



**CITY COUNCIL MEETING
MASCOTTE, FLORIDA**

**MONDAY, FEBRUARY 6, 2017
6:00 P.M.**

COUNCIL CHAMBERS **121 N. SUNSET AVE**
TEDDER-THOMAS MEMORIAL CIVIC CENTER **MASCOTTE, FLORIDA**

MINUTES

CALL TO ORDER: Mayor Pro Tem Brasher called the February 6, 2017, Regular Council Meeting to order at 6:05 p.m.

INVOCATION/MOMENT OF SILENCE & PLEDGE OF ALLEGIENCE: Public Services Director Walker gave the invocation followed by Mayor Pro Tem Brasher leading the Pledge of Allegiance.

ROLL CALL:

Present: Council Member Sally Rayman
Council Member Steven Sheffield
Council Member Louise Thompson
Mayor Pro Tem Brenda Brasher

Absent: Mayor Barbara Krull

Also Present: Jim Gleason, City Manager
Dolly Miller, Deputy City Manager/Finance Director
Randy Brasher, Fire Chief
Eric Pedersen, Police Chief
Larry Walker, Public Services Director
Michelle Hawkins, City Clerk
Virginia Cassady, City Attorney

47 **1. A. Presentation Awards:**

48
49 Police Chief Pedersen approached the podium and discussed that at the last council meeting
50 awards were giving out to some of the police officers and Corporal Betancourt was not available
51 and I would like to present him with the Unit Citation for his outstanding traffic enforcement
52 efforts for 2016.
53

54 **1. B. Presentation: Fiscal Year 2015-2016 Audit Report.**

55
56 Deputy City Manager/Finance Director Miller stated that Tammy Campbell from our
57 auditor firm McDirmit Davis and Company, LLC is present to give the City's fiscal year
58 2015-2016 audit report.
59

60 Tammy Campbell approached the podium to address council, staff, and the public.
61

62 Tammy Campbell gave a snap shot of the audit report and indicated that the city reduced
63 their debit by \$846,000 at the end of the fiscal year, overall the audit was good and there
64 were no issues to report. The city is on a good path. She thanked everyone for their time.
65

66 Mayor Pro Tem Brasher opened the floor for public comments:
67 There were none.
68

69 Council thanked Tammy Campbell for coming and thanked staff for all their hard work.
70

71 **2. A. Public Hearing: Final Reading and Adoption of Ordinance 2017-01-557 (Amending**
72 **the City's Land Development Code to make Medical Marijuana Dispensing Permitted**
73 **Use):**

74
75 City Attorney Cassady read by title only Ordinance 2017-01-557:
76

77 **ORDINANCE 2017-01-557**

78
79 **AN ORDINANCE OF THE CITY OF MASCOTTE, FLORIDA;**
80 **AMENDING SECTION 10-17 OF THE MASCOTTE CODE OF**
81 **ORDINANCES TO REQUIRE PROOF OF ACTIVE STATE**
82 **CERTIFICATE, REGISTRATION, OR LICENSE, IF APPLICABLE,**
83 **WHEN APPLYING FOR A LOCAL BUSINESS TAX RECEIPT;**
84 **AMENDING SECTION 2.1 OF THE LAND DEVELOPMENT CODE TO**
85 **CREATE DEFINITIONS FOR "MEDICAL MARIJUANA DISPENSING**
86 **ORGANIZATION" AND "MEDICAL MARIJUANA TREATMENT**
87 **CENTER;" AMENDING SECTION 3.11 TABLE 3-2 OF THE LAND**
88 **DEVELOPMENT CODE TO MAKE MEDICAL MARIJUANA**
89 **DISPENSING ORGANIZATION AND MEDICAL MARIJUANA**
90 **TREATMENT CENTER PERMITTED USES IN CERTAIN ZONING**

91 DISTRICTS; AMENDING SECTION 3.14 OF THE LAND
92 DEVELOPMENT CODE TO PROHIBIT MEDICAL MARIJUANA
93 DISPENSING ORGANIZATION AND MEDICAL MARIJUANA
94 TREATMENT CENTER AS PERMITTED HOME OCCUPATIONS;
95 PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION;
96 AND PROVIDING AN EFFECTIVE DATE.

97
98 Mayor Pro Tem Brasher opened the floor for public comments:
99 There were none.

