



**TAVARES CITY COUNCIL
MEETING MINUTES
JANUARY 17, 2024 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

**Bob Grenier, Mayor
Sandy Gamble, Vice Mayor
Lori Pfister, Council Member
Walter Price, Council Member
Troy Singer, Council Member**

STAFF PRESENT

**John Drury, City Administrator
Lindsay Holt, City Attorney
Susie Novack, City Clerk
Antonio Fabre, Interim Community Development Director
Scott Aldrich, Community Services Director
Lori Houghton, Finance Director
Richard Keith, Fire Chief
Crissy Bublitz, Human Resources Director
James Dillon, Public Works Director
Mark O'Keefe, Public Communications Director
Sarah Coursey, Police Chief
Phil Clark, Utilities Director**

I. CALL TO ORDER

Mayor Grenier called the meeting to order at 4:00 p.m. He asked those who wished to speak on an agenda item to complete and submit a Request to Speak form.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Pastor Jason Keefer, Astatula Baptist Church

Pastor Jason Keefer, Astatula Baptist Church, provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mayor Grenier asked if there were any changes to the Agenda. Mr. Drury said staff had no changes.

MOTION

Troy Singer moved to approve the Agenda, seconded by Walter Price. The motion carried unanimously 5-0.

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2. Proclamation – 2024 Arbor Day

Mayor Grenier read a Proclamation declaring January 20, 2024, as the 'City of Tavares Arbor Day' in recognition of the City's Tree City USA program requirements established by the Arbor Day Foundation, U.S. Forest Service, and National Association of State Foresters.

Mr. Dillon said the 6th Annual Arbor Day event would be held on Saturday, January 20, 2024, from 10:00 a.m. to 1:00 p.m. in Wooton Park, with 1500 trees available for attendees at no cost.

MOTION

Troy Singer moved to approve the Proclamation, seconded by Sandy Gamble. The motion carried unanimously 5-0.

Tab 3. GFOA Distinguished Budget Award

Mayor Grenier made the following presentation:

The "Distinguished Budget Presentation Award" has been awarded to the City of Tavares by the Government Finance Officers Association of the United States for the Fiscal Year 2023 Adopted Budget.

The award reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. To receive the budget award, the budget document had to satisfy nationally recognized guidelines for an effective budget presentation.

Ms. Houghton said the City had received the GFOA Distinguished Budget Award for the past three years. She thanked the City Council, City Administrator, Department

Directors, and Finance staff, with a special commendation to Brett Jones, Budget Analyst.

Mayor Grenier presented the Distinguished Budget Award to Ms. Houghton and the Finance Department Team.

Tab 4. UCF Incubator Program Presentation

Mr. Drury made the following presentation:

The University of Central Florida (UCF) has expanded its business incubator program into Lake County with the establishment of a new business incubator which opened in Eustis in October 2023. Recently, the Economic Development Director toured the facility and met with their team. Site Manager, Wendy Taylor requested to present, the Council with a high-level overview of the incubator program and services available to the businesses and entrepreneurs of our community.

Wendy Taylor, Site Manager, UCF Incubator, provided a PowerPoint presentation on the incubator program.

Mayor Grenier asked for comments from the Council.

Vice Mayor Gamble asked how the incubator's grant funding was obtained and if the funding would be provided to assist entrepreneurs going through the program. Ms. Taylor said the incubator grant funding was acquired through partnerships with the Greater Orlando Area. She said the grant funds encompassed the entire program and multiple sites.

Vice Mayor Gamble said he would like to ensure there was an understanding that the UCF Incubator program helped entrepreneurs obtain the funding necessary to start their programs and missions. Ms. Taylor noted that many entrepreneurs would not be eligible for funding through traditional bank loans; many loans were available through the Small Business Association (SBA), and the incubator program could help entrepreneurs apply for those loans and identify other eligible funding sources.

V. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE COMMUNICATIONS

Attorney Holt stated there were no quasi-judicial matters before the Council.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Novack read the following resolution by title only:

RESOLUTION 2024-02

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, RELATING TO THE STATE REVOLVING FUND (SRF) LOAN PROGRAM; AUTHORIZING SRF LOAN FINAL AMENDMENT TO LOAN AGREEMENT DW350961 FOR THE LAKE FRANCES WATER DISTRIBUTION AND PIPING REPLACEMENT PROJECT; APPROVES AMENDMENT NUMBER 3 OF THE LOAN, FINALIZING THE LOAN ; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Grenier asked if anyone wished to pull an item from the Consent Agenda for discussion.

Vice Mayor Gamble asked to Pull Tab 6 for discussion.

MOTION

Sandy Gamble moved to approve the Consent Agenda with the removal of Tab 6 [Tab 5. Approval of the December 6, 2023, City Council Meeting Minutes; Tab 7. Broad Budget Priorities; Tab 8. Board Appointment – Police Pension Board], seconded by Walter Price. The motion carried unanimously 5-0.

Tab 5. Approval of the December 6, 2023, City Council Meeting Minutes

Approved on the Consent Agenda.

Tab 6. 2024 City Council Regular Meeting Dates

Vice Mayor Gamble noted his preference to have two meetings in December due to the length of time between a meeting held on the first Wednesday in December and the second Wednesday in January. Council Member Pfister said the schedule could be adjusted each year for those meeting dates close to Christmas. She asked if any City business was missed due to the time between the December 2023 and January 2024 meetings. Mr. Drury said no.

MOTION

Sandy Gamble moved to approve the 2024 City Council meeting dates with the addition of December 18, 2024, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 7. Broad Budget Priorities

Approved on the Consent Agenda

Tab 8. Board Appointment – Police Pension Board

Approved on the Consent Agenda.

VIII. RESOLUTIONS

Tab 9. Resolution 2024-02 – Final Amendment to Closeout and Finalize SRF Loan 350961 – Lake Frances Water Improvements

Ms. Houghton made the following presentation:

Previously, the City Council Adopted Resolution 2018-28 on December 19, 2018 authorizing the application, acceptance, and execution of loan agreement for State Revolving Loan Project DW350961 for Lake Frances Water Piping Improvement/Replacement Project.

On August 5, 2020, the City Council adopted Resolution 2020-18 approving Amendment One (1) to the Loan which increased the disbursable amount at \$864,532.

On June 15, 2022, the City Council adopted Resolution 2022-11 approving Amendment Two (2) which extended the project completion date, and extended the repayment date for the loan.

This amendment, Amendment Three (3), finalizes the project, and finalizes the loan as indicated below:

- The Total amount awarded is reduced by \$159,598. The revised awarded amount is \$704,934.*
- The Loan Service Fee is \$14,099, which represents two percent of the Loan amount excluding Capitalized Interest.*
- The total amount of the Loan is \$728,277.69 includes \$704,934.00 disbursed, \$9,244.69 capitalized interest, and \$14,099 in service fees.*
- The Semi-annual Loan payment is revised to \$20,065.30, to be received by FDEP on February 15, 2024, and semiannually thereafter on August 15 and February 15 of each year until all amounts due have been fully paid.*

Staff recommended Option 1, for the Council to approve Resolution 2024-02 authorizing the Mayor to execute SRF Loan DW350961 Amendment Three (3) finalizing the loan for the project.

Mayor Grenier asked for comments from the Council.

Council Member Price asked if the cost had decreased by \$159,000 or if the reduction was through the loan. Ms. Houghton said the cost of the water portion was less than anticipated.

MOTION

Lori Pfister moved to approve Option 1 [Approve Resolution 2024-02 authorizing the Mayor to execute SRF Loan DW350961 Amendment Three (3) finalizing the loan for the project], seconded by Sandy Gamble.

Vice Mayor Gamble noted the fiscal impact indicated the semi-annual loan payments decreased from \$24,770 to \$20,065.30 for additional savings.

The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Second Reading

X. GENERAL GOVERNMENT

Tab 10. Cresswind at Lake Harris Phase 1 – Final Plat

Mr. Fabre made the following presentation:

Cresswind at Lake Harris - Phase 1 is a proposed residential subdivision located west of the intersection of Woodlea Road and Lane Park Road. The subject property is approximately 75.18 acres in size and the proposed Final Plat subdivides the land into 148 lots for the construction of single-family dwellings as permitted under the existing (Kolter Homes) Cresswind PD (Ordinance 2022-05) zoning and corresponding Approved Construction Plans for Phase 1.

