20 years. Ms.
23 Reischmann said that has been changed to perpetuity.

24
25 Deputy Mayor Brender said the other item is the six-foot high fence on the north and
26 west. This fence has been an item of great discussion. He asked how that was going
27 to lay in relation to backyards.

28
29 Mr. Schindler said it was going to be ten feet off the property line. It's going to be green
30 vinyl clad. It will virtually blend in with its environment and will hardly be noticeable at
31 all.

32
33 Commissioner Gray said oftentimes when you get grant monies they put requirements
34 on that. She said she hoped the grant monies would not conflict with the invite clause.

35
36 Mayor Meador said that is a condition that will not be compromised.

37
38 Commissioner Gray said as far as the six-foot fence on the north and west sides, she
39 asked how they were going to educate the homeowners so they know it's coming.

40
41 Mr. Schindler said we talked about several possibilities, and Mr. Annichiarico said he
42 would personally deliver notices to the homeowners that the fence is coming so no one
43 is surprised. Timacuan has a very active program of education and notification with the
44 E-GLAS so we believe there will be ample opportunity to let these people know.

1
2 Commissioner Gray said the other side of that education is with the homeowners that
3 this is not their property. That also has to be communicated.
4
5 Mr. Schindler said through the ad hoc committee we have established a link between
6 The Foundation and the homeowners' association that I see continuing to work jointly
7 for the interests of both groups.
8
9 Commissioner Gray said she thought it was great that public visitation shall be by
10 invitation only. She complimented everybody who was working on that.
11
12 Commissioner Gray suggested a maximum number of visitors per visit. She suggested
13 that instead of four passengers in a car maybe eight. She said she was thinking of her
14 family with four kids; six of them wouldn't be able to go. Putting a maximum number of
15 visitors per visit was something to consider.
16
17 Mr. Schindler said they would take that into consideration.
18
19 Commissioner Gray said there would be no pavement for the parking lot and that's
20 good.
21
22 Mr. Schindler interjected with the understanding that state law requires that
23 handicapped parking spaces be paved or hard surfaced.
24
25 Commissioner Gray said there are several things that are very well thought out: The
26 Foundation shall own and manage the subject property in perpetuity. The Foundation if
27 no longer able to manage or in the event The Foundation shall abandon subject
28 property, the ownership and management shall be transferred to the Seminole County
29 Audubon Society, or incorporated, or a similar 501(C)3 organization dedicated to the
30 conservation and education. She suggested Mr. Annichiarico do a summary of this.
31
32 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1330.
33
34 Michael Annichiarico, 331 Tersas Court, President of the Timacuan Homeowners'
35 Association, came forward. He thanked Messrs. Schindler and Omana for the honor of
36 working with the City and the Crystal Lake Foundation people and the homeowners who
37 were interested in this. We have to love this country and the democracy and teamwork
38 we have working together. It was a lot of fun working on this because there was a
39 whole side to The Preserve that he had never seen before. In the seven years he has
40 lived in Timacuan he had never set foot past Saginaw into it. The day we had the tour
41 of all 40 acres with the ATV's was something only a former boy scout could love. It was
42 beautiful back there.
43

1 Mr. Annichiarico said we have already posted the information on the website, we've got
2 a paragraph in the news and events that references it, and we sent out an e-blast
3 notifying residents that this would be going on. At the last meeting we addressed
4 sending out a letter to the 21 homes that border it and giving them more detail about it.
5 He said he would prefer to put the deed in there unless Mark or Bettye (Leidigh) have
6 an objection so they can see the whole thing to make it easier for the 21 residents. That
7 letter is going out to all of them and would put it on the website so all residents could
8 see it.

9
10 Mr. Annichiarico said he and Mark (Leidigh) have corresponded recently. We do have a
11 problem with dumping back there. He said he would be going with his camera and
12 taking some pictures. Of the 21 homes, there are about a third of them that dump back
13 there. Our covenant chairperson, Karen Gudinas, is present and we will address that
14 with the individual homeowners. He said he went back to see it himself and was
15 surprised at the things you find back there.

16
17 Mr. Annichiarico said regarding the fence, it is so dense that most people won't see it
18 from their house.

