

CITY OF APOPKA

Minutes of the City Council regular meeting held on April 21, 2021 at 7:00 p.m., in the City of Apopka Council Chambers.

PRESENT: Mayor Bryan Nelson
Commissioner Doug Bankson
Commissioner Kyle Becker
Commissioner Alexander Smith
Commissioner Diane Velazquez
City Administrator Edward Bass
City Attorney Michael Rodriguez

PRESS PRESENT: John Peery – The Apopka Chief

INVOCATION - Commissioner Bankson provided the invocation, led in the Pledge of Allegiance and provided the Fact of the Day as follows: On April 24, 1800, the Library of Congress was established by President John Adams. The president approved legislation to purchase books for use by Congress. By 1802, there were 964 volumes and nine maps. In 1814, the British invaded DC, burned the Capitol and the library which contained over 3,000 books at that time. In an effort to help restart the library, former president Thomas Jefferson sold his personal library to Congress. Unfortunately, two-thirds of the library collection, including Jefferson's collection, was destroyed by a fire in 1851. Congress eventually rebuilt the collection and today the Library of Congress is one of the largest libraries in the world. It is housed in three buildings, contains more than 17 million books, as well as millions of maps, manuscripts, photographs, films, audio and video recordings, prints, drawings and digital materials.

APPROVAL OF MINUTES

1. Regular Council Meeting Minutes of April 7, 2021.

Mayor Nelson asked if anyone had any questions about the minutes. Hearing none, he asked for a motion to approve the meeting minutes of April 7, 2021.

MOTION by Commissioner Velazquez and seconded by Commissioner Bankson to approve the meeting minutes of April 7, 2021. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

AGENDA REVIEW

Edward Bass, City Administrator, stated that there was a slight scrivener's error on item #8, Ordinance No. 2832, the location currently says North of Kelly Park Road and East of Dowman Drive and this should be SW Corner of Saddler Road and Golden Gem Road. He said this is correct in your packets.

PRESENTATION

1. Mayor Nelson introduced Cate Manley, the new President of the Apopka Chamber of Commerce.

Cate Manley provided a brief interview and thanked the Mayor and Commissioner's for coming last night and said it was a pleasure meeting all of you. She said she came from Missouri but prior to that, she did a lot of political advocacy for her Employers in Higher Education for several years and was able to make some good connections. She said she's excited to be back in Apopka. She said today is her 3rd day but has been reviewing and doing some edits to the Grow Apopka.com website and said the site is live now and said they'll be creating a marketing plan to promote the new website over the next few days and weeks. She asked for any feedback and said email or call her to incorporate any further edits. She said once we fully launch the site, she'll keep this up to date and this will keep it fresh.'

2. Build to rent developments
Presented by: James Hitt

Bobby Howell, Planning Manager, presented on behalf of Jim Hitt tonight. He said we're starting to see a new trend in development coming to the City in the form of "Built to Rent" Developments. He said about a month ago, we had a meeting with the Taylor Morrison Group who wanted to discuss "BTR's" and said this is becoming a nationwide trend in Real Estate Development. He said this is developers building communities for rent and these proposals incorporate the development of single-family homes in a complex with apartment style amenities. He said there are some that look like traditional residential communities including Zerrabrook, Country Crossings, Binion Reserve, which are owned by American Homes for Rent, which is one of the largest home rental corporations in the United States. He said Avian Pointe, was built as a platted, fee simple sub-division is developed by DR Horton but they're also marketing as a "Build to Rent: community. He stated that our LDC does not contain a mechanism regarding this type of development and it appears that this trend is being driven by young professionals and young families who want single family homes as well as empty nesters wanting to downsize but not live in an apartment. He said we're still learning about this concept but there is some

information out there that we wanted to make the Commission aware of and said he'll attempt to answer any questions you may have.

Commissioner Velazquez said she read the whole article and said it was an interesting article but her concern is what is the long-term consequences of building communities that are strictly for "build to rent"? She said the concept is convenient and allows people to move into a home rather than an apartment. She asked how we will address this in our Land Development Code and asked how we move forward to address this.

Bobby said in our LDC, we don't address rentals, we have permitted uses, residential, multi-family, townhomes and said that's how we look at this.

Mayor Nelson said we may want to look and see if there are other Cities that have things in their Code that we should maybe model.