Please note during the title and platting review process, a historic r-o-w easement dedicated to Sumter County was revealed. The “Infant Town of Florida” plat, filed on March 31, 1885, provides for an easement to be granted to Sumter County along the streets identified on the plat. On January 9, 2024, Sumter County has agreed to grant an Assignment of the R-O-W easements to the City of Tavares. This unforeseen circumstance has caused a delay in the applicant’s model homes construction schedule which requires a recorded plat prior to model home(s) construction.

Please note:

- *Construction of the Model Homes will be consistent with the existing PD Ordinance.*
- *No C.O.s will be issued until the subject Plat is recorded.*
- *The subject Plat shall be pursuant to Chapter 177 Florida Statutes.*
- *All required supporting documentation will be provided prior to recording of the Final Plat.*

Staff recommends Option 1, that City Council moves to approve the Final Plat for the Cresswind at Lake Harris Phase 1 Subdivision located west of the intersection of Woodlea Road and Lane Park Road, subject to city staff ensuring that any technical issues are resolved, and that certain easements/R-O-Ws are extinguished/vacated prior to the recording of the Final Plat.

Mr. Fabre stated the applicant was available for questions.

Mayor Grenier asked for comments from the Council.

Council Member Singer asked if the applicant met all obligations other than those identified to the Council. Mr. Fabre said staff would ensure all items were cured before the final plat was signed.

Council Member Singer asked if Attorney Holt weighed in and approved. Attorney Holt said it differed from the typical approval process and was legally sufficient, provided the conditions were met before signature. Council Member Singer asked if approval would allow the developer to proceed with the project with a 60 to 90-day hold on the plans. Mr. Fabre said that was the intent. Council Member Singer said the Council approved the project several months ago, and he was in support of moving the project forward.

MOTION

Lori Pfister moved to approve Option 1 [Approve the Final Plat for the Cresswind at Lake Harris Phase 1 Subdivision located west of the intersection of Woodlea Road and Lane Park Road, subject to city staff ensuring that any technical issues are resolved and that certain easements/R-O-Ws are extinguished/vacated prior to the recording of the Final Plat], seconded by Troy Singer.

Vice Mayor Gamble thanked the developer for adding the road for residents along the rear of the development. He said the residents were appreciative as well.

The motion carried unanimously 5-0.

Tab 11. Mayor's Youth Council Update

Mayor Grenier said he would soon meet with the Tavares High School Principal to restart the Mayor's Youth Council program. He noted Mr. Drury would provide him with a syllabus and fun facts to take to the meeting.

Tab 12. Mayor's Youth Council – Scholarship Discussion

Mayor Grenier made the following presentation:

During the December 6, 2023, City Council meeting, during New Business, Council Member Pfister asked to agendaize a discussion on developing a Mayor's

Youth Council \$1,000 scholarship program for each student who participates and successfully completes the program. The scholarship would be applied to higher learning beyond Highschool such as a Vocational Program, Community College or University.

Staff recommended Option 1, for the Council to discuss a Mayor's Youth Council scholarship program and authorize its implementation.

Council Member Pfister said the Mayor's Youth Council was a proven program that benefited the students and noted her support for adding an opportunity for a college scholarship to the program.

Council Member Singer noted his support for the Mayor's Youth Council program. He inquired about a change in the school's interest and the difficulty of restarting the program. He said he would prefer the students participate without providing a scholarship.

Mr. Drury said COVID disrupted the program several years ago. He discussed Tavares High School staffing changes and said the school was trying to find a staff member to take leadership and ownership of the program. He said he was hopeful that the Mayor would be able to share the program's benefits with the Principal and build renewed excitement about the program.

Mayor Grenier said many dedicated and focused students would enjoy the program. He noted his support for the scholarship program.

Discussion was held regarding the scholarship as an incentive.