19
20 Walt Routh, 750 Sagana Point, former part owner of the 40 acres and owner of 15 acres
21 north of and on the east side of the 40 acres. The entrance to that is a 60 square foot
22 shared egress and ingress according to the deed. It reverts back to a 50-foot ingress
23 and egress down 660 feet, so there is 50 foot there that is exclusively reserved. The
24 fence will sit back from that and we have no problem. That was the only access we had
25 to our 15 acres and we still have access to 7-1/2 acres. He said just so everyone
26 realizes if they see cars going in and out that we have the right to do that.

27
28 Mayor Mealar said what Mr. Routh did was remarkable, and we know there were other
29 options presented to him. Because of what he did, the legacy of Mr. Leidigh will stand
30 in perpetuity.

31
32 Mr. Routh interjected in legacy of our father too.

33
34 No one else came forward and the public hearing was closed.

35
36 Mayor Mealar said this was very personal to him. Darrell Leidigh was his neighbor,
37 owner of the seventh largest canoe company in the world, a remarkable person who
38 absolutely cared about this community. When you stop and think about what we could
39 do with 40 acres in terms of development, we now have a green space for the City of
40 Lake Mary and its residents in perpetuity and that's remarkable. We had a very
41 contentious meeting back in the fall where there was some information and a great deal
42 of uncertainty. The ultimate compliment of how we work as a community and how we
43 respect each other is that each of those differences was worked out, and we have a
44 remarkably good product. It is one that our children's children will enjoy.

1
2 **Motion was made by Deputy Mayor Brender to approve Ordinance No. 1330 on**
3 **first reading, seconded by Commissioner Gray and motion carried by roll-call**
4 **vote: Commissioner Gray, Yes; Commissioner Lucarelli, Yes; Deputy Mayor**
5 **Brender, Yes; Commissioner Duryea, Yes; Mayor Mealor, Yes.**

6
7 B. Resolution No. 845 – Replacement of an off-site directional sign in the
8 median of Weldon Boulevard and U.S. Highway 17-92 (postponed 6/4/09,
9 7/9/09, 7/23/09)

10
11 The City Attorney read Resolution No. 845 by title only.

12
13 Mr. Noto said tonight we are given a unique opportunity to work with Seminole
14 Community College and assisting them in implementing a small part of their very large
15 master plan.

16
17 Mr. Noto gave a history of what's out there now and how it got there. In 1994, the
18 Commission approved Resolution No. 477 for the placement of an off-site directional
19 sign in the median. That was updated in March 2000 when the Commission approved
20 Resolution No. 634 which was for the replacement of the sign and that is the sign that is
21 out there now. Both approvals were for the placement of a directional sign in the City
22 right-of-way.

23
24 Mr. Noto showed the existing and proposed signs on the overhead projector. It is a 15-
25 foot tall LED sign. It is quite a phenomenal thing they are trying to do in that it's not only
26 that sign working on its own but is going to be interconnected with 70 other signs
27 between all of the campuses within Seminole County. They will be monument signs
28 (such as is being shown) within the campus and all the messages will be the same.

29
30 Mr. Noto said there are several legal documents attached to the staff report which will
31 be governing this issue. The first is to be consistent with prior approvals is Resolution
32 No. 845 which memorializes what has already happened and what is going to be
33 happening. As part of that we have a developer's agreement which outlines the
34 allowance of the sign to go on the property, the establishment of an easement for utility
35 and right-of-way issues, as well as a place for a "Welcome to Lake Mary" sign which we
36 will coordinate at a later date.

37
38 Mr. Noto said one of the key items in the agreement is the deeding of the property to the
39 college. As outlined in the staff report, one item that came up was we were looking for
40 indemnification in case of an accident. The college was unable to do that due to
41 statutory requirements so we came up with the idea of deeding the property to the
42 college so in the case of an accident the City would not have any liability issues. The
43 college is working on a legal description for the property. Right now it is City right-of-
44 way and there is no legal description and is not legal property of record.