Bobby said he will do that and that he will also reach out to the management company for Taylor Homes by the name of Christopher Todd Communities, who is based in Scottsdale, Arizona. He said they develop these communities in partnership with Taylor Homes and if you look on their website, they're very nice-looking residences.

Commissioner Bankson said excellent questions and said it sounds good but wondered what the long-term effect will be and asked how we keep this from denigrating. He said not to take away from the renters but said there is a difference between a homeowner and a renter but they have that homeowners pride. He said it seems like the approach to this is the HOA type of mentality where they can keep that standard high so it doesn't degrade itself.

Commissioner Smith said his concerns are basically the same in reference to how our Code applies to this or are we going to develop our Code to address this. He said he's concerned with a large build to rent community and asked how long of a lease are they are asking the individuals to sign when they move into these communities.

Bobby said that American Homes for Rent, which is doing Binion Reserve; Zarabrooke and Country Crossings has a rental period of a year with a two-year option.

Mayor said this was a good time to have this discussion and we will have Bobby go back and see if there are some things that we want to mirror that some of the other communities that have already done this have used. He said he appreciates Bobby's research on this and looks forward to him coming back with some ideas on language.

PUBLIC COMMENT PERIOD

Pamela Ripley, 1037 Mill Run Circle, Apopka, spoke about the flooding issues that have occurred at Lake Hammer and Sheeler Oaks since 2018. She said Lake Hammer is a receptacle for the stormwater system for 500 + homes in these communities. She said that after over 80 homes flooded in 1995, the City was issued a permit by SJRWMD to pump the excess water from Lake Hammer to an off-site retention area, which alleviated the pumping for over 20 years. She said in 2019, her home as well as surrounding streets and yards were flooded when the stormwater system was overwhelmed during an afternoon storm. She said her husband and her were forced out of their home for 10 months due to the extensive damage. She said when they moved back into the home and the next rainy season began, they resorted to using sandbags as the flooding issues continued. She said she and her neighbors have provided photos, documents and information to Mr. Weatherford in the hopes that getting the issue resolved. She understands a drainage consultant was hired in 2020 but the report has not been issued as of yet. She said they've been told via email, not to expect any work to be preformed this year. She said reports the City did for the SJRWMD, identified several conditions that needed to be addressed. She reiterated that she keeps sandbags around her home and said she's discouraged.

Mayor Nelson said we are awaiting the report back from the consultant and said that we plan on putting the pump back this year. He said according to the consultant, the pipe is not undersized, rather it looks like we may not have enough inlets to get into the pipe. He said we're pumping to the level allowed by SJRWMD.

Commissioner Bankson asked for clarification and said that he understands that the pipe is large enough but the inlet to get it into the pipe can't keep up. Mayor Nelson explained that according to the consultant, there are not enough inlets to keep the water from backing up on the road.

Commissioner Velazquez asked that since we know we need inlets, why aren't we adding them.

Edward Bass, City Administrator, said for the last couple of years, we've been doing everything we can including cleaning the pipes, checking to make sure things are right, pumping it down and are working with SJRWMD on how low we can draw down the water to make sure we stay within the guidelines. He said we're doing a study and once that is finalized, and we have their recommendations, we can come up with a plan of action. He said there is money in the budget for this Fiscal Year for this study and for the construction of this particular project.

Commissioner Smith asked when the study will be completed to which Edward said within the next 30 days. He asked once that is completed, how long will it take to implement the inlets.

Edward said once we get the study, we can evaluate and put a timeline together. He said our procurement policy allows us to expedite things however we do have State Statutes we have to follow when it comes to purchasing, depending on dollar amounts but we will bring all of this back to you once we have the consultant's recommendations.

Commissioner Smith said as soon as we get the study, we need to label this as a priority.

Commissioner Becker asked why we don't parallel this without waiting for the study to which Edward responded we don't have the official study that shows exactly what we need to do. He then asked what's changed since 2017 that led to the flooding to which Mayor Nelson stated groundwater.

