

**TOWN COMMISSION REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 14, 2023
7:00 P.M.
OAKLAND MEETING HALL**

CALL TO ORDER:

This meeting was held in-person and livestreamed as a Zoom webinar. Mayor Stark called the regular meeting to order at 7:01 p.m. This was followed by the Pledge of Allegiance and Invocation by Commissioner Ramos. The first part of the Zoom webinar was cut off due to technical difficulties.

ROLL CALL

COMMISSIONERS PRESENT: Commissioner McMullen
 Commissioner Polland
 Commissioner Ramos
 Vice Mayor Satterfield
 Mayor Stark

COMMISSIONERS ABSENT: None

PUBLIC FORUM:

Public comments were as follows:

- Carl Summers, 111 Millholland Street – Concern with golf car parking in Winter’s Landing area. The police recently said that they could not park there. They have been doing this for years but all of the sudden they have been told they could not. Carl said he does not understand why they can’t park off the street in the grass for 10-15 minutes to pick up kids from school.
 - Mayor Stark said she understands his concern however this is a longer conversation than we can have tonight. We are working on golf cart rules. We are waiting for Oakland Park to become accessible which will make a big difference in how we regulate golf carts.
 - Carl Summers asked how long has this been going on? He has been going up there with his golf cart for 10 years. When are they going to finally do something about it?
 - Vice Mayor Satterfield said that we are trying as hard as we can. We have already had a couple of meetings on this to talk about the issue so we really should not be too much longer.
 - Town Manager Koontz said we had some discussions last year and one of the things we are looking at it is expanding the golf cart area to include other areas because right now it is only the town center area. There are other parts of the town now that would also like to have golf carts. There are a few things that need to happen including first lowering the speed limit on Oakland Avenue

so that you can get from other areas including Longleaf, Oakland Trails, Hull Island, and the Oakland Nature Preserve. This is the first he has heard of school pick ups being an issue. It will need to be addressed as part of this conversation by designating a golf cart area either by the school or in Winter's Landing but also being considerate of the residents in Winter's Landing. Once the connection to Oakland Park opens up, we will be having more people doing exactly what Carl is doing. We are hoping to have something in place by August.

- Carl Summers asked for the time being then, can they park there? What is the harm when it hasn't been an issue in the last 2-3 years? Doesn't understand the problem, they are off the road, in the grass, and out of the way of everything.
- Town Manager Koontz said he does not believe that the town has ever approved of that as a golf cart pick-up area.
- Carl Summers said he realizes that; he just doesn't understand why all the sudden it is being enforced.
- Vice Mayor Satterfield said that maybe it is starting to be enforced more since there are more golf carts around. We can talk about the school part as a separate issue.
- Mayor Stark said she understands it is frustrating and she understands how it seems like we are moving so slowly but there are a lot of moving pieces and a lot of approvals that we have to get from other jurisdictions especially regarding speed limits. We are waiting for Oakland Park to finish their part. Like Vice Mayor Satterfield said, maybe they can sit down and figure something out.
- Vice Mayor Satterfield said that could be done for the school piece of it.
- Carl Summers said that he appreciates that. He lives on Millholland is the 4th house down from the canal. They had no problems with the sandbar behind the houses until Oakland Park came in. He believes Oakland Park is the problem. All the dirt and sand that they have behind their houses didn't come from John's Lake, it came from Oakland Park and it is time that somebody got involved with this and did something about it. Carl said he is lucky he is the 4th house down and is about 500 feet from the end. He had about 5 feet behind his dock and now it is about 3 feet so it is starting to go past his house.
- Mayor Stark said since it is on the agenda tonight to hang on to the comments until that item.
- Ed Kulakowski, 51 Vandermeer – Stated that we need to do something about the intersection at Oakland Avenue and Tubb Street. People are running that intersection all the time without stopping or even slowing down. We might need to add some flashing lights or something to wake people up.
- Mayor Stark said this is the best way for the Town Commission to actually react to things versus assuming that if you put it on Facebook that we will all know about it. We appreciate the participation and people showing up and let's talk this through.