1
2 Mr. Noto said as noted in the third paragraph of the staff report, there are some
3 statutory regulations which limit our ability to regulate the sign so the first paragraph on
4 Page 2 no longer applies. There are some minor changes in the agreement from the
5 time it was submitted and that is regarding some of the wording of the easement.
6 Under Item 6 on the second page the final sentence was deleted. We also added
7 Exhibit B-3 which is the actual easement document which will be executed after the
8 legal description is put together.

9
10 Mr. Noto said staff recommends approval of the resolution, developer's agreement and
11 the easement. He noted a representative of the college was present.

12
13 Mr. Reischmann said in the staff report on the top of the second page talks about the
14 development agreement will specifically govern the rate of change of the sign area,
15 transition between messages, and flashing or movements. That is no longer part of the
16 agreement in light of the fact that the sign is governed by the countywide system so
17 there is assurance and comfort that we are not going to have a problem with flashing
18 and brightness. That will be monitored.

19
20 Commissioner Gray said it was mentioned that the City would not be responsible if
21 there was an accident. She said she looked at the site from all angles and couldn't see
22 any reason why it would block anybody's view even though it is going to be taller. If
23 someone pulls into the intersection while watching the LED, the accident isn't on that
24 property but it could be because of watching the signage.

25
26 Mr. Noto said when it comes to the deeding we are erring on the side of caution. Just in
27 case something were to happen it is something we will not have to worry about.

28
29 Commissioner Gray said we wouldn't have to worry about that little piece of property but
30 questioned if the accident happens on 17-92 because of a person looking at the sign.

31
32 Ms. Reischmann said so long as we follow our code. It is very difficult for anyone to
33 show that they were distracted by a sign but the main point being that since it is not our
34 sign it is not our problem. Not to say we couldn't get joined in there for approving a sign
35 that interferes with line of sight, but that is not what our technical people have said.
36 They feel the sign is meeting our codes and if it meets our codes then we are basically
37 off the hook. It would be up to SCC to be responsible. It's very difficult to show that you
38 have an accident because you were looking at a sign.

39
40 Commissioner Gray asked the purpose of having a sign code in the City with no lighting
41 and now we are changing that.

42
43 Ms. Reischmann said it is a combination of aesthetics and safety concerns, but there is
44 no definitive study on safety. That's being worked out right now. This sign was already

1 there and is part of the development of the SCC campus. Schools are not under our
2 purview. Community colleges are in a gray area. Many schools have these LED signs
3 and that's because under Chapter 1013 the schools are subject to different rules. It
4 would appear the community college would be in that group with the schools. That's not
5 to say that we in any way intend to waive the code requirements that say no flashing
6 signs/lighted signs of this kind. This was an existing sign and because it's a school sign
7 it falls under a separate category.

8
9 Ms. Reischmann said it was Mr. Noto who thought about having this property deeded to
10 the community college which is a great way to solve the problems we thought we might
11 have had. It was a great idea.

12
13 Commissioner Gray asked if she was correct that it would be coordinated with the
14 various sites of SCC. Mr. Noto answered affirmatively.

15
16 Commissioner Gray asked if they were going to put a sign on Lake Mary Boulevard at
17 College Drive. Mr. Noto said it was his understanding they are working with the County
18 right now.

19
20 Commissioner Gray asked if there would be any message streaming on the LED. Mr.
21 Noto said it was staff's understanding that there won't be heavy movement but would
22 ask Mr. Sernovsky of the college to answer that question so he can be more specific as
23 to what they plan to show as far as the changing of messages.

24
25 Mayor Meador said the County is looking at how we are going to move forward with this.
26 If you think about the master plan for Seminole Community College, the multi-million
27 dollar investment in their master plan, the new university partnership center, new
28 roadway, the City of Lake Mary and Seminole have a wonderful long-term relationship
29 of working together and this is another step in that direction. Staff and the City Attorney
30 have done a commendable job in trying to do something that has the potential to help
31 Seminole Community College but hold our community harmless.

32
33 Deputy Mayor Brender asked if he was going to receive calls from 7-11 saying they
34 want a lighted sign and a call from the school board saying they want a lighted sign in
35 front of Crystal Lake or Lake Mary Elementary.

