

COMMISSION MEETING MINUTES
OCTOBER 18th, 2022
7:30 P.M.

PRESENT:

Mayor: Mark Anderson
Mayor Pro Tempore: John Vogel II
Commissioners: Maximilian D'Water

City Attorney: Gerald T. Buhr

City Clerk: Marissa Morales
Asst. to City Clerk: Julia Fresne
Water Clerk: Will Plazewski

ABSENT:

Commissioners: Alison Cagle
Sarah Schrader

MINUTES PREPARED BY: Julia Fresne

OPENING CEREMONIES: Mayor Anderson led the invocation followed by the Pledge of Allegiance.

1. **CONSENT AGENDA:** Includes minutes for September 7th Budget Workshop, September 13th & 21st Budget Hearings, September 21st Commission Meeting, and September 27th Special Meeting; General Fund and Water Fund disbursements for September 2022.

DISBURSEMENTS AND DEPOSITS:

<i>September 2022</i>	<u>Disbursements</u>	<u>Deposits</u>
General Fund	\$ 86,505.23	\$ 68,886.55
Water Fund	\$ 37,255.68	\$ 32,924.15

MOTION: ACCEPT THE CONSENT AGENDA

MADE BY: Commissioner Vogel

SECOND: Commissioner D'Water

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Schrader	-	ABSENT
Commissioner Cagle	-	ABSENT

2. PUBLIC COMMENT:

- A. Sean Vanatter, 12317 Palm Ridge Dr., raised concern over a drainage issue on his street. He expressed disappointment with the city for digging a ditch in front of his yard without notifying him and the lack of communication with following steps. Mr. Vanatter requested an update and asked for a plan to be developed for this issue. Mayor Anderson advised that the city has been working on an overarching drainage plan alongside City Engineering Consultant Bill Housel since being approved for a reimbursable grant by the state. Mayor Anderson also advised that Public Works staff dug out several ditches around the city in

emergency prior to Hurricane Ian to prevent major flooding from the heavy rain. Mayor Anderson asked that staff get with Streets Commissioner Schrader to develop a plan to address this issue. Commissioner Vogel asked whether this was a funding issue and if the commission needed to vote on providing funds. Mayor Anderson advised that it would be up to Commissioner Schrader to check on streets funding and develop the plan.

- B. Tanya Vanatter, 12317 Palm Ridge Dr., stated that water does not drain by her home and stays stagnant which causes molding and mosquito issues. Mrs. Vanatter expressed disappointment over the temporary solution of digging a ditch and filling it with limestone and said that it was not done correctly as her front yard is now impacted by it. Mayor Anderson reiterated that staff would work on the issue with the Streets Commissioner. Commissioner Vogel advised that the state awarded a grant for \$600,000 to correct city flooding issues to work towards a permanent solution.
- C. Kellianne Podsiad, 12329 Palm Ridge Dr., stated her concern regarding the drainage issue on her street and would like to be communicated with if the city plans to dig in front of her home. Mrs. Podsiad also requested to have more dog waste trash cans along city streets. Mayor Anderson asked staff to look into it and speak with the Streets Commissioner regarding this request.
- D. Jason Mistretta, 12351 Palm Ridge Dr., raised concern over the mosquito issue caused by the stagnant water collecting on Palm Ridge Drive. Mayor Anderson asked that staff contact Pasco County Mosquito Control to request service and urged residents to contact them to reiterate that it is an issue.

3. MAYOR'S REPORT:

- A. Mayor Anderson advised that the city was spared from extensive damage following Hurricane Ian. The damage incurred included a fallen tree on Oak Street, roof damage at a city business, and some debris in the streets. The city had removed a tree on Jesse Jones Avenue prior to the hurricane due to its dilapidated state and risk of falling onto private property., Mayor Anderson authorized the purchase of a street sweeper attachment to help with cleaning up. A state of emergency had been enacted on September 27th but was cancelled after 7 days. Commissioner Vogel asked whether Pasco County came through and picked up debris to assist the city and City Clerk Morales advised that the county had notified her that they would not help, however, the transfer station was not charging fees for dumping.
- B. Employee reviews were completed earlier in October.

4. ATTORNEY'S REPORT: NONE

2. COMMISSIONER REPORTS

C. BUILDING AND ZONING – COMMISSIONER VOGEL:

- 1. Building permit activity for September was tallied at \$200,693.15.
- 2. Commissioner Vogel advised that he met with Planning Consultant Central Florida Regional Planning Council, and he was reassured that speed of service would pick up this fiscal year. City Clerk Morales advised that the consultant required a different agreement for Comprehensive Plan revisions. Commissioner Vogel recommended to retain CFRPC for another year.