MOTION

Lori Pfister moved to approve Option 1 [for the Council to discuss a Mayor's Youth Council scholarship program and authorize its implementation.], seconded by Sandy Gamble. The motion carried 4-1 as follows:

Bob Grenier:	Yes
Sandy Gamble:	Yes
Lori Pfister:	Yes
Walter Price:	Yes
Troy Singer:	No

Tab 13. Community Grant Awards

Ms. Novack made the following presentation:

The Council budgeted \$2,000 in the current Fiscal Year 2024 for community grants. The City advertised at the beginning of the fiscal year an invitation to

submit community grant applications for area not-for-profit organizations with a 501c3 designation for up to \$500.00 in funding for community and social service projects.

The City received three grant applications (attached) as follows:

- *Friends of the Tavares Library - \$500 Request (community outreach items such as upgraded and expanded website, e-payment option, mailings et al.)*
- *Lake County Museum of Art - \$500 Request (art exhibits, workshops, classes et al.)*
- *Triangle Community Alliance, Inc. - \$500 Request (additional enrollment and books for Tavares children)*

A ranking committee consisting of the City Clerk, Finance Director, and Community Services Director met on January 11, 2024, and reviewed the applications to determine if they met the criteria for the Community Grant Program. It was determined that each request met the criteria. The ranking committee recommends the Council invite each grant recipient to provide an update on their grant award and program at the end of the fiscal year.

Advertisements were placed in the Daily Commercial and on the City Website.

Mayor Grenier asked for comments from the Council. There were none.

MOTION

Lori Pfister moved to approve Option 1 [For the Council to award Community Grants as requested to the Friends of the Tavares Library, Lake County Museum of Art, and Triangle Community Alliance, Inc.], seconded by Walter Price. The motion carried unanimously 5-0.

Tab 14. Phase Two – City Wide Street Light Assessment

Mr. Dillon made the following presentation:

The City and Duke Energy have completed the second phase of the City Wide Street Light assessment, which involved evaluating the (4) existing street lights at the West Main Street and Sinclair roundabout for improvement. As per the enclosed proposal and site photometry plan, a total of (12) street lights are warranted for the subject area. The four existing street lights will be converted to Dark Sky LED lights, and (8) new Dark Sky LED lights will be added as depicted in the site plan. The current rate for the (4) existing street lights equates to \$1,717.92 per annum. The new proposed rate for (12) street lights equates to \$4,824 per annum. The proposal will not have a fiscal impact as the City recently reduced the rate by \$6,612.12 per annum in phase one street lighting improvements.

Staff recommended Option 1, for Council to approve and authorize the City Administrator to execute Duke Energy's agreement to install (12) Light Emitting Diode (LED) Dark Sky compliant fixtures at the West Main Street and Sinclair Avenue roundabout as depicted in their proposal and site photometry plan.

Vice Mayor Gamble said he had supported lighting since joining the Council. He noted his support for the project and hoped it would eliminate lighting issues in the area.

MOTION

Lori Pfister moved to approve Option 1 [Authorize the City Administrator to execute Duke Energy's agreement to install (12) Light Emitting Diode (LED) Dark Sky compliant fixtures at the West Main Street and Sinclair roundabout as depicted in their proposal and site photometry plan], seconded by Sandy Gamble. The motion carried unanimously 5-0.

Tab 15. St. Clair Abrams House Purchase & Sale Agreement

Mr. Aldrich made the following presentation:

As the founder of Tavares and Lake County, Florida, Alexander St. Clair Abrams built the house located at 305 N. New Hampshire Avenue in 1881 as a Queen Anne style cottage. The home has stood for over 140 years in Tavares and serves as a historic symbol of our founding father's craftsmanship. It stands in the heart of downtown, directly across from the Tavares Library and Historical Research Center, and anchored between the newly renovated Foxtail Coffee house originally built in 1900 and the Through The Years Vintage Market house built in 1925. The original St. Clair Abrams home offers a unique and promising opportunity for our neighboring library to serve a valuable public purpose. If purchased, the home will be operated by the library as an annex facility for programs, meetings, special functions, and other arts/culture initiatives.