We are a small town, and it should not be adversarial. We do appreciate those who show up.

CONSENT AGENDA:

- a. Minutes – 1-24-2023 Town Commission Regular Meeting
- b. Easement Acceptance – Duke Energy – Catherine Ross Road
- c. Approval of Executive Search Firm to fill Town Manager Position
- d. Manager’s Report

Mayor Stark announced the items on the Consent Agenda.

MOTION was made by Vice Mayor Satterfield, seconded by Commissioner Polland to approve the Consent Agenda.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

RESOLUTIONS:

RESOLUTION 2023-03 – A RESOLUTION OF THE TOWN OF OAKLAND, FLORIDA, REVISING THE RESIDENTIAL SOLID WASTE/RECYCLING SERVICE CHARGE, AS PROVIDED IN SECTION 42-23 OF THE TOWN’S CODE OF ORDINANCES; PROVIDING FOR LEGISLATIVE FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Town Clerk Hui read the resolution title for the record. Assistant Town Manager Butler provided background on Resolution 2023-03. The Town Commission executed a contract with Advanced Disposal Services Solid Waste of the Southeast, Inc. (Advanced Disposal) on February 1, 2015, for residential waste collection. This contract included household trash pickup, recycling, and yard waste pickup services. The cost for monthly service was set at \$16.02 for the first year with an annual escalation process each February 1st that allowed a cost adjustment to reflect the impacts of general inflation, as established by the change in the Consumer Price Index, and in the cost of diesel fuel. To reduce the annual impact of this escalation mechanism, the contract included a three percent (3%) limit on the cost increase that could occur in any year. The Town Commission set the cost of service to its customers at a monthly rate of \$16.95 to reflect the cost of service and the administrative overhead of managing the contract, sending bills to customers, and collecting payments.

Advanced Disposal never requested an annual inflation adjustment, so the cost to the Town remained at \$16.02 per customer per month. When Advanced Disposal was acquired by Waste Management, the Town’s contract transferred to the new owner. Last year, Waste Management experienced a significant increase in its costs, but could only imposed the maximum increase of 3% (\$0.48), which raised the cost to the Town to \$16.50; there was no subsequent adjustment to the \$16.95 price the Town charged to its customers. This year, with a high level of general inflation and a major increase in the cost of diesel fuel, Waste

Management's cost increase was calculated at 12%; however, the 3% limit restricts the company's ability to impose this level of escalation. The result is the \$0.50 increase now being imposed on the Town under the terms of the contract, which expires on January 31, 2025, to raise the cost to \$17.00 per customer per month. This cost exceeds the \$16.95 charge levied by the Town.

Staff recommends that the Town Commission adopt proposed Resolution 2023-03, which imposes a revised residential solid waste collection/recycling service charge of \$17.45 per customer per month, as authorized by §42-23 of the Town Code. This amount covers the \$17.00 cost from the service provider and includes an additional \$0.45 to cover the Town's administrative overhead costs. Given the expectation of near-term continued inflation in the service provider's cost, staff has included a provision in the resolution that allows the annual cost increase to be accommodated without requiring a new resolution to be adopted for the remaining term of the contract. The search for a new provider will need to begin by July 1, 2024.

Mayor Stark commented that she knows people get frustrated sometimes with the speed or trash/recycling not getting collected. The Solid Waste Advisory Committee took a look at our contract and our options a couple of years ago and it was not economical for us to move off this contract at this time. Our fees would have gone way up with anyone else that we would have used. The committee made the recommendation that we stay with the current contract that we have it is well within Waste Management's right to increase our rates a little bit but nothing like you would have seen if we had gone with a different company. Town Manager Koontz said that if we had been this contract out it would have been around \$24-\$25 dollars. The town is in a very good position at least for the next few years until the contract ends.

MOTION was made by Commissioner Polland, seconded by Commissioner Ramos to approve Resolution 2023-03 adopting a revised solid waste collection/recycling service charge.