36
37 Ms. Reischmann said the school board is not subject to our sign code so they can put a
38 lighted sign up. She said he could get a call from 7-11.

39
40 Deputy Mayor Brender said with the exception of schools, we can stand on that
41 exception.

42
43 Ms. Reischmann said she could not say that this does not affect our sign code in any
44 way. We feel there is a legitimate exception because this is part of an entire campus,

1 all of the campus is in Sanford, and it is also a school. It really fits in the category with
2 all the other schools. She said she couldn't say that 7-11 won't ask for it. We are going
3 to see a sweeping change of LED signs going in everywhere. It's going to be a battle.
4

5 Deputy Mayor Brender said he had been contacted by people looking at that sort of
6 thing. He asked about the guy who sits on Lake Mary Boulevard that says John Smith
7 Real Estate School or the Cambridge Academy School. He asked if they had to be
8 governmental agency schools or can they be private.
9

10 Ms. Reischmann said they can be charter or something like that, but under 1013 they
11 have to be public schools subject to the interlocal that says that our sign code doesn't
12 apply.
13

14 Deputy Mayor Brender said he wanted to make sure we are as protected as we can be.
15

16 Ms. Reischmann said you allow a sign like this you're not as protected as you were the
17 day before, but we have a legitimate basis to make a distinction.
18

19 **Motion was made by Commissioner Lucarelli to approve Resolution No. 845,**
20 **seconded by Deputy Mayor Brender, and motion carried by roll-call vote:**
21 **Commissioner Lucarelli, Yes; Deputy Mayor Brender, Yes; Commissioner Duryea,**
22 **Yes; Commissioner Gray, No; Mayor Mealor, Yes.**
23

24 C. Ordinance No. 1331 – Providing for Property Maintenance Requirements –
25 First Reading (Public Hearing)
26

27 The City Attorney read Ordinance No. 1331 by title only on first reading.
28

29 Mr. Litton said staff had trouble getting comfortable with this because we seemed to
30 focus more on abandoned or vacant property as opposed to all properties that weren't
31 maintained and that's what we have tried to do. If your property is not maintained,
32 regardless of who owns it or is paying the mortgage, they are going to be responsible
33 and not just if it is abandoned or vacant.
34

35 Mr. Fleming said Ordinance No. 1331 proposes to amend the current Chapter 70 of the
36 Code of Ordinances. The previous section was referred to as Standards of
37 Maintenance of Lawns and that was adopted by the Commission in 1988. Since 1988 a
38 lot of things in relation to property maintenance have changed. It was a comprehensive
39 attempt by staff to address those changes and to set forth a minimum standard for
40 property maintenance throughout the City of Lake Mary.
41

42 **SIDE 2B**
43

1 Mr. Fleming said we wanted to deal effectively with an increasing problem of
2 foreclosures and abandoned properties throughout the City. We wanted to make it an
3 all encompassing ordinance to deal with both issues in one place in the Code of
4 Ordinances. We also wanted to provide for guidelines to be able to keep track of and
5 have mortgage companies maintain their properties while they go through the
6 foreclosure process. We needed to deal with effective ways to address issues of
7 properties that may be abandoned or foreclosed through our normal process of code
8 enforcement. The previous ordinance was very lax and the ability of code enforcement
9 to take the appropriate actions that may be required, especially if you are dealing with
10 an abandoned property, and in certain circumstances even with a derelict property
11 whether it was occupied or vacant. This ordinance proposes new guidelines for staff to
12 be able to deal with and deliver more effective responses to these type of complaints as
13 they become evident to the people who are required or tasked to deal with these types
14 of situations.

15

16 Mr. Litton asked Mr. Fleming to explain the registration process.

17

18 Mr. Fleming said under the abandoned real property provisions of the proposed
19 ordinance, a mortgagee who holds a mortgage or owns real property located within
20 Lake Mary that violates the provisions of this chapter and the property is abandoned,
21 vacant, unoccupied, and not maintained, we are going to require that mortgagee
22 perform an inspection of that property and provide the City a report of the property.
23 They are then going to be required to give the City notice of who their property
24 maintenance people are going to be that will be responsible for maintaining this property
25 while it goes through the foreclosure process. In addition to notifying us with that
26 information, we need to know who to contact to deal with these types of issues. The
27 ordinance also gives the City the ability to be able to hold these property owners
28 accountable for securing vacant properties and securing swimming pools. Our current
29 ordinance dances around the swimming pool issue on the dirty, stagnant water and
30 those types of problems. This ordinance lays out provisions that are specific to
31 abandoned or dirty swimming pools and spas, and they are required to get involved with
32 maintenance of those types of issues.