At the August 16, 2023 City Council meeting, Council approved a budget for \$250,000 to include the purchase and first part of renovations of the St. Clair Abrams home. If approved for the purchase, the St. Clair Abrams home will be renovated and adapted for a productive purpose, like other City properties that preserve history and provide for a modern use such as The Pavilion On The Lake, the Train Station and the Seaplane Base Terminal Building's "Propshop".

City staff worked with The Spivey Group to complete a property appraisal on the St. Clair Abrams house (see attached). The appraisal came back at a value price of \$242,800. Staff has negotiated with the current homeowners and agreed on a "less than appraised value" price of \$200,000. The current budgeted allotment of \$250,000 will cover this purchase price, along with Phase I of renovations. Phase II of renovations will be included in the normal FY '25

budgeting process.

After the purchase is complete, Phase 1 renovations will include: An assessment of all renovations to be completed for both phase 1 and phase 2 and an estimated cost for both phases to be brought back to City Council for approval before going forward with the renovations.

Staff recommended Option 1, for the Council to authorize execution of the purchase & sales agreement related to the purchase of the St. Clair Abrams house.

Mr. Aldrich said the current homeowners, Maryann Krisovitch and Ron Hart, were available for questions.

Mayor Grenier asked for comments from the Council.

Council Member Singer asked if Phase II renovation costs were unknown. Mr. Aldrich confirmed. Council Member Singer asked if the City wanted to purchase the home for \$200,000 and \$50,000 for renovations. Mr. Aldrich confirmed.

Council Member Price said he was not in support of the purchase as the property would be taken off the tax rolls, renovations would cost more than initially anticipated, and there would be ongoing maintenance costs each year.

Vice Mayor Gamble asked if an inspection had been completed. Mr. Aldrich said no. He said the purchase and sales agreement states the inspections and estimates would be completed. Vice Mayor Gamble said he did not remember the project being in phases and believed there would be a one-time renovation cost of \$100,000.

Council Member Singer said the original purchase price was \$150,000. Mr. Drury said a budget of \$150,000 was estimated as a purchase price as no appraisal had been completed, with an additional \$100,000 for renovations. He said the cost to renovate public spaces was significant, and the St. Clair Abrams house renovations would be more than \$100,000.

Ms. Krisovitch said she and Mr. Hart were the current and third owners of the St. Clair Abrams home. She said it was their dream to own and restore a historic house. The St. Clair Abrams house was purchased from family members and was a beautiful example of a period home.

Ms. Krisovitch said they intended to renovate the home to restore its historical feel and look. She discussed the home's condition, including the need for new wiring and a second bathroom, which she estimated to cost \$100,000 to \$200,000 in renovations on top of their purchase price. She said the stair rail banister was original to the home. Ms. Krisovitch noted that Tavares Post Master Sears had owned the house for decades.

Mr. Hart said it was the most historically significant home in Tavares. He said the house would be listed for sale at more than what was offered to the City and in line with the appraisal if the City did not wish to purchase the house. He said the door or opportunity to preserve the building may be gone forever when that happens.

Mr. Drury said the citizens built a master plan for the downtown, and asked the leaders to build upon a historic foundation. He said Tavares had not only built upon a historical foundation, but the City created modern-day purposes within that historical foundation. Mr. Drury provided examples such as the Woodlea House, which became the smallest airport terminal building in the United States. The Pavilion on the Lake was rebuilt into a first-class event and wedding facility, and the historic train station was relocated downtown in partnership with the Tavares Chamber of Commerce, where the train returned to the City with the Polar Express. He noted the Tavares Chamber of Commerce still utilized the historic train station space. Mr. Drury pointed out that the second landmark train station located on Old Highway 441 was in partnership with a company building a restaurant. He said the St. Clair Abrams home would honor the City's Master Plan building on a historic foundation with a current use and would most likely be the final piece to the City's inventory and serve as an active and historic building with significant meaning to the community now and into the future.

Mayor Grenier said once the house was sold, there would be no guarantees what would happen to the home. He expressed his desire for the City to have the vision, imagination, and creativity to purchase the building, find funding and grants, and save Major St. Clair Abrams's home.