Matt DiSalvatore, Creative Signs said he wanted to thank Commissioner Bankson and Commissioner Smith for their help as well as City Staff and stated they've all been great to work with. He said about 2 years ago, Cindy Edwards reached out to him regarding a bid for a digital sign for the City of Apopka that will be voted on tonight. He said his intent is not to try and change anyone's mind on this and said he already spoke with Edward and Jessica, who have followed the rules to a "T". He said he is here to question the rules. He said that when Cindy first reached out to him about the sign, she said we want a good one that will last a long time. He said he helped her write the scope for the project and when the costs went over the \$50,000 mark, she advised that we would need to go out for National bid on this. He said he reached out to Jessica on this as he was a small local company and asked her if he could bring his proposal down and turn it in to someone to which she advised that that wasn't permitted under the guidelines. He said Edward and Jessica were great to work with and knows they would've helped if they could've. His question is why \$50,000 is the magic number to where we had to go out for a National bid. He said this one was tough one for them after working on this for so long.

Mayor Nelson said that the threshold used to be \$25,000 and this was just raised this year. He said we do have a 3% local preference and said if you had gotten the bid in in time and were within 3% of the best outside vendor, you could've gotten the business as well.

He said that this was a big lesson learned for him and if God would've wanted him to get this job, he would've gotten it.

Edward said we'll be doing a procurement workshop on June 3rd that will help the locals understand how the procurement process works and the statutes we have to follow. He said when it comes to procurement and local government, they're so strict and we have to follow the guidelines to a "T".

David Hoffman, 3610 Tayside Court, Apopka, said with Spring comes renewal and vibrance as well as a new season of baseball, America's favorite classic past time. He said a critical feature of this wonderful sport is the three strikes and you're out rule. He said the residents of Rock Springs Ridge have been involved in an endless extra inning game. He said since April 2009, the golf group who aspire to build and develop some 300 new homes in our community, against our will. He said they've been up to bat over and over again and said that this group has enjoyed at least 6 strikes. He asked at what point does this endless threat to our community going to be resolved and when will the City help us to save our neighborhood. He said he's taken the liberty to go to the plate for Rock Springs Ridge as one citizen, swinging for the fences. He said he'll be booed by some but that is fine. He said tomorrow is Earth Day and let us work together to save the green space at Rock Springs Ridge and throughout Apopka; a City whose greatest attribute over the years has been not its density but its spaciousness.

CONSENT (Action Item)

1. Approve the Plat for Retail at SWC Rock Springs Road and East Tanglewood Drive
2. Approve the Hammocks at Rock Springs School Concurrency Mitigation Agreement
3. Approve and authorize the Mayor to Execute a Revocable License Agreement between the City of Apopka and the Catfish Place, Inc.
4. Award a contract for RFQ 2021-02: Facility Needs Assessment for a new Public Safety Building.
5. Award a contract for RFP 2021-04: Digital Monument Sign Continuing Services.
6. Authorize the issuance of evaluated and sole source memos.
7. Accept the disbursement report for March 2021.

Mayor Nelson asked if anyone needed to pull anything off the consent agenda. Hearing none, he asked for a motion to approve the seven (7) items on consent.

Commissioner Velazquez asked about item # 7, the disbursement report and asked why we have so many utility refunds.

Edward Bass stated that those are refunds of deposits for customers that have met the requirements of paying on time for 12 months with no late fees.

MOTION by Commissioner Smith and seconded by Commissioner Bankson, to approve the seven (7) items on Consent. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith & Velazquez voting aye.

BUSINESS (Action Item)

1. Approve appropriation of Duke Energy settlement funds for debt reduction and capital improvements.
Presented by: Edward Bass

Edward Bass, City Administrator, said this goes back to the discussion of the Duke Energy settlement monies that we have, which is approximately \$2.9 million dollars. He said we did the agreement on January 20th and have received the funds. He said on February 17, 2021, we had a workshop to go through all of the items we have and said the list that is in your packet tonight, reflects those items. He said they're all numbered and I've taken out #2 as it was eliminated but the order is a little different. He said we can take them up separately or we can fund the whole package or portions of this, we can do this. He said whatever actions you take tonight, if there are any budget amendments that are required, we will bring them back to you and State law requires we do a Resolution for every budget amendment. He said if it's something that we're going to put aside, these dollars will come up in our budget workshop. He said with all that we have out on the horizon, we have some things that are still in the works so one of the things that I'd like to recommend is the item you see where we're trying to pay off the debt, perhaps we can hold back on that one right now. He said this is an item that we've had in our budget and said that with the things that we have out there, he thinks it's something that we hold onto those funds and keep those in the reserves. He said the other items are capital items and some are very significant and things we've been trying to do including a fire engine replacement that was asked for last year that they've managed to make do. He said that would be one of the items we can earmark and use those dollars for our current budget. He said there's some additional funding for the drainage but this is not the funding he spoke about earlier as that funding was already approved. He said those are the items and you don't have to do them all at once or pick and choose.