MOTION: RETAIN CENTRAL FLORIDA REGIONAL PLANNING COUNCIL FOR THE FISCAL YEAR 2022-2023.

MADE BY: Commissioner Vogel

SECOND: Commissioner D'Water

ROLL CALL VOTE: Commissioner Vogel - AYE

Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Cagle	-	ABSENT
Commissioner Schrader	-	ABSENT

3. An ordinance was drafted to expand commercial zoning uses to better reflect neighboring communities' current zoning following the zoning workshop discussion.

- a. **ORDINANCE 05-2022 (FIRST READING)**

AN ORDINANCE OF THE CITY OF SAN ANTONIO, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES, SPECIFICALLY AMENDING CHAPTER 82, SECTION 82-6, ADDING "DATA PROCESSING SERVICES" AS A NEW PERMITTED USE IN THE C-1 ZONING DISTRICT; AND AMENDING SECTION 82-7, ADDING "MINI WAREHOUSE/SELF-STORAGE," "CONTRACTOR'S OFFICE & STORAGE," "SHOPPING CENTER," "CAR WASH & AUTO DETAILING," "BOWLING ALLEY," "DRIVE-IN THEATERS," "GOLF COURSE," "HOSPITAL" AND "AIRCRAFT LANDING PADS" AS NEW PERMITTED USES IN THE C-2 ZONING DISTRICT; AND AMENDING SECTION 82-11, PROVIDING SUPPLEMENTAL REGULATIONS FOR "MINI-WAREHOUSE/SELF-STORAGE" FACILITIES, AND "CAR WASH & AUTO DETAILING" USES; AND AMENDING SECTION 82-15, PROVIDING PARKING STANDARDS FOR "MINI WAREHOUSE/SELF-STORAGE" FACILITIES AND "CAR WASH & AUTO DETAILING" USES; AND AMENDING SECTION 82-1, PROVIDING DEFINITIONS FOR "CAR WASH & AUTO DETAILING" USES AND "CONTRACTOR'S OFFICE & STORAGE"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: ADOPT ORDINANCE 05-2022

MADE BY: Commissioner Vogel

SECOND: Commissioner D'Water

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner D'Water	-	AYE
	Mayor Anderson	-	AYE
	Commissioner Cagle	-	ABSENT
	Commissioner Schrader	-	ABSENT

- i. Janice Davis, 12116 Palm Street, asked whether the code still excluded fast food restaurants. Mayor Anderson stated that they are not currently excluded but they are limited due to the lack of available space. Commissioner Vogel advised that they are not excluded but rather restricted by the code.

A. PARKS AND RECREATION – CITY CLERK MORALES:

1. The Arbor Day proclamation was read.
2. The city received a quote for concrete swales to be put in at Lake Park to facilitate drainage. The swales would go along the parking lot to help water flow into the lake and prevent affecting neighboring properties. Mayor Anderson questioned whether that would pollute the lake and recommended that approval be contingent upon an engineer review.

MOTION: APPROVE GUDE LLC QUOTE TO IMPROVE LAKE PARK DRAINAGE FOR \$3,500.

MADE BY: Commissioner Vogel

MOTION: AMEND TO APPROVE GUDE LLC QUOTE TO IMPROVE LAKE PARK DRAINAGE FOR \$3,500 CONTINGENT ON ENGINEERING REVIEW.

MADE BY: Commissioner D'Water

SECOND: Commissioner Vogel

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Cagle	-	ABSENT
Commissioner Schrader	-	ABSENT

3. The racquetball court and the Depot both need electrical upgrades. Quotes were presented for each of the location.

MOTION: HIRE A&G ELECTRICAL TECHNOLOGIES TO INSTALL A 100 AMP SINGLE PHASE SERVICE AT THE RACQUETBALL COURT FOR \$2,793.

MADE BY: Commissioner Vogel

SECOND: Commissioner D'Water

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Cagle	-	ABSENT
Commissioner Schrader	-	ABSENT

MOTION: HIRE A&G ELECTRICAL TECHNOLOGIES TO COMPLETE ELECTRICAL UPGRADES AT THE DEPOT FOR \$1,346.

