

**MINUTES
TOWN COMMISSION REGULAR MEETING
TUESDAY, JULY 10, 2018
TOWN MEETING HALL
7:00 P.M.**

CALL TO ORDER:

Mayor Stark called the meeting to order at 7:05 p.m., followed by the Pledge of Allegiance and Invocation.

ROLL CALL:

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

COMMISSIONERS ABSENT: None

Ex Parte Communication – Commissioner Polland lives in Oakland Point and was the Treasurer for the HOA for eight years. He is aware of the complaints regarding the drainage.

CONSENT AGENDA:

- a. Minutes – June 12, 2018, Regular Meeting
- b. Minutes – June 19, 2018, Regular Meeting
- c. Manager’s Report
- d. Participation in OCPS Mental Health Plan
- e. FOLA Letter of Support – Trail Connection

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

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

OAKLAND POINTE HOA:

Mayor Stark opened up the discussion for the Home Owners Association.

Randy Forbes and Abby Shafer live in the Oakland Pointe community. They commented that there are drainage structures in Oakland Pointe that are in need of repair. Ms. Shafer stated that Larry Roberts (former Town engineer) has known about the problems with the broken pipe since 2012. The swales in the community are filling up and lots 26 and 27 are flowing into the pond with the broken pipe. There are also erosion issues. They have not found any permits with St. Johns Water Management District.

Mr. Forbes stated that there are gallon calculations for this pond. The Town's water is flowing into the Oakland Pointe retention pond.

Ms. Shafer commented that the pond on Speer may be running into their pond also, but she's not sure.

Public Works Director Parker reported that he had met with Mr. Forbes a few months ago. The drainage pipe is failing and the HOA cannot generally take care of it. Ownership needs to be determined and it needs to be fixed. They have had scheduling conflicts, which have prevented the Town from meeting with the HOA recently. He needs to look into permits and other documents to make sure that it is done correctly. He suggested the possibility of ownership being shared.

Town Manager Foltz stated that in 2010 or 2011 Larry Roberts ran a camera through the drainage pipe and it was beginning to fail then.

Mr. Forbes commented that the sidewalk between lots 26 and 27 sticks out because utilities were supposed to be put there but was never completed.

Mayor Stark stated that Town Staff would get this figured out. She made a commitment on behalf of the Town to work on this and take care of it in a timely manner.

Manager Foltz offered to sit with the homeowners and work on this.

Ms. Shafer asked if there was any paperwork on this from 2012 and 2013.

Director Parker replied that the Town has paperwork on it from that time period.

ORDINANCES(S):

LAKESIDE CHURCH:

SECOND READING, PUBLIC HEARING, ORDINANCE 2018-06, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, TO APPROVE A SPECIAL EXCEPTION USE TO ESTABLISH A HOUSE OF WORSHIP AND COMMERCIAL/OFFICE/MIXED-USE DEVELOPMENT IN THE GATEWAY CORRIDOR AND LOCATED AT 16001 WEST COLONIAL DRIVE; MAKING LEGISLATIVE FINDINGS; SETTING FORTH SPECIFIC REQUIREMENTS; APPROVING THE SPECIAL EXCEPTION SUBJECT TO SPECIFIC REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

The Town Clerk read the Ordinance into the record.

Planner Marder explained that this is the second reading of the Special Exception. There is PILOT (Payment In Lieu of Taxes) Agreement to commence on January 1, 2022. Staff recommends adoption of this Ordinance.

Attorney Crawford was present to represent the Applicant. He expressed his thanks to Town Staff and said that the Applicant accepts the specific requirements according to the agreement.

MOTION was made by Commissioner Polland, seconded by Vice Mayor Satterfield, to adopt **ORDINANCE 2018-06, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, TO APPROVE A SPECIAL EXCEPTION USE TO ESTABLISH A HOUSE OF WORSHIP AND COMMERCIAL/OFFICE/MIXED-USE DEVELOPMENT IN THE GATEWAY CORRIDOR AND LOCATED AT 16001 WEST COLONIAL DRIVE; MAKING LEGISLATIVE FINDINGS; SETTING FORTH SPECIFIC REQUIREMENTS; APPROVING THE SPECIAL EXCEPTION SUBJECT TO SPECIFIC REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Stark opened a Public Hearing. With no one in the audience wishing to speak, she closed the Public Hearing.