Commissioner Becker said that regardless of what we do here now, if we approve what you're asking today, each of these items would come back to us for further approval to which Edward confirmed correct, this is just earmarking for now and everything would come back for review and approval.

Commissioner Smith said he's fine with what is presented and said he likes the idea of setting those funds to the side for the debt payoff until we see where we stand. He asked what the latest we could go to pay off the debt.

Edward said there isn't a timeline as if we don't pay this off, we continue to budget this each year as we've been doing.

Commissioner Bankson said he has concerns and needs assurances with the resource center. He said other Commissioners have voiced similar concerns. He said he loves the concept of this and said this isn't something the City is taking on but is helping to seed something that he thinks will bring relief for our Police will be able to funnel people a certain way. He said he appreciates that we have more time to work through his concerns. He said he agrees that we hold back funds until we see some of these other things happen is a smart move.

Commissioner Velazquez said she agrees that the resource center is a good idea but we have organizations already performing some of these services. She said her concern is that we would be the owners of this building and doesn't feel that we should be investing in that as then we become responsible. She said we can have further discussion on this and earmark funds accordingly.

Edward said this takes those dollars that you approve and earmarked those for that purpose only.

Commissioner Smith said the resource center has been mislabeled as perhaps a place where people are going to live but that's not the case. The resource center will have the resources for citizens in our community to be able to go for mental health, employment assistance, food, clothing, all housed in one place.

Mayor Nelson confirmed and said we're the gatekeeper for those services that are being provided for by all of the churches. We will be there to offer the assistance and keep track of those services and individuals in order to provide a hand up, not a hand out.

Sheryl Manche, 4539 Cemetery Road, Mount Dora, FL, said she's the Community Resource Director at Remnant Christian Center at 170 S. Washington Avenue in Apopka. She passed out an email exhibit given to her by Second Harvest on March 22, 2021. She highlighted that it's been 1 year when Remnant was asked by Second Harvest, to help provide food to our citizens. She said between them and First Baptist Church of Apopka, they gave out food every Monday. She said she didn't know where the idea that there would be a bunch of homeless people hanging out, doing drugs and deteriorating the neighborhood. She said Ben Carson, the director of HUD has been trying to get community partners and non-profits together for 3 years to form a hand up initiative and provide financial assistance for basic needs; crisis intervention; case management; life skill classes; disaster recovery; housing; food; clothes; I.D. restoration; emergency shelter; homeless care kits; helping seniors; legal aid an immigration. She said that is what we're offering to do here and are asking the City to purchase a building for \$150,000. She said the participating churches will work together to fix up the building and to go after available grants in order to get the various services into the resource center that will allow our local citizens the help they need.

Commissioner Velazquez said she knows for a fact that the churches offer the same services and has stood on the line to get food for families that could not get there.

Mayor Nelson asked for a Motion to approve the appropriation of the Duke Energy Settlement Funds. Commissioner Becker said he would move to approve as these earmarks can be changed, if needed.

MOTION by Commissioner Becker, and seconded by Commissioner Bankson approve the appropriation of the Duke Energy Settlement Funds. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 2773 – Second Reading – Comprehensive Plan – Large Scale Future Land Use Amendment
From: “County” Rural
To: “City” High Density Residential - 15
Owner: Collier Bengé Joint Venture LLC
Applicant: Andrew McCown, GAI Consultants, Inc.
Location: North of West Orange Blossom Trail; west of State Route 429
Project: 50.2 +/- acres
Project Manager: Phil Martinez

Mayor Nelson asked if there have been any changes since the first reading to which Phil Martinez advised there were none. He then asked if anyone had any questions or if anyone from the public wished to speak on this item.

David Hoffman said when he looks at these Ordinances, he sees so many acres with a project and the changing of the zoning. He asked that when an Ordinance is approved, is it with the expectation that in the future, there will be a development, requiring another vote.

Mayor Nelson confirmed that yes, that is the process. He then asked if there was anyone else from the public that had any questions and hearing none, he asked for a Motion to adopt Ordinance No. 2773.