MADE BY: Commissioner D'Water

SECOND: Commissioner Vogel

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Cagle	-	ABSENT
Commissioner Schrader	-	ABSENT

B. STREETS – COMMISSIONER SCHRADER:

1. Commissioner Vogel asked if there was an update on Pompanic Street improvements. City Clerk Morales advised that there no timeline provided at this time, but everything was going according to plan based on what the contractor has told the city.
2. Commissioner Vogel noticed a lot of flags along east Curley Street and asked whether staff was aware of what was going on. Water Clerk Plazewski stated that several locate requests for water lines had been submitted by TECO and their subcontractors for potential changes in the area.

C. WATERWORKS – COMMISSIONER D'WATER

1. Flow meters need to be replaced at wells 4, 5, and 6. An additional \$1,000 was needed on top of the original quote to run conduit and electricity. This would work with radio read which may be used in the future.

MOTION: TO APPROVE THE BID FROM AVANTE FOR \$16,483 TO REPLACE FLOW METERS FOR WELLS 4, 5, AND 6.

MADE BY: Commissioner D'Water

MOTION: AMEND TO SPEND \$15,483 TO HAVE AVANTE REPLACE FLOW METERS FOR WELLS 4, 5, AND 6.

MADE BY: Commissioner D'Water

SECOND: Commissioner Vogel

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Cagle	-	ABSENT
Commissioner Schrader	-	ABSENT

MOTION: TO SPEND \$1,000 TO RUN CONDUIT AND ELECTRICAL TO WELLS 4, 5, AND 6.

MADE BY: Commissioner D'Water

SECOND: Commissioner Vogel

ROLL CALL VOTE:

Commissioner Vogel	-	AYE
Commissioner D'Water	-	AYE
Mayor Anderson	-	AYE
Commissioner Cagle	-	ABSENT
Commissioner Schrader	-	ABSENT

2. City Attorney Buhr advised that the Utility Service Agreement for the project of Distinct San Antonio on Dunne Road was almost complete. City and petitioner engineers will provide more information by the end of the week and it may be ready to present at the following meeting.
3. Commissioner D'Water advised that the revised Florida Rural Water Association recommendations based on 2021 data had significantly increased due to high expenditure of the water fund the previous year. Staff had put together a few options for new water rates including the FRWA recommended rate and a middle ground between the current rate and the recommended rate. Commissioner Vogel stated that he was not comfortable voting on the matter without most or all Commissioners present. Commissioners agreed that they would be in favor of tiered billing and the middle ground rates with different rate schedules for residential and commercial and asked that this be reflected in the ordinance to present for first reading at the following meeting.
 - a. Water Clerk Plazewski stated that tap-in fees would also have to be voted on if water rates are changed. City Attorney Buhr advised that tap-ins are not generally conducted by city staff in smaller cities due to time constraints of smaller staff.

3. CLERK'S REPORT:

- A. D.C. Johnson provided an updated quote for a variety of surveys for the city property at Pennsylvania Avenue & Magnolia Street. City Clerk Morales advised that there was no bundle, and the additional topographic was in addition to what was previously quoted. Commissioner Vogel stated that he was against the removal of all the trees to use the land

for drainage and would need to be convinced that it is a good use of the land however, he was still in favor of doing the boundary survey for now.

MOTION: TO APPROVE THE D.C. JOHNSON BOUNDARY SURVEY OF CITY PROPERTY AT MAGNOLIA STREET AND PENNSYLVANIA AVENUE FOR \$2,650.

MADE BY: Commissioner D'Water

SECOND: Commissioner Vogel

ROLL CALL VOTE:	Commissioner Vogel	-	AYE
	Commissioner D'Water	-	AYE
	Mayor Anderson	-	AYE
	Commissioner Cagle	-	ABSENT
	Commissioner Schrader	-	ABSENT

B. City Clerk Morales brought forward a vacate request for city property on Joe Herrmann Drive from a petitioner who intends on acquiring the land to be able to split his parcel in half. Staff is currently in the process of verifying utilities and the request will be formally presented once staff receives the information. There was a discussion regarding city interests to either retain or vacate the parcel.

4. UNFINISHED BUSINESS:

A. The Commission would revisit scheduling a Consultant Review Workshop when most Commissioners would be present.

5. NEW BUSINESS: NONE

6. ADDITIONAL COMMISSIONER COMMENTS: NONE

7. ANNOUNCEMENTS:

A. The next MAP meeting will take place in Dade City at Lunch on Limoges on November 3rd at 6:30 PM.

8. ADJOURNMENT: Meeting adjourned at 9:09 PM.

Respectfully submitted,

Julia Fresne, Assistant to City Clerk