Mayor Stark opened up the floor to any comments from the audience. John Schmidt, 1320 Johns Cove Lane asked when does the current contract with Waste Management end? Assistant Town Manager Butler said it ends on January 31, 2025. Town Manager Koontz said about this time next year is when we should get the committee back together to start looking for a new solid waste hauler. There is no option for another extension. It is a lengthy process so we will need to start it early. Commissioner Ramos said we cannot wait until the eleventh hour; we need to start earlier.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

Motion passed with a vote of 5 in favor; 0 opposed.

OTHER POLICY MATTERS

Johns Lake Outfall Canal

Town Manager Koontz provided an update on activities surrounding the Johns Lake Outfall Canal.

A summary of the update and discussion was as follows:

- There have been 2 additional meetings since the last Town Commission meeting on January 24th. On January 31st, Mayor Stark and Town Manager Koontz met with John Weiss, Orange County Deputy County Administrator; Orange County Commissioner Nicole Wilson; and Bob Christie. John Weiss will be relooking at the basin study and have Orange County update the study and actually look to see if there are practical projects that can come out of this and how the costs could be shared among all stakeholders.
- On February 13th, Town Manager Koontz and Joe Dunn of FOLA met with the St. Johns River Water Management District (SJRWMD) and had a very positive discussion. Town Manager Koontz went through the presentation that he had provided previously to the Town Commission. Town Manager Koontz also sent them a link to the basin study. It is good that SJRWMD is aware of the issue. After Hurricane Ian, they are doing a lot of evaluations of closed basins and Johns Lake is a closed basin.
- Town Manager Koontz said that he had received one estimate on costs to straighten out the canal and to remove the accumulation of silt. From a regulatory standpoint, SJRWMD would like to take it in two pieces, 1) straightening the canal, and 2) removing the accumulation of silt. The estimate for straightening out the canal is \$21,000 and the estimate for removing the accumulation of silt is \$195,000.
- Vice Mayor Satterfield said that he has been meeting with residents and getting educated on the issues. He agrees with SJRWMD on breaking it up into two projects. He stated that maybe the \$21,000 can be split up among a few parties and we can go ahead and get that part of it done and move on, so we are at least moving in the right direction. He and town staff will be going with John Schmidt on February 15th to see the issues on the Johns Lake side of the canal. The good news on the whole thing is that at least we are gaining traction now where at least people are listening to us now. He doesn't believe in looking back at yesterday but feels we have a good shot of moving forward. Vice Mayor Satterfield said that if we are able to get it straightened out on the south end then we should look at getting a maintenance contract on that to make sure it stays that way.
- Mayor Stark stated that it is not like we were ignoring this issue. We just need to make sure we are prioritizing and not just focusing on one thing. This issue has been taking up an enormous amount of staff time. We were on it then, we are on it now, like Vice Mayor said, it doesn't matter what happened in the past but there are many, many needs in this town and this is one of those needs, but we need to make sure we are focusing on the big picture. This is not the only thing that is happening here.

- Vice Mayor Satterfield said he understands but if somebody doesn't take a step then nothing is going to happen.
- Mayor Stark said we can disagree all day about we were, we weren't, we were. It is great that we have a full court press and people are paying attention now, but we have to continue to look down the road.
- Vice Mayor Satterfield said one step at a time and once we get other quotes that he will be the frontrunner trying to get this thing straightened out.

Public comments were as follows:

- Angel Carhenas, 121 Milholland Way – where did Town Manager Koontz get the quotes from, did he discuss anything with Oakland Park?
 - Town Manager Koontz said Oakland Park provided the quotes.
 - Angel said that is good. He and Bob Christie met with Debra Dremann Ushkowitz and walked out there, and we seemed to come up with a solution. It seemed pretty simple, and Debra said they could begin the fix in 30 days.
 - Town Manager Koontz said the first quote seemed like a very good firm. He had a good conversation with Debra, we just need to keep in mind the financial implications of getting it done.
 - Ed Kulakowski, 51 Vandermeer – Glad to hear they are separating out the outfall into Lake Apopka from the maintenance of the rest of the canal. Based on previous comments from the last meeting about the part of the outfall canal that goes through Southern Oaks homeowners property, he printed out an aerial of the area and circled the Southern Oaks retention pond. He also noticed that the silt accumulation at the end of the canal looks remarkably like the infill dirt they are using for the Oakland Park development.
 - Town Manager Koontz said that he was assured that it was not the same fill by SJRWMD who was out there to inspect it. The cost of the Oakland Park fill material is way too costly to let it go down the canal. The accumulation at the end of the canal started in 2017.
 - Ed Kulakowski, 51 Vandermeer – Glad that this is being addressed and will be split up into the two areas.
 - John Schmidt, 1320 Johns Cove Lane – Stated that as past president of the Johns Lake Association, he has been working on this issue for 10 years. He said that it is a very complicated issue. He has been working with Town Manager Koontz, town commissioners past and present, and Lake County. The issue is that the people living around Johns Lake want the water down but you also have to consider those who are going to receive it. John said that he has been trying to push the county and SJRWMD to take a holistic view of it. The problem is not getting any better, the water levels have been getting very high and if we don't come up with a holistic solution, the problem is going to continue to go downstream if we don't slow the water down in some way and have some way to take those ponds and collect

them. We need to talk about it in a big picture way because you can't fix one part without fixing the other, it is going to keep happening. It is a very, very complicated issue with many agencies involved. He hopes what will come out of this is a plan that makes sense because there has been nothing done on the end coming out of the lake to get to Hwy 50. If that water was allowed to come through there faster than it does now, the problem downstream gets even worse. When they did the basin study in 2020, they did come up with a few projects that his group did not like because they would not really solve the problem. He thinks rerouting the canal will help a lot right away, but it's not going to solve it.

- Vice Mayor Satterfield stated that he agrees but he wants to get started somewhere.
- Mayor Stark said that we definitely need to get that fixed but we also need to keep our eyes on all the other balls in town. This is one of the big ones but she would like to see more of a permanent or the best we can do fix so we can continue on with anything else we need to.
- John Schmidt, 1320 Johns Cove Lane – This is a challenge. The Town of Oakland only has a tiny piece of this out of the 26 square mile drainage basin. We need others to be involved. This is why they had originally gone to Lake County, half of the lake is in Lake County. There have been people working on this, it is just very complicated.
- Town Manager Koontz said that everyone he meets with he makes the point that we got about 6 to 8 inches from Hurricane Ian within Oakland and within a majority of this basin. There were areas that got 18 inches of rain in East Orange County. If we got those 18 inches within the 16,000 acres, Johns Lake would probably be over 99 feet and we wouldn't be talking about silt in front of people's docks, we would be talking about houses with water in them where people couldn't live there anymore as well as drain fields and septic systems. The sense of urgency is there. We need to reroute; that will minimize further damage to the west. And then the entirety of the canal needs to be looked at from stabilization to maintenance, all the way down, so it works as best as can be expected.
- Commissioner Ramos asked if we are getting other bids.
- Town Manager said that we will be getting 1 other bid. He will get together with Debra Dremann Ushkowitz to get the additional bid.
- Commissioner Ramos – Will they be giving us different quotes for straightening out the canal versus the whole canal versus whatever else?
- Town Manager Koontz said that when he talks about two different projects, it is two different permits that SJRWMD would issue. The first would be straightening out the end of the canal and the second would be the silt removal by the docks.
- Commissioner Ramos asked if the \$215,000 that came in as a bid was for both sections?