MOTION by Commissioner Smith, and seconded by Commissioner Velazquez to adopt Ordinance No. 2773 Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

2. Ordinance No. 2774 – Second Reading – Comprehensive Plan – Large Scale Future Land Use Amendment

From: "County" Rural
To: "City" Commercial
Owner: Collier Bengé Joint Venture LLC
Applicant: Andrew McCown, GAI Consultants, Inc.
Location: North of West Orange Blossom Trail; west of State Route 429
Project: 23.73 +/- acres
Project Manager: Phil Martinez

Mayor Nelson asked if there have been any changes since the first reading to which Phil Martinez advised there were none. He then asked if anyone had any questions or if anyone from the public wished to speak on this item.

David Hoffman said he has a quick comment and that is, when he looks at this as a citizen of Apopka, his concern is "urbanization".

Mayor Nelson asked if anyone else from the public wanted to speak and hearing none, he asked for a motion to adopt Ordinance No. 2774.

MOTION by Commissioner Bankson, and seconded by Commissioner Becker to adopt Ordinance No. 2774 Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

3. Ordinance No. 2819 – Second Reading – Comprehensive Plan – Small Scale Future Land Use Amendment
From: Rural (County)
To: Low Density Residential (City)
Owner: Apopka Centerline Development, LLC
Applicant: VHB c/o Erika Hughes
Location: 1879 Boy Scout Road
Project: 9.487 +/- acres
Project Manager: Allyson Williams

Mayor Nelson asked if there have been any changes since the first reading to which Allyson Williams advised there were none. He then asked if anyone had any questions or if anyone from the public wished to speak on this item. Hearing none, he asked for a motion to adopt Ordinance No. 2819.

MOTION by Commissioner Bankson, and seconded by Commissioner Becker to adopt Ordinance No. 2819. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

4. Ordinance No. 2820 – Second Reading – Change of Zoning
Owner/Applicant: Richard G. Harwood Jr.
Location: 424 E. Welch Road
Project: 4.4 +/- acres
Project Manager: Phil Martinez

Mayor Nelson asked if there have been any changes since the first reading to which Phil Martinez advised there were none. He then asked if anyone had any questions or if anyone from the public wished to speak on this item. Hearing none, he asked for a motion to adopt Ordinance No. 2820.

MOTION by Commissioner Velazquez, and seconded by Commissioner Smith to adopt Ordinance No. 2820. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

5. Ordinance No. 2826 – Second Reading – Amendment to the City's five-year Capital Improvements Plan to add recreation improvement.
Presented by: Brian Forman

Mayor Nelson asked if there have been any changes since the first reading to which Brian Forman advised there were none. He then asked if anyone had any questions or if anyone from the public wished to speak on this item. Hearing none, he asked for a motion to adopt Ordinance No. 2826.

MOTION by Commissioner Smith, and seconded by Commissioner Velazquez to adopt Ordinance No. 2826. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

6. Ordinance No. 2827 – Second Reading – Change of Zoning
Owner: FTI Funding, LLC
Applicant: KRPC Ponkan Road, LLC. c/o Appian Engineering, LLC
Location: 3515 and 3081 W. Ponkan Road
Project: 23.40 +/- acres
Project Manager: Bobby Howell

Mayor Nelson asked if there have been any changes since the first reading to which Bobby Howell advised there were none. He then asked if anyone had any questions or if anyone from the public wished to speak on this item. Hearing none, he asked for a motion to adopt Ordinance No. 2827.

MOTION by Commissioner Bankson, and seconded by Commissioner Becker to adopt Ordinance No. 2827. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

7. Ordinance No. 2828 – Second Reading – Change of Zoning
From: Transitional (T)
To: Planned Development (PD)
Owner: Clonts Farm, Inc.
Applicant: K Hovnanian Cambridge Homes, LLC
Location: 810 S. Binion Road
Project: 30.92 +/- acres
Project Manager: Bobby Howell

Bobby Howell, Planning Manager, said the applicant has asked for a continuance on this item to May 19th, 2021 to allow some additional time to work out issues related to the Development Agreement. He said we're pressing the continuance to May 19th to allow preservation of advertising of the second reading.

Commissioner Velazquez asked what they needed to iron out in the Development Agreement.

Bobby Howell stated that this was for a provision regarding Utility Extensions.

He then asked if anyone had any questions or if anyone from the public wished to speak on this item. Hearing none, he asked for a motion to approve a continuance on this item to the May 19, 2021 City Council Meeting, as requested by the applicant.