Council Member Pfister discussed her newfound faith in history and said the house needed to be preserved and returned to its luster. She said community fundraisers could help with the cost of renovations. Council Member Pfister said the Tavares Historical Society could also find ways to raise funds. She said the Council needed to move forward in securing the house.

Mayor Grenier said the citizens of Tavares should have the house and noted he had been involved with historic preservation projects for 30 years.

MOTION

Lori Pfister moved to approve Option 1 [For the Council to authorize execution of the purchase & sales agreement related to the purchase of the St. Clair Abrams house].

Vice Mayor Gamble asked if the Mayor planned to open the floor for public comment. Mayor Grenier said he received no requests to speak.

Mayor Grenier passed the gavel to Vice Mayor Gamble.

Bob Grenier seconded the motion.

Vice Mayor Gamble asked for further comments.

Council Member Singer said he appreciated the offer to the City. He said the master plan did call for the City to preserve history and felt the City had done a great job. Council Member Singer said the City completed many projects, including the Woodlea House and train station, of which he was proud. He said the citizens also wished for the Council to be fiscally responsible, and he did not favor moving forward with the project due to renovation costs. He noted annual costs would be incurred yearly in perpetuity.

Mayor Grenier said this was a preservation and use opportunity. He said the City has the creativity to use and make money from the project. Mayor Grenier discussed the significance of the Morse House in Leesburg and the Simpson Farmhouse in Mount Dora. He stated his concern the house would disappear.

The motion failed 3-2 as follows:

Bob Grenier:	Yes
Sandy Gamble:	No
Lori Pfister:	Yes
Walter Price:	No
Troy Singer:	No

Vice Mayor Gamble passed the gavel to Mayor Grenier.

Tab 16. Request Council's Approval for Change Order to the Water/Wastewater Woodlea Road and Peninsula Improvement Project

Ms. Houghton made the following presentation:

In order to provide utility services to the area known as the Peninsula, which includes 16 developed homes and undeveloped vacant land within and abutting the Peninsula area, expansion of water and sewer capital lines on Woodlea Road were needed. The improvements will provide service availability to existing homes in the area, economic development opportunities for the area as well, and provide water and sewer availability for the Gorgeous Groves Development.

On April 7, 2021, the City Council approved debt financing for the project. Debt Service costs for the project will be offset by future Connection Fee payments from connections to the new capital lines.

On November 2, 2022, the City Council awarded Bid 2022-0015 for the project to Prime Construction Group for the, and set the budget for the project. Prime Construction was awarded at \$3,947,497 plus costs for performance bond.

Staff has approved Change Order No. 1 amount of \$10,982.21. However, additional work for the project, Change Order No 2. in the amount of \$172,395.00 will exceed the project budget by \$110,941.21 as shown below.

A Change Order in the amount of \$172,395 (4% of the project) cost) is needed for additional directional Drill for the Water Force Main, 7 additional 8" PVC 45, 22.5, 11.25 degree bends, per each for the Water Force Main, 155 linear feet of additional directional Drill for the Reclaim Force Main, and 21 additional 16-inch 45, 22.5, 11.25 degree bends per each also for the Reclaim Force Main.

It should be noted that during construction, field conditions were found to be problematic in the designed route for laying down the lines due to more than expected substandard soil conditions of clay and sandy material. Removal of these unsuitable materials and replacement with more suitable material would have delayed the project significantly and cost \$250,000. To keep the project on track, contain costs and remedy this unforeseen issue, engineers worked quickly with the contractor and Utilities Director to design and price out a solution by circumventing the unstable area and laying the pipe in a much more stable area. This resulted in no project delays but a higher cost due to the additional piping and connections.

As the Change Order has been recommended by the Project Engineers, Woodard & Curran, and the Utility Director, staff recommends approval utilizing additional reserve appropriations from the Water/Wastewater Utility.

Staff recommends Option 1, for the Council to authorize reserve appropriations in the amount of \$111,000 to fund Change Order 2 in the amount of \$110,941.21.

Council Member Price asked for the cost if the change order was not approved. Mr. Clark said the alternative would be \$250,000 and a delay in the project.