Mayor Stark commented that they want Oakland to be Oakland. Economics does not always come first. She felt that this project would be good in Oakland.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

ART & HISTORY CENTER:

SECOND READING, PUBLIC HEARING, ORDINANCE 2018-07, AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF OAKLAND, FLORIDA, AUTHORIZING A LOAN FROM BRANCH BANKING AND TRUST COMPANY IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS AS DESCRIBED HEREIN; AUTHORIZING INDEBTEDNESS OF THE TOWN TO BE EVIDENCED BY A TOWN OF OAKLAND, FLORIDA CAPITAL IMPROVEMENT REVENUE NOTE, SERIES 2018; AUTHORIZING THE ACCEPTANCE OF THE LENDER'S PROPOSAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Town Clerk read the Ordinance into the record.

Assistant Town Manager Koontz explained the Ordinance and that this is the second reading.

MOTION was made by Commissioner Ramos, seconded by Commissioner Polland, to adopt **ORDINANCE 2018-07**, AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF OAKLAND, FLORIDA, AUTHORIZING A LOAN FROM BRANCH BANKING AND TRUST COMPANY IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS AS DESCRIBED HEREIN; AUTHORIZING INDEBTEDNESS OF THE TOWN TO BE EVIDENCED BY A TOWN OF OAKLAND, FLORIDA CAPITAL IMPROVEMENT REVENUE NOTE, SERIES 2018; AUTHORIZING THE ACCEPTANCE OF THE LENDER'S PROPOSAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Stark opened a Public Hearing. With no one in the audience wishing to speak, she closed the Public Hearing.

Mayor Stark commented that the Town has been approved for a grant of \$225,000.00 and Orange County is providing \$200,000.00 for the restrooms to be built. The Town's intent for the \$1,000,000.00 loan is to cover costs of construction. There will be no funds coming from ad valorem. The loan will be paid back with impact fees and a lot of fundraising. This project will have many uses for the community.

Vice Mayor Satterfield stated that the manners in which this project is being funded needs to be clear to the public.

Assistant Manager Koontz reported that Orange County is meeting next week and County Commissioner VanderLey is asking for \$182,000.00 toward funding Oakland's Art and History Center.

Commissioner Ramos commented that this project is going to be a great reward for the citizens.

Commissioner McMullen stated that the \$225,000.00 grant funds are contingent upon the Town providing more arts for the community.

Director Park suggested the possibility of adding the funding resources to the construction sign.

Mayor Stark closed the Public Hearing.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

RESOLUTION(S):

ART & HISTORY CENTER:

RESOLUTION 2018-08, A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF OAKLAND, FLORIDA, SUPPLEMENTING ORDINANCE 2018-07, AUTHORIZING A LOAN FROM BRANCH BANKING AND TRUST COMPANY IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS AS DESCRIBED THEREIN; AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FROM BRANCH BANKING AND TRUST COMPANY; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT; APPROVING THE FORM OF A TOWN OF OAKLAND, FLORIDA CAPITAL IMPROVEMENT REVENUE NOTE, SERIES 2018 TO EVIDENCE THE TOWN'S OBLIGATION UNDER THE LOAN AGREEMENT, SUCH NOTE TO BE A LIMITED OBLIGATION OF THE TOWN SECURED BY A COVENANT TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES OF THE TOWN AND CERTAIN CAPITAL GIFTS AND GRANTS AS PROVIDED HEREIN; DESIGNATING THE NOTE AS A BANK QUALIFIED TAX-EXEMPT OBLIGATION WITHIN THE MEANING OF THE INTERNAL REVENUE CODE; RATIFYING CERTAIN PRIOR ACTIONS OF THE TOWN; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Town Clerk read the Resolution into the record.

Assistant Manager Koontz explained that this Resolution is to authorize a loan from BB&T Bank not to exceed \$1,000,000.00 for construction of the Art & History Center. The interest rate is 3.30% for a 10-year term. This loan will be repaid with impact fees and funds from fundraisers. The Loan Agreement is the next topic on this Agenda.