MOTION by Commissioner Smith, and seconded by Commissioner Velazquez to approve a continuance on this item to the May 19, 2021 City Council Meeting as requested by the applicant. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

8. Ordinance No. 2832 – First Reading – Annexation
Owner: PMDW Ventures, LLC
Applicant: GL Summit Engineering, Inc. c/o Geoff Summit P.E.

Location: North of Kelly Park Road and east of Dowman Drive
Project: 9.86 +/- acres
Project Manager: Jean Sanchez

Jean Sanchez, Planner II, said this is a request to accept the first reading of Ordinance No. 2832, the annexation of a parcel owned by PMDW Ventures, LLC. She said the parcel is a total of approximately 9.86 acres and sits on the SW corner of Saddler Road and Golden Gem Road. The recommended motion is to approve Ordinance No. 2832 and hold it over for a second reading and adoption on May 5, 2021.

Mayor Nelson asked if anyone had any questions or if anyone from the public wished to speak on this item.

David Hoffman said, this may be an elementary level question about the annexation ordinances. He asked if these acreages are added to City boundaries, is that correct to which Mayor Nelson confirmed, that is correct.

Mr. Hoffman then asked that over the past 10 years, can you give an estimate of how the square mile area for the City of Apopka has changed.

Mayor Nelson said that would be a good question for Bobby. .

Bobby Howell said that off the top of his head, over the past 10 years, his best estimate would be about 20 square miles or so but we can go back through GIS records and confirm that.

Mayor Nelson asked if anyone else wanted to speak on this matter and hearing none, he asked for a motion to approve Ordinance No. 2832 at first reading and hold over for a second reading and adoption.

MOTION by Commissioner Bankson, and seconded by Commissioner Smith to adopt Ordinance No. 2832 at first reading and hold over for a second reading and adoption. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

9. Ordinance No. 2837 – First Reading – Annexation
Owner: Donna and Carl Redder
Applicant: GL Summit Engineering, Inc. c/o Geoff Summitt, P.E.
Location: Southwest corner of Sadler Road and Golden Gem Road
Project: 10.41 +/- acres
Project Manager: Jean Sanchez

Jean Sanchez said this is a request to accept the first reading of Ordinance No. 2837, the annexation of two parcels owned by Donna and Carl Redder. She said the two parcels are a total of approximately 10.41 + acres and sits on the SW corner of Saddler Road and Golden Gem Road. The recommended motion is to approve Ordinance No. 2837 and hold it over for a second reading and adoption on May 5, 2021.

Commissioner Velazquez asked what the land use would be for these two properties.

Jean said this is in the Kelly Park Interchange area and would be mixed use.

Commissioner Velazquez asked do we know what they're planning out there to which Jean stated that the discussion is residential subdivision.

Mr. Hoffman asked that with these annexations, his sense is that for the property owners, they would like to be on a stand by situation of gaining City services. He asked if there is a cost benefit ratio analysis done for that.

Mayor Nelson said we get impact fees on that based upon what the additional road needs are as well as what the additional waste water and drinking water needs. He said we're doing some additional studies to make sure that the costs are right. He then asked for a motion to approve Ordinance No. 2837 at first reading and hold over for a second reading and adoption.

MOTION by Commissioner Becker, and seconded by Commissioner Smith to approve Ordinance No. 2837 at first reading and hold over for a second reading and adoption. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker & Velazquez voting aye.

CITY COUNCIL REPORTS

Commissioner Velazquez said she went to Saturday Sounds again and said it's a great time each Saturday night. She said this weekend will be the Beatles Tribute Band. She also promoted that we have the Apopka Art and Foliage Festival this weekend and said she hopes that everyone goes out and enjoys it.

Commissioner Bankson said the barbeque contest was a real winner and said they pointed out that there was another large contest up in Jacksonville but we still had a tremendous turn out so he thinks this was one of those events that's building and great for the City.

Mayor Nelson gave a big shout out to Parks and Rec and said they saw the storm coming and wanted to make sure every act got on the stage. He said while Commissioner Becker and he were holding down the tents at 6:15 p.m., he said at least Bailey Callahan got up to sing 3-4 songs. He said hats off to the Parks and Rec Department for adjusting the schedules and getting everyone on.