33

34 Mr. Fleming said the ordinance also requires that mortgagees notify the City when they
35 become aware of or are certain that a property will enter into default or foreclosure and
36 notify us by registering that property with the City at a fee of \$25 per property and that
37 fee is renewed annually from the date they make that registration to the City. It also
38 gives the provision that if a person tries to prohibit an enforcement person we make it a
39 violation of the ordinance and can suffer consequences. It includes a provision for
40 people that refuse to register their properties in accordance with this ordinance.

41

42 Deputy Mayor Brender asked if banks or individuals would be registering.

43

1 Mr. Fleming said the ordinance requires the mortgagee, whether it be a bank, individual
2 or other lending institution, when they become aware of or it is reasonable that the
3 property is going to enter into a foreclosure proceeding.

4
5 Deputy Mayor Brender asked the trigger point and do we wait until it is abandoned or
6 wait until it is going into foreclosure, or is in foreclosure. We are drafting a huge amount
7 of rules to address five or ten properties. He questioned if we had to go crazy with
8 having government overseeing ten or 20 people's lawns.

9
10 Mr. Litton said the trigger is when code enforcement or an enforcement officer finds the
11 property in disrepair.

12
13 Mr. Fleming said if a property goes into foreclosure and none of the provisions of this
14 ordinance are violated, the City will have no involvement with that property. This
15 ordinance pertains only to properties that violates the provisions of the ordinance. For
16 example, a house left unoccupied that never falls into the purview of becoming a
17 derelict property then the City has no dealings with it. Even if it is a foreclosure as long
18 as the lending institution decides to maintain it then the City has no interest. If it
19 becomes a violation of the ordinance then they are required to register it and notify us
20 on who or how they are going to maintain it and renew that registration until the
21 foreclosure proceeding or the property sale is completed, but only if it becomes a code
22 enforcement issue. We purposely did not want to go in and track down all foreclosed
23 properties and have City staff going out and dealing with properties just because they
24 were in the foreclosure process. We have some properties in Lake Mary that are in that
25 process where lending institutions are maintaining those properties, and they would not
26 be an issue for the City.

27
28 Mayor Meador asked if anyone wanted to speak in reference to Ordinance No. 1331.

29
30 Mike Annichiarico, 331 Tersas Court, President of the Timacuan Homeowners'
31 Association, came forward and spoke in favor. He said he was honored to be invited to
32 one of the first meetings with Mr. Fleming and receive this. The board of the
33 homeowners' association has received it. He said to please adopt this. In Timacuan
34 we have 554 homes and have four that have been getting letters from the homeowners'
35 association that have gone to our attorney. He said he gets slammed all the time by
36 homeowners asking why we can't do something like this and why can't we just go on
37 the lawn and cut it. We can't. It's not just the homes in foreclosure. We have one that
38 is not in foreclosure that has been in a regulatory go around with the County. It used to
39 be a magnificent home that is in horrible disrepair and not being addressed and would
40 fall under this. This is some good teeth for maintaining the property values in the City.

41
42 Mr. Annichiarico said one of his concerns is if the lawns get as bad as they are and we
43 can't do anything about it then that is a green light for criminals. We've got a couple
44 that are very bad and is definitely a green light for the police department to watch out

1 for. It's not just the beauty of the neighborhood we have to watch out for but the
2 possible crime that comes in.

3
4 Allen Oates, 833 Eagle Claw Court, came forward and spoke in favor. He said he lived
5 next door to one of the properties that we are now speaking to. He said he was 6'3"
6 and the grass is up to his knees. The swimming pool is as black as your projector.
7 There are snakes, raccoons, possums, mosquitoes—you name it, I live next door to it.
8 He said he had been fighting it for six months or longer. He urged the Commission to
9 take this ordinance into consideration and approve it.