- Town Manager Koontz said the estimate for straightening out the canal is \$21,000 and the estimate for removing the accumulation of silt is \$195,000.
- Commissioner Ramos said this is a big elephant and we need to take one bite at a time. The first bite that we need to take is straightening out the canal, all hands on deck for that. There has been 10 years of going back and forth trying to figure this out but straightening out the canal will keep additional residents from being impacted.
- John Schmidt, 1320 Johns Cove Lane – The town needs to consider what happens during the construction of Catherine Ross Road to make sure the canal does not get additional construction materials put into it.
- Commissioner Ramos said that the first thing that needs done is to straighten out the canal and then we need to work on the rest of the canal in the future.
- Town Manager Koontz said that SJRWMD is requiring Oakland Park to do some stabilization on the canal within their property which will slow down the water and allow some of the silt and other debris to drop out of it.
- Commissioner Ramos said this needs to happen soon. Rainy season will start soon.
- Vice Mayor Satterfield said he thinks they are all in agreement as to where we are going, and we need to try to get it done start to finish, the best we can, as fast as we can.
- Mayor Stark said that the first thing we need to do is straighten out the canal and focus on that, but this cannot be the only thing we are working on.
- Vice Mayor Satterfield said nobody is saying that it is the only thing.
- Commissioner Ramos said it is a big elephant, but the first bite should happen.
- Mayor Stark said she agrees with that, but this has sucked up an enormous amount of focus from an enormous amount of people and it is worth the focus if we can move on once we decide what the priorities are so staff can focus on other things.
- John Schmidt, 1320 Johns Cove Lane asked what did Orange County agree to do?
- Town Manager Koontz said that John Weiss agreed to evaluate and look at the bigger picture. He definitely felt the conversation was headed in a positive direction.
- Mayor Stark said that she agreed that the conversation with John Weiss was very positive.
- Commissioner McMullen said let's not forget the Vice Mayor Satterfield is going to quarterback this.

TOWN MANAGER REPORT:

Town Manager Koontz updated the Town Commission on the following items:

- Heritage Day was held on January 28, 2023. A video from the event was played for the group. We had about 2500 people in attendance, about 850 people went through the Arts & Heritage Center, there were 350 runners in the Healthy West Orange 5K race, and the food trucks sold about 1450 meals.
- The Black History Exhibit at the Arts and Heritage Center celebrating black history in Oakland had its opening reception on February 9th.
- Forms have been turned in to both the senate and the house for the funding request for the Alternative Water Project. Representative Amnesty has confirmed that the house form has been turned in.
- Congressman Webster will be coming to town Thursday and will be meeting with Mayor Stark, himself, Chief Esan, and Assistant Town Manager Butler.
 - Mayor Stark added that Congressman Webster has always been a good supporter of ours. He has hammered roof shingles on Habitat Houses and came out for the Pollard Park playground opening, he is a great supporter.

COMMISSION REPORTS:

Commissioner Ramos – Nothing additional to add.

Commissioner Polland – Pours at the Preserve was held last Saturday at ONP. It was moved indoors due to concerns with the weather which was well received. 140 tickets were sold and around \$5,000 was raised.

Commissioner McMullen – At the January 27th Tiger Bay meeting, UCF's new President talked about a lot of good things happening at UCF especially with technology and NASA. On January 31st, the Florida Black Caucus Elected officials met with Scott Dudley from FLC to talk about pushing advocacy as there are a lot of new legislators. The Tri-County lunch for this Thursday will focus on using ARPA dollars.

Vice Mayor Satterfield – We had a SAC meeting today. An RFP for branding for the school is going to be going out. Teachers and staff were thrilled about the luncheon that was held for them. Recognizing PTO is a little harder as they are meeting mostly virtually. To recognize them, we could maybe do a smaller gathering and plant a tree at ONP or something like that. As food for thought, since Starr Street is being paved between Oakland Avenue and the back of Lakeside Church and Tractor Supply, it might behoove us to pave the other streets that are part of the car loop. Vice Mayor Satterfield asked Public Works Director Parker if it could be done as a change order. Public Works Director Parker said it could be done as a change order if the price was right. Town Manager Koontz said it is not budgeted right now.

Mayor Stark – They are looking forward to seeing Congressman Webster on Thursday and she will be going to the West Orange Chamber board meeting on Thursday as well and watching their governmental initiative paper.

Public Works Director Parker announced that the town had been awarded \$150,000 for septic to sewer so this will help to connect the school and public safety building to sewer.

ADJOURNMENT

There being no further business, Commissioner McMullen adjourned the meeting at 8:06 p.m.

TOWN OF OAKLAND:



KATHY STARK, MAYOR

ATTEST:



ELISE HUI, TOWN CLERK