Commissioner Smith said the concert was great and it was an excellent event and said it was very accommodating for the Parks and Rec to foresee that we need to speed things up and move it along. He said he's looking forward to the Art and Foliage Festival this weekend.

Commissioner Becker said it went well and was a good time. He thanked Edward for getting the HR position posted. He said he shared the job on his personal page so if everyone can do that, he felt like we can get a good pool of qualified candidates.

CITY ADMINISTRATOR REPORT

Edward said he wanted to clarify the question Commissioner Velazquez asked and that was about the refunds for the deposits. He said in addition to the refunds for deposits, there may also be other types of account refunds including any overpayments on an account or any closed accounts for people who left the City.

CITY ATTORNEY'S REPORT

City Attorney Rodriguez had nothing to new to report.

MAYOR'S REPORT

1. Letter to School Board

Mayor Nelson said that this is a draft from Bobby Howell, Michael Rodriguez and himself and said this represents our frustrations at the City and some of the things we wanted to outline. He said it's pretty detailed but the main point is that we want clarity. He said the legislature now will be limiting the increases in impact fees so every time Orange County does something, the legislature comes back. He said they won't be able to raise the impact fees as much and this goes retroactive to January 1st. He said it's interesting and he wishes we could all get on the same page as far as schools needed in the Apopka area.

Commissioner Becker said if we make a representation that Orange County can or should be doing something, he wants to make sure we can back it up.

2. Prayer breakfast

Prayer Breakfast is May 6, 2021 and said we have a few tables left. He said if you're interested, doors open at 6:30 a.m. and the program starts at 7:00 a.m.

3. Northwest Recreation Visioning

Mayor Nelson said hats off to Brian and his team as well as Kelly Roberson who put together a nice form that you can fill out to put things. He said any input you want or need, please weigh in and make your suggestions known by May 14th.

4. Chief Wylam - Fire Chiefs Summit

Mayor Nelson said he's proud of Chief Wylam for being one of only 50 Fire Chiefs in the Country that were invited to the Summit on July 12th-14th, completely paid for by the Summit organizers. He said we're really proud of the Chief and the ability for him to go to Albuquerque, New Mexico.

5. Rock Springs Ridge Community Meeting

Mayor Nelson said that last but not least, we've been working on some kind of a resolution to the Rock Springs Ridge Golf Course. He said he's had several meetings with Mr. Dello Russo and his partner Chad and the attorneys and they've presented a plan for a land swap. He said as you know we have the two properties on Harmon Road and had earmarked those dollars to buy Camp Wewa. He said what the Dello Russo team has proposed is that we swap those two parcels in exchange for the golf course and earlier this year, the parcels were appraised at a total \$2,485,000. He said the one draw back we have if we were to go through with this is the City has a communications tower, that's on its last leg, but we would need to move that tower somewhere else. He said Michael and he have been working on is a potential deal where the City would get the golf course in exchange for the two properties we have on Harmon Road. He said we would then simultaneously lease back the golf course to the Rock Springs Ridge Homeowners Association at \$6,000 per month, until RSR can secure their own loan or bond through a Recreational District. He said that what we would do in the interim, while the property is being leased to the HOA, administratively amend the Future Land Use designation of the golf course from Residential to Recreational in order to preserve its current use as a recreational amenity. He said in addition, we would administratively amend the designations for the other residential uses in order to make the map correspond with the existing residential density of the Planned Development. He said for reference, the cost to each of the 1,320 homeowners at Rock Springs Ridge for 20 years at 3.5% would be \$132, per year or at 30 years at 3.5% it would be \$102, per year. He said we're going to have a community meeting at the Amphitheater on Tuesday, April 27, 2021 at 6:00 p.m. to present this to all of the residents. He said this will be noticed so the Commissioners can be

Commissioner Becker said he has some questions concerns but said and it will be interesting to see what happens and looks forward to Tuesday.

Commissioner Smith said his concern is that if he doesn't have any development rights, why are we giving him land that he can build on.

Commissioner Bankson said he appreciates all the work in creating this option and said he's looking forward to seeing what the will of the people is.

Commissioner Velazquez said this is her community but had similar concerns. She said let's see what happens at the HOA meeting.

ADJOURNMENT - There being no further business the meeting adjourned at 8:33 p.m.

Bryan Nelson, Mayor

ATTEST: _____
Susan M. Bone, City Clerk