10
11 Mr. Oates said the house next door to him has four or five mortgages. We don't know
12 who to go after. If we don't know who to go after then nothing is going to be done about
13 this registration situation. Something he would ask the Commission to consider, even if
14 it is an amendment, is to let's take care of the ones that have been in disrepair
15 immediately without registration even if it is only to cut the grass and drain the
16 swimming pools to give some time to find out who to go after. It's a miserable situation.
17 He said he neighbors on the other side and across the street that he was sure felt the
18 same way that he does.

19
20 No one else came forward and the public hearing was closed.

21
22 Mayor Meador said Mr. Oates brought up a question related to a proactive approach.
23 He asked the City Attorney to respond to that question.

24
25 Ms. Reischmann said Mr. Litton and Mr. Fleming can attest to the fact that we have
26 mowed some lawns and we can mow lawns and then place a lot mowing lien against
27 the property for all the good that does. It generally means the City asks the property
28 management company for these abandoned properties where there is no mortgagee
29 willing to take responsibility. Cities throughout the country are spending a lot of money
30 for taking care of private property. It is possible to assess a lien against the property. It
31 can be deemed to be a lien that you can foreclose on, even on a homestead property,
32 because it is a type of lien that can be foreclosed on. We are talking about \$125 or
33 something so the practical effect is that the City just eats that until the property is sold.

34
35 Mayor Meador said with the suggestion of cutting some of the grasses, he asked Chief
36 Bracknell if that would be an appropriate response at this time.

37
38 Chief Bracknell said he would feel good about that decision. It's an invitation for
39 appliances inside the house to be stolen or break in the back door and have a place to
40 sleep. We are dealing with a property like that right now in the Hills of Lake Mary where
41 some transients are sleeping in a home that has been vacant for over a year.

42
43 Mayor Meador said we have seen some situations on City property and work release
44 individuals through the Sheriff's Department have provided some very good service. He

1 said he didn't know if this was the type of activity we could supervise. We have had a
2 formal request from both the president of the homeowners' association and a concerned
3 resident. Let's address that and if we want to prioritize the other properties then we can
4 do that.

5
6 Mr. Fleming said the property Mr. Oates spoke of is 829 Eagle Claw in Timacuan.

7
8 Commissioner Gray said that was the one she mentioned at the last meeting and the
9 grass has been mowed.

10
11 Mayor Mealor said we need to take a proactive response to this and if nothing else
12 simply as a deterrent.

13
14 Commissioner Duryea said he was under the impression the City couldn't trespass to
15 do that. He asked if there were statutes or procedures that we can go through to
16 actually go on the property.

17
18 Ms. Reischmann answered affirmatively. We have a code provision that allows us to
19 administratively determine that there is a nuisance. We do have the ability to abate a
20 nuisance when we feel there is vermin, mosquitoes, disease—it's health, safety and
21 welfare and not simply aesthetics where we want it to look nice.

22
23 Commissioner Duryea asked if there was a process to go through.

24
25 Ms. Reischmann answered affirmatively and thought our code could use a little beefing
26 up in that regard but we do have a provision that allows us to decide.

27
28 Mr. Fleming said the ordinance before the Commission demonstrates the responsibility
29 of the owner, Section 91.77. When you receive notice you have 15 days to take the
30 appropriate action to remedy the situation. If you do not then the City may enter onto
31 your property and may remedy the situation and will place a lawn maintenance lien.
32 The lien the attorney spoke of was a lawn maintenance lien which makes it equal to the
33 mortgage on that property.

34
35 Commissioner Duryea said he was worried about going through the whole code
36 enforcement process because that takes too long.

37
38 Mr. Litton said the one thing we have never done is pool maintenance other than
39 repairing a pool screen because some child could have gotten in.

40
41 Commissioner Gray said someone mentioned draining the pool but we don't want to
42 drain a pool because it could pop up. You've got to have that weight in there.