100
101 *Council Member Rayman moved to approve the final reading and adoption of Ordinance*
102 *2016-12-557 (Amending the City's Land Development Code to make Medical Marijuana*
103 *Dispensing a Permitted use). Council Member Sheffield seconded the motion.*

104
105 *Motion Passed 4 to 0*

106
107 *Council Member Sheffield "Aye"*

108 *Council Member Thompson "Aye"*

109 *Council Member Rayman "Aye"*

110 *Mayor Pro Tem Brasher "Aye"*

111
112 **2. B. Public Hearing: Final Reading and Adoption of Ordinance 2016-12-558 (Amend**
113 **Chapter 18 of the City's Code and Section 5.5 of the Land Development Code Pertaining to**
114 **the Sanitary Sewer System & Potable Water System.**

115
116 City Attorney Cassady read by title only Ordinance 2017-01-558:

117
118 **ORDINANCE 2017-01-558**

119 **AN ORDINANCE OF THE CITY OF MASCOTTE, FLORIDA**
120 **AMENDING CHAPTER 18 OF THE CODE OF ORDINANCES**
121 **AND SECTION 5.5 OF THE LAND DEVELOPMENT CODE**
122 **PERTAINING TO THE SANITARY SEWER SYSTEM AND**
123 **POTABLE WATER SYSTEM OF THE CITY; PROVIDING**
124 **LEGISLATIVE FINDINGS; CLARIFYING WHEN CONNECTION**
125 **TO THE PUBLIC SEWER SYSTEM SHALL BE REQUIRED;**
126 **REQUIRING THAT DRY LINES BE INSTALLED FOR NEW**
127 **DEVELOPMENT WHEN REQUIRED BY A DEVELOPMENT**
128 **AGREEMENT; ELIMINATING REQUIREMENTS FOR A**
129 **RECLAIM WATER SYSTEM PROGRAM OF THE CITY;**
130 **UPDATING REGULATIONS REGARDING CROSS-**
131 **CONNECTION CONTROL TO BE CONSISTENT WITH**
132 **FLORIDA LAW; PROVIDING FOR SEVERABILITY,**
133 **CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE. BE**
134 **IT ORDAINED THAT:**

135 City Attorney Cassady stated that this ordinance will be effective 45 days after the
136 comprehensive plan effective date.

137 Mayor Pro Tem Brasher opened the floor for public comments:
138 There were none.

139
140 *Council Member Thompson moved to approve the final reading and Adoption of*
141 *Ordinance 2016-12-558 (Amend Chapter 18 of the City's Code and Section 5.5 of the*
142 *Land Development Code Pertaining to the Sanitary Sewer & Potable Water System).*
143 *Council Member Sheffield seconded the motion.*

144
145 *Motion Passed 4 to 0*

146
147 *Council Member Sheffield "Aye"*
148 *Council Member Thompson "Aye"*
149 *Council Member Rayman "Aye"*
150 *Mayor Pro Tem Brasher "Aye"*

151

152 **3. C. Public Hearing: Final Reading and Adoption of Ordinance 2016-12-559**
153 **(Registration of Residential Rental Property & Inspection).**

154

155 City Attorney Cassady read by title only Ordinance 2016-12-559:

156

ORDINANCE 2017-02-559

157 **AN ORDINANCE OF THE CITY OF MASCOTTE, FLORIDA,**
158 **CREATING ARTICLE VIII, "RESIDENTIAL RENTAL PROGRAM" OF**
159 **CHAPTER 10 OF THE MASCOTTE CODE OF ORDINANCES;**
160 **PROVIDING LEGISLATIVE FINDINGS AND DEFINITIONS;**
161 **PROVIDING FOR THE REGULATION OF CERTAIN RESIDENTIAL**
162 **RENTAL PROPERTIES AND DWELLINGS WHICH ARE NOT**
163 **REGULATED BY THE STATE; ADOPTING RELATED STANDARDS**
164 **AND INSPECTION PROCEDURES; PROVIDING FOR PENALTIES AND**
165 **ENFORCEMENT; PROVIDING FOR SEVERABILITY, CONFLICTS,**
166 **CODIFICATION, AND AN EFFECTIVE DATE. BE IT ORDAINED BY**
167 **THE CITY COUNCIL OF THE CITY OF MASCOTTE, FLORIDA, AS**
168 **FOLLOWS:**

169 Mayor Pro Tem Brasher stated that she would like more information on this as she wasn't
170 at the last council meeting when they had the first reading.

