

**MINUTES  
WORKSHOP  
CITY OF ARCADIA  
TUESDAY, MARCH 2, 2010  
5:30 PM**

**CALL TO ORDER**

The Mayor called the meeting to order at approximately 5:30 PM with the following members and staff present.

**Arcadia City Council**

Mayor Roosevelt Johnson  
Councilmember Keith Keene  
Councilmember Sharon Goodman

Deputy Mayor Robert Heine  
Councilmember Lorenzo Dixon

**Arcadia City Staff**

Interim City Administrator Shelly Baumann  
City Recorder Dana Williams

City Attorney Jason Henbest  
Systems Superintendent Fred Lewis

**1. DISCUSSION OF LEASE PURCHASE, CODE VIOLATIONS, AND OTHER ISSUES AT THE AIRPORT.**

The Interim Administrator, referring to her prepared memorandum regarding fire code violations, reported that she had recently met with Lt. Walker; and except for the safety switch on the fuel pump, none of the corrections had been made although the Minnear's had informed him they would install the required exit signage and ballards around the pumps. The Interim Administrator then discussed the largest obstacle as being a reliable water supply to the airport for fire suppression. She covered options for both putting in a well and having a large water storage tank; and presented the pros/cons and requirements of each, particularly the storage tank. The Administrator did not have pricing for the well or the tank but believed the tank to be the most economical option. She did add that it appears most of the violations with the exception of signage are the City's responsibility.

When asked about connection alternatives, the Systems Superintendent stated an engineer would need to look at the total configuration but that the closest (city) water is at Hargraves Street running to Forest Pines but, with a County line connection, he felt there would be an issue with producing sufficient volume for fire suppression.

Councilmember Keene asked about an option for connecting from the County's line on Highway 31 to which the Systems Superintendent answered that would be more expensive considering the piping required and having to bore under the highway. Councilmember Dixon asked if a definitive answer could be provided as to the most expensive option. The Interim Administrator stated a connection to the County would be more expensive due to the amount and size of pipe required. Mr. Keene then asked where on Hargaves the tie-in would occur. The System Superintendent answered it would be on the NW corner of the apartment complex.

Moving the lease purchase agreement, the City Attorney began by saying the maintenance and repairs related to the fire code violations are the responsibility of the City regardless of whether or not the City purchases the lease; but in that regard he has been in contact with Mr. Ribel, the Minnear's attorney, and the agreement is very close to final. The attorney continued that he needs to insert a dollar figure as the initial payment with the remaining payments to be split over a number of years. The Attorney suggested October 1 as a fair timeframe so as to coincide with the budget and planning cycles, but wanted to confirm that with the Finance Director. He continued that allocating remediation on the site was merely semantics and felt that all parties were "on the same page" but only needed to fine-tune the language.

Councilmember Dixon expressed concern over the time period this agreement has taken and thought when it was initially brought to the table, there was a semblance of expediency implied. He added these discussions have been going on for six months and doesn't understand what kind of language could be taking as long as it has. Dr. Dixon wanted the City Attorney, William Galvano, to understand the Council needs to get the legal portion completed so that the Council can move forward with their business. He also stated he was led to believe the final agreement was to have been ready this evening, hence the purpose of this workshop - to hash out or fine tune details so that a decision could be made during the following, regular session.

The Deputy Mayor asked the Minnear's if there was any hold up on their end that would prevent the final document from being considered at the Council's next meeting in two weeks. Mrs. Minnear responded there was not.

A brief discussion followed on the revenue projections of the airport and a payment schedule should the City elect to purchase the lease. **With the concurrence of the Mrs. Minnear who was in attendance, it was decided the final lease purchase agreement to be considered would include language calling for an initial payment of Fifty Thousand (\$50,000) Dollars payable on October 1 with remaining payments of Twenty Five Thousand (\$25,000) Dollars each to be spread out over four (4) years, at zero (0%) interest, and to include a guarantee/security for the balance to funded each year through the annual budget. It was further directed that the attorney's for both parties resolve whatever issues are outstanding in order to have the final contract document available for consideration at the March 16, 2010, regular Council meeting.**

Councilmember Keene pointed out once the above instruction is carried out, the only other item to consider is an airport manager. Mrs. Minnear stated she and her husband would agree to a transition period for whomever the City hires; but asked that the "locals be kept out of the mix."

The Mayor then asked if the Interim Administrator had an estimate of total expenses in terms of the [fire code] violations; to which she responded she did not and wouldn't until she went line-by-line through each of violations. However, she added Charlotte County had recently installed a tank and well; and that she would check with them on estimated costs for those components.

Having no further business at this time, the workshop was adjourned at 5:55 PM.

**APPROVED THIS 16th DAY OF MARCH 2010.**

By:

\_\_\_\_\_  
Roosevelt Johnson, Ed.D., Mayor

ATTEST:

\_\_\_\_\_  
Dana L.S. Williams, CMC, City Recorder