FRUITLAND PARK CITY COMMISSION
REGULAR MEETING MINUTES
AUGUST 27, 2026

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, on Thursday, August 27, 2026, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, Commissioner Michael Raysin, Commissioner Al Goldberg, and Commissioner Martina Williams

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Police Chief Henry Rains, Police Lieutenant Courtney Corman, Human Resources Coordinator Ellen King; Finance Director Kim Gehrke; Permit Tech Kelli Fielder, Sherie Lindh, LPG; Director of Community Services Barbara Fields, Director of Public Works Robb Dicus, City Clerk Gwen Johns

Total Attendance: 27

1. CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

After Mayor Cheshire called the meeting to order, an Invocation was given by Police Chief Henry Rains.

Police Chief Henry Rains led the Pledge of Allegiance to the flag.

2. ROLL CALL

After the Invocation and Pledge of Allegiance, Mayor Cheshire called the meeting to order and announced decorum for the meeting. He then requested that Ms. Johns call roll where a quorum was declared present.

3. CONSENT AGENDA

(a) **Resolution 2026-040, Disposal of Surplus Vehicles** (city manager/city attorney/police chief)
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, DECLARING CERTAIN PERSONAL PROPERTY AS SURPLUS; PROVIDING AUTHORIZATION FOR AUCTION OF SAID PERSONAL PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

(b) **Resolution 2026-041, Fifth Amendment to an Interlocal Agreement with Lake County for the Provision of Library Services** (city manager/city attorney/community services director)
A RESOLUTION OF THE CITY COMMISSIONERS OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, APPROVING THE FIFTH AMENDMENT TO INTERLOCAL

AGREEMENT BETWEEN LAKE COUNTY, FLORIDA, AND THE CITY OF FRUITLAND PARK RELATING TO PROVISION OF LIBRARY SERVICES; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; PROVIDING FOR AN EFFECTIVE DATE.

(c) **Resolution 2026-044, Auction Services Piggyback Contract with Osceola County School District** (city manager/city attorney/police chief)
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PIGGYBACK AGREEMENT FOR ONLINE AUCTION SERVICES BETWEEN THE CITY OF FRUITLAND PARK, FLORIDA AND GEORGE GIDEON AUCTIONEERS, INC. PER THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FL CONTRACT #C-25-0393-LV FOR AUCTION OF SURPLUS PROPERTY OWNED BY THE CITY OF FRUITLAND PARK, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND ANY OTHER NECESSARY DOCUMENTS; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Goldberg and seconded by Vice Mayor DeGrave to approve the Consent Agenda as presented. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 5-0.

5. REGULAR AGENDA

(a) Resolution 2026-042, First Amendment to an Interlocal Agreement with Lake County for Use of Library Impact Fees

Ms. Geraci-Carver read Resolution 2026-042 by title.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE FIRST AMENDMENT TO AN INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA, AND THE CITY OF FRUITLAND PARK RELATING TO THE USE OF LIBRARY IMPACT FEES WHICH AWARDS THE CITY AN AMOUNT NOT TO EXCEED $620,000.00 TO FUND ARCHITECTURAL DESIGN/ENGINEERING SERVICES, CONSTRUCTION, EQUIPMENT AND FURNISHINGS FOR THE EXPANSION OF THE NORTH SIDE OF THE FRUITLAND PARK LIBRARY; PROVIDING FOR AN EFFECTIVE DATE.

Karen Manila, City Manager, asked the City Commission to provide direction on whether to proceed with the library expansion in light of Amendment 3 on the upcoming ballot.

Vice Mayor DeGrave asked whether the item could be delayed without jeopardizing the grant funding. Ms. Manila responded.

Commissioner Williams asked how library patrons would be affected if the expansion did not move forward. Ms. Manila discussed conversations with Ms. Fields, Community Services Director, and stated that alternative spaces could be used to accommodate library programming.
Mayor Cheshire stated that, given the current uncertainty, he did not believe it would be prudent to accept the grant at this time.

Ms. Geraci-Carver noted that tabling the item would provide an opportunity for further discussion with the County.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to TABLE Resolution 2026-042 as presented. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 5-0.

(b) Resolution 2026-045, Interlocal Agreement with Lake County for Utility Work along CR466A

Ms. Geraci-Carver read Resolution 2026-045 by title.