MOTION was made by Vice Mayor Satterfield, seconded by Commissioner Polland, to adopt **RESOLUTION 2018-08, A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF OAKLAND, FLORIDA, SUPPLEMENTING ORDINANCE 2018-07, AUTHORIZING A LOAN FROM BRANCH BANKING AND TRUST COMPANY IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS AS DESCRIBED THEREIN; AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FROM BRANCH BANKING AND TRUST COMPANY; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT; APPROVING THE FORM OF A TOWN OF OAKLAND, FLORIDA CAPITAL IMPROVEMENT REVENUE NOTE, SERIES 2018 TO EVIDENCE THE TOWN'S OBLIGATION UNDER THE LOAN AGREEMENT, SUCH NOTE TO BE A LIMITED OBLIGATION OF THE TOWN SECURED BY A COVENANT TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES OF THE TOWN AND CERTAIN CAPITAL GIFTS AND GRANTS AS PROVIDED HEREIN; DESIGNATING THE NOTE AS A BANK QUALIFIED TAX-EXEMPT OBLIGATION WITHIN THE MEANING OF THE INTERNAL REVENUE CODE; RATIFYING CERTAIN PRIOR ACTIONS OF THE TOWN; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

APPROVAL OF LOAN AGREEMENT – ART & HISTORY CENTER

This agreement was discussed with the companion Resolution 2018-08.

MOTION was made by Commissioner Polland, seconded by Commissioner Ramos, to approve the Loan Agreement for the Art and History Center.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

OTHER POLICY MATTERS:

Approval of Oakland Park Recorded Development Agreement

Planner Marder explained that there had been another agreement in the past, but this is the one that was recorded. Everyone is good with this one.

Mayor Stark asked if this agreement contained the millions of things they have discussed. She commented that Staff is responsible for making sure that everything that has been discussed is what takes place. There should not be one mistake.

Town Manager Foltz commented that most of this agreement has to do with roads.

The Town Planner confirmed that it does and that there will be more agreements between the Town and Winter Garden.

Assistant Town Manager Koontz reported that the Interlocal Agreement with Winter Garden will be coming forth soon.

Mayor Stark wanted to know when Landever would be getting the Oakland Park property from Crescent. She stated that the company needs to do some community meetings.

Commissioner Ramos heard that this new company does everything to the "T".

There was discussion of trees and the Mayor asked if the Commission could receive copies of the tree surveys going forward.

Planner Marder replied that he would make sure that happens.

MOTION was made by Commissioner Ramos, seconded by Vice Mayor Satterfield, to approve Oakland Park Recorded Development Agreement.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

MAYOR & COMMISSION REPORTS:

Oakland Avenue Charter School Principal Pamela Dwyer stated that there are required mental health plans being put in place at the School. The two modular buildings that the School will be leasing are due to be there next week. She also shared that the Back to School BBQ will be August 8, 2018 at noon.

Director Parker announced that there is some tree work in process, including some replanting.

Assistant Manager Koontz reported that he and the Human Resources Director Kulscar had interviewed some candidates for the position of Finance Director. They had offered the position to someone, but they declined. They interviewed Renee Mullen and would like to offer her the position.

MOTION was made by Vice Mayor Satterfield, seconded by Commissioner Polland, to approve of hiring Renee Mullen to be the Finance Director for the Town.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

Mayor Stark announced that West Orange Chamber Business After Hours is Thursday, July 19 at 5:30 p.m. She also reported that there had been a very successful meeting regarding a Capital Campaign.

ADJOURNMENT

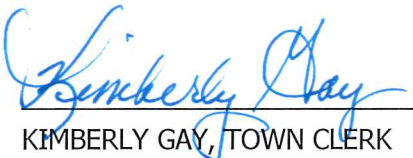
Having no further business, Commissioner McMullen adjourned the meeting at 8:17 p.m.

TOWN OF OAKLAND:



KATHY STARK, MAYOR

ATTEST:



KIMBERLY GAY, TOWN CLERK