43

1 Commissioner Gray asked about properties that are lived in and the people ignore the
2 code violations.

3
4 Mr. Fleming said for good cause the City is extremely reluctant to enter onto a property
5 that is occupied for a host of reasons. First and foremost is safety and others are
6 violation of privacy. He said we would go with the normal code enforcement procedure.
7 Going onto property that is occupied is extremely dangerous and strongly urged the
8 Commission to not adopt that type of policy.

9
10 Ms. Reischmann said there are attorney general opinions and case law that says you
11 can't enter onto occupied property and you have to have a court injunction.

12
13 Commissioner Gray asked how to get the people to the code enforcement hearing. We
14 have no teeth.

15
16 Ms. Reischmann said that was correct other than the liens pile up and unless it is
17 homestead you can foreclose and get attention that way, but you can't with homestead.
18 Usually at some point someone wants to sell their property and then they will try to get
19 into compliance. Sometimes that is years. If you have a health/safety concern, at some
20 point you may have to consider a court action which is very expensive.

21
22 Mayor Meador said based on the Chief's comments coupled with what we have heard,
23 beyond the ordinance on first reading if there is a way to provide a deterrent let's look
24 into that.

25
26 **Motion was made by Commissioner Gray to approve Ordinance No.1331 on first**
27 **reading, seconded by Commissioner Lucarelli and motion carried by roll-call**
28 **vote: Deputy Mayor Brender, Yes; Commissioner Duryea, Yes; Commissioner**
29 **Gray, Yes; Commissioner Lucarelli, Yes; Mayor Meador, Yes.**

30
31 D. Resolution No. 850 – Annual Assessments for Lake Mary Woods

32
33 The City Attorney read Resolution No. 850 by title only.

34
35 Mr. Litton said this is the fifth year for the sanitary sewer/reclaimed water improvements
36 that were made to Lake Mary Woods. There were 104 homes originally and still have
37 98 on the assessment of \$574.43 annually. This is a requirement and recommended
38 approval.

39
40 **Motion was made by Commissioner Lucarelli to approve Resolution No. 850,**
41 **seconded by Deputy Mayor Brender and motion carried by roll-call vote:**
42 **Commissioner Duryea, Yes; Commissioner Gray, Yes; Commissioner Lucarelli,**
43 **Yes; Mayor Meador, Yes.**

1 IX. Citizen Participation

2
3 Joanne Counelis, 136 East Alma Avenue, came forward. She said we need bus service
4 on Sunday's and holidays on Lake Mary Boulevard, along with Monday through
5 Saturday. We need a bus on Longwood-Lake Mary Road and Country Club Road,
6 including Sunday's and holidays.

7
8 Mayor Mealor asked Commissioner Gray to follow through with this request.
9 Commissioner Gray said she would be happy to do that.

10
11 Ms. Counelis said not to forget SunRail. Commissioner Gray said we are working on
12 that.

13
14 No one else came forward and citizen participation was closed.

15
16 X. Reports

17
18 A. City Manager

- 19
20 1. Request Commission declare deluge gun from Pierce Quantum Engine 37
21 surplus and authorize sale to Jon's Apparatus at time of engine trade-in
22

23 Mr. Litton said this is a request from the Commission to declare the deluge gun on the
24 Pierce Quantum Engine 37 surplus. We have a buyer who is willing to pay \$1,000 at
25 the time we trade that in. He recommended that the Commission declare it surplus and
26 authorize staff to sell it for \$1,000.

27
28 **Motion was made by Commissioner Gray to declare the deluge gun from Engine**
29 **37 surplus and authorize staff to sell it to Jon's Apparatus for \$1,000 at the time**
30 **of trade-in, seconded by Deputy Mayor Brender and motion carried unanimously.**

31
32 Mr. Litton announced that qualifying for Commission Seats 2 and 4 will start at noon on
33 Monday, August 24, 2009, and will end at noon on Friday, August 28, 2009. For
34 information contact the City Clerk's Office at 407-585-1423.

35
36 Mr. Litton reminded everyone that the Farmer's Market will be closed for the next three
37 Saturdays and will reopen on September 12, 2009.