MOTION

Sandy Gamble moved to approve Option 1 [For the Council to authorize reserve appropriations in the amount of \$111,000 to fund Change Order 2 in the amount of \$110,941.21], seconded by Troy Singer.

Council Member Singer said it was an important project that would benefit the Peninsula and Cresswind and noted the residents had waited a long time for the project. He said this type of situation is what reserves were for, and the City could not always forecast the entire cost for some projects. Mr. Clark noted the pipes were completed.

The motion carried unanimously 5-0.

XI. NEW BUSINESS

XII. OLD BUSINESS

Medical Marijuana Dispensary Areas

Council Member Pfister asked if the Council would be interested in readdressing medical marijuana dispensary areas on a future agenda.

There was a consensus from the Council to readdress medical marijuana dispensary areas on a future agenda.

Gaming Room Update

Council Member Price asked for an update on the 4th gaming facility in the City. Mr. Drury said the facility was code-enforced, and the case would have a hearing before the Special Magistrate in February 2024. He said if the Magistrate rules there is a code violation, fines would be assessed on the property owner until the violations were corrected. He said the gaming facility did not receive a permit, and it was observed they were still operating. The gaming facility would have an opportunity to present its case; the City would present its case. The judge would then render a decision.

XIII. AUDIENCE TO BE HEARD

Art McCreary, Lucky's Management, 5747 Alenlon Way, Mount Dora, said he and Melissa Mullin were Lucky's Management's new business owners. He said it was their understanding that a permit for the facility would be renewed when they purchased the business. Mr. McCreary said they were informed that the renewal was not made in October. Their landlord informed them that the cost for a permit renewal would be \$5,000, which they paid. He said that payment was not made to the City. He asked the Council for any type of forgiveness available.

Council Member Pfister said the issue was civil, and the Council did not have jurisdiction over a private business matter. Mr. McCreary acknowledged and said they were asking for the permit.

Mr. Drury said the permit was under a grandfather clause and had lapsed. He said the business could operate as long as a permit was maintained. There was an attempt to return to the City to get the permit reissued, and the City could not circumvent the ordinance and law. Mr. Drury noted three existing gaming facilities were located in the City, the maximum allowed by ordinance.

Melissa Mullin, Lucky's Management, 10924 Wana Drive, Leesburg, discussed the game room and its efforts to help those in need within the community. She said it was a place for the community to come together and socialize.

Gary Santoro, Royal Harbor, Tavares, noted the Council asked that Request to Speak forms be completed for audience members to speak on an agenda item. He said new information was often discovered while the Council and staff discussed items. Mr.

Santoro asked Mayor Grenier to offer audience comments even though no Request to Speak forms were submitted on items like the St. Clair Abrams house discussion.

XIV. REPORTS

Tab 17. City Administrator Report

Mr. Drury noted a list and calendar of upcoming meetings and events was provided to the Council. He said the Tavares Chamber of Commerce Director accepted another position elsewhere, and the Chamber would begin recruiting for her replacement.

Chief Keith noted a food drive benefiting Lake Cares Food Pantry would be held on Saturday, January 27, from 10:00 a.m. to 2:00 p.m. at Fire Station 28. He said the food drive was being held at several Golden Triangle locations to help replenish food depleted over the holidays.

Tab 18. City Council Member Reports

Council Member Price said he looked forward to the upcoming Arbor Day event on Saturday, January 20, 2024, in Wooton Park.

Council Member Singer asked if Lake Cares Food Pantry would accept cash or checks instead of food products. Chief Keith said they prefer monetary donations as food expires.

Council Member Singer said he looked forward to the upcoming Arbor Day and Rhythm on Ruby events.

Vice Mayor Gamble asked for an update on a water consumption use permit. Mr. Clark said the City's geologist and engineer were working with St. John's River Water Management District and noted it was a 1.5-year process.

Vice Mayor Gamble thanked Mr. Drury and Mr. Dillon for installing needed porta lets at the YMCA.

Mayor Grenier wished his sister, Dina, a happy birthday.

XV. ADJOURNMENT

There was no further business, and Mayor Grenier adjourned the meeting at 5:28 p.m.

Respectfully,

Susie Novack, MMC, FCRM, City Clerk