A RESOLUTION OF THE CITY COMMISSIONERS OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA, AND THE CITY OF FRUITLAND PARK, FLORIDA REGARDING CR 466A WIDENING PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Goldberg and seconded by Commissioner Raysin to approve Resolution 2026-045 as presented. Mayor Cheshire called for a roll call vote and declared the motion carried unanimously, 5-0.

(c) Resolution 2026-043, Extension of a Wastewater Treatment Agreement with the Town of Lady Lake

Ms. Geraci-Carver read Resolution 2026-043 by title.

A RESOLUTION OF THE CITY COMMISSIONERS OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, APPROVING THE FIRST AMENDMENT TO AMENDED AND RESTATED WASTEWATER TREATMENT PLANT CAPACITY RESERVATION AND BULK TREATMENT AGREEMENT BETWEEN THE TOWN OF LADY LAKE, AND THE CITY OF FRUITLAND PARK; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave asked whether the proposed benchmarks were reasonable based on the City’s current progress. Ms. Manila stated that they were achievable if the project proceeds as planned.

Mayor Cheshire expressed concerns with the agreement, stating that the City had never indicated an intention to construct a new plant. He requested that Ms. Geraci-Carver or Ms. Manila continue negotiations with Derek Schroth regarding the cost. Vice Mayor DeGrave agreed, stating that Lady Lake may need the capacity for its future needs and is seeking to reduce Fruitland Park’s reliance on its system.

Mayor Cheshire further stated that, had Fruitland Park ever intended to construct its own plant, the existing agreements would not have been established, and the utility line would not have been installed. He suggested that his desire would be for Ms. Manila and Ms. Geraci-Carver to go back and further discuss the agreement.

Vice Mayor DeGrave agreed that Lady Lake realized they needed their own capacity and have moved forward to eliminating Fruitland Park. He added that had Fruitland Park known this was going to happen, the city would have begun making plans for a plant long before now.

A motion was made by Commissioner Williams and seconded by Vice Mayor DeGrave to approve Resolution 2026-043 as presented.

Robert Wille, 843 Berry Hill Circle, stated that he had been aware of the City's sewer capacity concerns since relocating to Fruitland Park and that the need for additional sewer capacity had been evident for approximately ten years. He asked for an update on the City's progress in addressing the issue and how many approved units would require sewer service.

Vice Mayor DeGrave stated that developments approved by the City Commission do not always build out. He said a development may be approved and never be built. The City Commission does not necessarily know that at the time of approval. However, the City Commission does know they are promising to service a development. That is why the Master Development Agreements contain language about the limited sewage capacity and that such capacity will be granted on a first come, first serve basis.

Mitchell Langley, 101 S Valley Road, spoke about development and capacity.

Carl Yauk, 1123 Ritter Road, spoke about development and capacity.

Sarah McCallum, 2125 Miller Blvd, spoke about development and capacity. She stated that during the last P&Z Magistrate meeting, it was noted that additional information would be available to the public at the City Commission meeting.

Ms. Geraci-Carver spoke regarding Sarah McCallum's comments. She said the subject item from the P&Z Magistrate meeting was not on the agenda for this meeting. Information would be provided in conjunction with that agenda item being presented to the City Commission.

Kristen Nelson, 2928 Tangerine Court, Leesburg, stated that she represented CFC Florida. She discussed the City's Book Page subscription. She also stated that she would like for the City of Fruitland Park to declare October 14 Charlie Kirk Day.

Mayor Cheshire asked Ms. Manila to have staff gather the numbers related to development and capacity so that everyone would know the facts.

Mr. Dicus addressed some of the concerns expressed. He noted that he has the data available to provide to those interested.

Vice Mayor DeGrave clarified with Ms. Geraci-Carver, the language being included in MDA's pertaining to capacity. Ms. Geraci-Carver stated there is language that the City may not have capacity until 2030. There is also language that final concurrency reviews are conducted at construction plan approval, thereby obligating the City to provide those services.

Mayor Cheshire called for a roll call vote and declared the motion carried by a vote of 4-1, Mayor Cheshire dissenting.