38
39 Mr. Litton said that since we set the tentative millage that we will be having some
40 changes and unfortunately they are not good changes. We have some state revenue
41 projections that are going to take the revenue sharing down \$4,032. The sales tax
42 projections are going down another \$13,031. We also have been notified by the state
43 that we must make additional contributions to both the police and fire pensions. Police
44 is \$5,080 and fire is \$8,016 plus another \$155 for the fire marshal.

1
2 Mr. Litton said we have come across just this week that we may not be paying for
3 streetlights in one of the subdivisions. Our custom is to pay for those. Normally once
4 the developer leaves, he turns it over to the HOA and it continues on unless somebody
5 notifies us. Huntington has notified us this week and we are researching it but we
6 estimate that will be an additional \$14,400.

7
8 Mr. Litton said the bottom line is a decrease to fund balance of \$44,714 which will leave
9 us at the end of the year with a projection of \$10,082,000. Our goal is to not go below
10 \$10 million but we're getting there real quick. He said he wanted the Commission to be
11 aware of that.

12
13 Mr. Litton said the window change out at the Events Center is complete and it looks
14 very good. There is some touchup that needs to be done. It has made a big difference
15 and we are getting a lot of compliments.

16
17 B. Mayor

18
19 Mayor Mealor said based on what we were just informed about the Events Center, he
20 thanked Deputy Mayor Brender for taking the lead on that and his diligence.

21
22 C. Commissioners (1)

23
24 Deputy Mayor Brender said he attended the League of Cities meeting on Thursday and
25 Friday. He said the biggest point for him is the trade fair where he picks up all kinds of
26 ideas about what's new. Some of the department heads will be getting trinkets from him
27 as soon as he starts passing some of this stuff out about some of the things that he
28 found. It was a terrific learning opportunity.

29
30 Commissioner Duryea had no report at this time.

31
32 Commissioner Gray said she attended the Florida League of Cities Annual Conference.
33 They had the concurrent, general, and concurrent educational sessions and the exhibit
34 hall with all kinds of good stuff and had packets for all the directors. She attended a
35 pre-conference session on community and problem solving through deliberative
36 democracy and it was the best session she went to. We didn't talk from our point of
37 view but from someone else's point of view. She said she was a plumber and had to
38 think from a plumber's standpoint of what would I do in these situations. Other sessions
39 were water management, gun violence, transportation concurrency, promoting your city,
40 energy effectiveness, etc.

41
42 Commissioner Gray said another highlight was the Women Elected to Municipal
43 Government luncheon. The speaker was Orlando Police Chief Val Deming. She said

1 both of them got their degree from Webster University in St. Louis. She said Chief
2 Deming was very inspirational.

3
4 Commissioner Gray said save the date for the next blues review in Central Park on
5 September 26th.

6
7 Commissioner Gray encouraged everyone to look on the website and look at the senior
8 calendar—it is so full. The Senior Center rocks.

9
10 Commissioner Gray asked if they could consider redesigning the presentation area.
11 The podium is on one side and the screen on the other and we need to redesign this so
12 it is not like we are watching a tennis match. She said technically and presentation-
13 wise.

14
15 Commissioner Lucarelli said to save the date for the Women’s Advisory Council
16 Ornament Ball in December. It has moved from the Weston to the Hilton in Altamonte
17 because the Weston will not be able to meet their opening deadline. We are still looking
18 for corporations or individuals to purchase a table. We are trying to put someone in
19 charge of a table where you will have your name on it and it’s up to you to sell the
20 tickets. The money will be going to SafeHouse and the Ovarian Cancer Alliance.

21
22 Deputy Mayor Brender said CALNO would be starting back up on September 2nd at
23 Seminole Community College. Ann McGee will give an update on the college and there
24 will be one other presentation. Everyone is welcome to attend.

25
26 D. City Attorney

27
28 Ms. Reischmann had no report at this time.

29
30 XI. Adjournment

31
32 There being no further business, the meeting adjourned at 8:40 P.M.

33
34
35
36
37 _____
38 David J. Meador, Mayor

37 _____
38 Mary Campbell, Deputy City Clerk

39 ATTEST:

40
41
42
43
44 _____
Carol A. Foster, City Clerk