171 City Manager Gleason explained this ordinance to council.

172 Mayor Pro Tem Brasher opened the floor for public comments:
173 There were none.

174 *Council Member Sheffield moved to approve the final reading and adoption of*
175 *Ordinance 2016-12-559 (Registration of Residential Property & Inspection). Council*
176 *Member Thompson seconded the motion.*

177
178 *Motion Passed 4 to 0*

179
180 *Council Member Sheffield "Aye"*
181 *Council Member Thompson "Aye"*
182 *Council Member Rayman "Aye"*
183 *Mayor Pro Tem Brasher "Aye"*

184
185 **4. A. Resolution: Adoption of Resolution 2017-02-598 (Updating the City's Fee Schedule).**

186
187 City Attorney Cassady read by title only Resolution 2017-02-598:

188 **RESOLUTION 2017-02-598**

189 **A RESOLUTION OF THE CITY OF MASCOTTE, LAKE COUNTY,**
190 **FLORIDA, AMENDING THE CITY OF MASCOTTE "FEE SCHEDULE"**
191 **BY ADDING FEES FOR REGISTRATION OF DEFAULTED**
192 **MORTGAGED AND VACANT PROPERTY AND FEES FOR**
193 **LICENSING AND REGISTRATION OF RENTAL DWELLING UNITS;**
194 **PROVIDING FOR CONFLICTS AND SEVERABILITY;**
195 **ESTABLISHING AN EFFECTIVE DATE.**

196 City Manager Gleason stated that the fee schedule has been updated with the few changes
197 that were done pertaining to code enforcement.

198 Council had a few minor questions to the fee schedule, questions were answered.

199 Mayor Pro Tem Brasher opened the floor for public comments:
200 There were none.

201
202 *Council Member Thompson moved to approve the adoption of Resolution 2017-02-598*
203 *(Updating the City's Fee Schedule). Council Member Sheffield seconded the motion.*

204 *Motion Passed 4 to 0*

205
206 *Council Member Sheffield "Aye"*
207 *Council Member Thompson "Aye"*
208 *Council Member Rayman "Aye"*
209 *Mayor Pro Tem Brasher "Aye"*

210
211
212

213 **5. A. New Business: Agreement with Raftelis Financial Consultants, Inc. (Impact fee study**
214 **to update various impact fees).**

215
216 City Manager Gleason explained this item to council. He stated that the impact fees will
217 pay for this item.

218 Mayor Pro Tem Brasher opened the floor for public comments:
219 There were none.

220
221 *Council Member Sheffield moved to approve the Agreement with Raftelis Financial*
222 *Consultants, Inc. as presented. Council Member Thompson seconded the motion.*

223
224 *Motion Passed 4 to 0*

225
226 *Council Member Sheffield "Aye"*
227 *Council Member Thompson "Aye"*
228 *Council Member Rayman "Aye"*
229 *Mayor Pro Tem Brasher "Aye"*

230
231 **5. B. New Business: Agreement with I-Tech (New IT service Provider for the City).**

232
233 City Manager Gleason explained this item to council.

234
235 Mayor Pro Tem Brasher opened the floor for public comments:
236 There were none.

237
238 *Council Member Sheffield moved to approve the Agreement with I-Tech as presented.*
239 *Council Member Rayman seconded the motion.*

240 *Motion Passed 4 to 0*

241
242 *Council Member Sheffield "Aye"*
243 *Council Member Thompson "Aye"*
244 *Council Member Rayman "Aye"*
245 *Mayor Pro Tem Brasher "Aye"*

246
247 **5. C. New Business: Agreement with Property Registration Champions Corp.**
248 **(Registration of foreclosed and vacant properties).**

249
250 City Manager Gleason discussed this item to council.

251 Mayor Pro Tem Brasher opened the floor for public comments:
252 There were none.

253

254 **Council Member Rayman moved to approve the agreement with Property Registration**
255 **Champions Corp. as presented. Council Member Thompson seconded the motion.**

256 **Motion Passed 4 to 0**

257
258 **Council Member Sheffield "Aye"**
259 **Council Member Thompson "Aye"**
260 **Council Member Rayman "Aye"**
261 **Mayor Pro Tem Brasher "Aye"**

262

263 **6. A. City Manager:**

264

265 City Manager gave council various updates that he received regarding Lake County.

266

267 **7. A. City Attorney:**

268

269 City Attorney had nothing to report at this time.

270

271 **8. A. Council:**

272

273 Mayor Pro Tem Brasher discussed the last meeting she attended regarding Lake EMS,
274 she gave updates as well.

275 Public Services Director Walker announced that Keep Lake Beautiful will be on March
276 18, 2017 from 9:00am-Noon.

277 Public Services Director Walker stated that this is something that the City of Mascotte
278 will be doing with the City of Groveland, the drop-off site will be at Ace Hardware
279 parking lot in Groveland, and residents can dispose of bulk items along hazardous items.

280

281 With nothing further Mayor Pro Tem Brasher adjourned the meeting at 6:56PM.

282

283

284 **Meeting was adjourned at 6:56pm.**

285

286

287

288

289

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293

294

ATTEST:



Michelle Hawkins, City Clerk


Brenda Brasher, Mayor Pro Tem