(d) **Resolution 2026-038, Fruitland Hills Subdivision Second Development Extension Request**

Ms. Geraci-Carver read Resolution 2026-038 by title.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING AN EXTENSION OF THE DEVELOPMENT ORDER ENTERED MARCH 17, 2025, THAT APPROVED CONSTRUCTION PLANS FOR THE CONSTRUCTION OF FRUITLAND HILLS SUBDIVISION CONSISTENT WITH THE PRELIMINARY PLAT APPROVED IN RESOLUTION 2024-018 ON VACANT PROPERTY LOCATED ON EAST OF U.S. HIGHWAY 27/441, NORTH OF REGISTER ROAD AND WEST OF MAYBERRY ROAD; AUTHORIZING THE MAYOR TO ISSUE A DEVELOPMENT ORDER EXTENDING THE APPROVED CONSTRUCTION PLANS UNTIL MAY 22, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Goldberg to approve Resolution 2026-048 as presented. Mayor Cheshire called for a roll call vote and declared the motion carried by a vote of 3-2, Mayor Cheshire and Commissioner Raysin dissenting.

6. PUBLIC HEARING

(a) **First Reading of Ordinance 2026-014, Consideration of Request from Waste Management for the Implementation of a Fuel Surcharge**

Ms. Geraci-Carver read Ordinance 2026-014 by title.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING RATES FOR THE PROVISION OF WASTE MANAGEMENT SERVICES TO THE RESIDENTS OF THE CITY OF FRUITLAND PARK; APPROVING AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF FRUITLAND PARK AND WASTE MANAGEMENT SERVICES TO INCORPORATE AND REPLACE EXHIBIT B; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DeGrave’s recalled that he was not supportive of extending the existing contract for five years. He thought it would be prudent to rebid solid waste services to ensure that the City of Fruitland Park is getting the latest and greatest technology. He acknowledged that Waste Management has done a great job for the city.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to approve the first reading of Ordinance 2026-014 as presented.

Carl Yauk, 1123 Ritter Road, thought that the contract should be totally revised.

Mitchell Langley, 101 S Valley Road, did not think the commission should support the ordinance.

Mayor Cheshire called for a roll call vote and declared the motion failed by a vote of 3-2, Mayor Cheshire, Commissioner Raysin, and Commissioner Goldberg dissenting.

END OF PUBLIC HEARING

7. (a) City Manager

Ms. Manila discussed the City's annual Halloween on Shiloh event. Because Halloween falls on a Saturday this year, staff had proposed holding the event on Friday evening. Mayor Cheshire expressed concern that Shiloh residents may not favor having the event in their neighborhood.

Commissioner Raysin stated that the event should be held on Halloween, October 31. He asked about the associated cost, and Ms. Manila responded that holding the event on Saturday would result in additional costs. Following a brief discussion, it was determined that Halloween on Shiloh will be held on Saturday, October 31.

Jessica, 2124 Nicolette Way, Leesburg, stated that her family participates in trick-or-treating on Shiloh each year.

(b) City Attorney

Nothing additional to report.

8. UNFINISHED BUSINESS

There was no unfinished business.

9. PUBLIC COMMENTS

Carl Yauk, 1123 Ritter Road, mentioned the Leesburg Current, a flyer included in the City of Fruitland Park utility bill. He noted that the flyer would be a perfect place to publish important dates and events. He also spoke about the information referenced earlier in the meeting that had been discussed during the recent Planning and Zoning Magistrate meeting.

Sarah McCallum, 101 S Dixie Avenue & 2125 Miller Road, shared comments with regard to accountability.

10. COMMISSIONERS' COMMENTS

(a) Vice Mayor DeGrave – Nothing to report.

(b) Commissioner Williams – Nothing to report.

(c) Commissioner Raysin– Nothing to report.

(d) Commissioner Goldberg – Nothing to report.

MAYOR'S COMMENTS

Mayor Cheshire announced upcoming dates to remember.

Mondays, Wednesdays & Fridays	**Indoor Aerobics Classes at the Gardenia Center 9:15 a.m.**
Monday, September 7th	**City Hall Offices Closed in Observance of Labor Day**
Saturday, September 12th	**Daddy Daughter Dance at the Gardenia Center 7:00p.m.**
Tuesday, September 10th	**City Commission Meeting and 1st Budget Public Hearing**

ADJOURNMENT

The meeting adjourned at 7:01 p.m.

Gwen Johns, MMC, City Clerk

Chris Cheshire, Mayor