



**TAVARES CITY COUNCIL
MEETING MINUTES
OCTOBER 20, 2021 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

Amanda Boggus, Mayor
Lou Buigas, Vice Mayor
Lori Pfister, Council Member - *Absent*
Walter Price, Council Member
Troy Singer, Council Member

STAFF PRESENT

Lori Houghton, Finance Director
Lindsay Holt, City Attorney
Susie Novack, City Clerk
Mike Fitzgerald, Community Development Director
Bob Tweedie, Economic Development Director
Richard Keith, Fire Chief
Stoney Lubins, Police Chief
James Dillon, Public Works Director
Phil Clark, Utilities Director
Crissy Bublitz, Human Resources Director
Mark O'Keefe, Public Communications Director
Scott Aldrich, Community Services Director

I. CALL TO ORDER

Mayor Boggus called the meeting to order at 4:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Pastor Eric Filkin, Bridges Covenant Church

Pastor Eric Filkin, Bridges Covenant Church, asked for a moment of silence in reflection of the life, passion, and enthusiasm of David Serdar. He provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mayor Boggus asked if there were any changes to the Agenda. Ms. Houghton said staff had no changes.

MOTION

Lou Buigas moved to approve the Agenda as presented, seconded by Walter Price. The motion carried unanimously 4-0.

IV. PROCLAMATIONS/PRESENTATIONS

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

Attorney Holt said 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 2021-27

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, DEDICATING A PORTION OF CITY OWNED PROPERTY NORTH OF SLIM HAYWOOD AVENUE, WEST OF SHANTINIKETAN BOULEVARD AS PUBLIC RIGHT OF WAY; SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Boggus asked if anyone wish to pull an item from the Consent Agenda.

MOTION

Lou Buigas moved to approve the Consent Agenda [Tab 2. Approval of the October 6, 2021, City Council Regular Meeting Minutes], seconded by Troy Singer. The motion carried unanimously 4-0.

Tab 2. Approval of the October 6, 2021 City Council Regular Meeting Minutes

Approved on the Consent Agenda.

VIII. RESOLUTIONS

Tab 3. Resolution 2021-27 – Right-of-Way Dedication – Slim Haywood Avenue Turn Lane for Captain Haynes Road Extension and Seaport Village

Mr. Fitzgerald made the following presentation:

The City of Tavares maintains an initiative per the 2017 Peninsula Area Roadway Corridor Study to provide residents with a safe transportation corridor that is a north-south alternative route to State Road 19, and improve local mobility and circulation west of State Road 19 from Dead River Road to Lane Park Road.

Seaport Village is a proposed residential subdivision located north of Slim Haywood Avenue that will have public access via an existing and currently unimproved right-of-way that intersects with Slim Haywood Avenue, west of Shantiniketan Boulevard. The right-of-way that Seaport Village will utilize for access is recognized in the 2017 Peninsula Area Roadway Corridor Study as a viable route for the planned Captain Haynes Road extension. As part of the development requirements of Seaport Village, the right-of-way used for access will be designed and constructed by the developer to City specifications and given the name of Captain Haynes Road. This segment will account for approximately 54% of what is needed to fully connect Woodlea Road and Slim Haywood Avenue. As Captain Haynes Road will act as a future collector road, City staff has requested that a right-hand turn lane from Slim Haywood Avenue be included in the construction. The developer has agreed to design and construct the turn lane although it is not warranted for Seaport Village. The construction of the turn lane requires the dedication of certain property as right-of-way that is presently owned by the City of Tavares (Parcel ID: 01-20-25-0105-000-01401). Resolution 2021-27 proposes the dedication of 4,725 square feet of city-owned property for the purpose of constructing a right-hand turn lane on Slim Haywood Avenue to the new segment of Captain Haynes Road.

Staff recommends approval of Option 1 and move to approve Resolution 2021-27 Right-of-Way Dedication - Slim Haywood Avenue Turn Lane for Captain Haynes Road Extension and Seaport Village

Jerome Henin, Henin Holdings, LLC, P.O. Box 940, Winter Park, Applicant, said he is available for questions.

Mayor Boggus asked for comments from the audience. There were none.

Mayor Boggus asked for comments from the Council.

Council Member Singer asked if Captain Haynes Road is the future collector road that will help alleviate traffic on SR 19. Mr. Fitzgerald confirmed.

Council Member Price asked if the developer would pay all costs for a turn lane in exchange for the property grant. Mr. Fitzgerald confirmed and said the developer would improve a segment entirely, including a turn lane from westbound Slim Haywood Avenue to northbound Captain Haynes Road. Council Member Price asked if the City would receive monetary compensation for the granted 4,700 square feet. Mr. Fitzgerald said the City would receive no financial compensation and would receive a turn lane constructed. The turn lane is not a requirement for the Seaport Village as a stand-alone subdivision. The applicant agreed to design and build the turn lane for the Captain Haynes Road extension.

Vice Mayor Buigas asked if construction of the turn lane would be completed before homes were occupied. Mr. Fitzgerald said the turn lane would be completed before the issuance of a certificate of completion.

MOTION

Lou Buigas moved to approve Option 1, seconded by Troy Singer. The motion carried unanimously 4-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Second Reading

X. GENERAL GOVERNMENT

Tab 4. Seaport Village – Preliminary Plat

Mr. Fitzgerald made the following presentation:

The Seaport Village Subdivision is a proposed residential subdivision located west of State Road 19, north of Slim Haywood Avenue. The subdivision is 36.50 acres in size and consists of 146 lots for single family dwellings as permitted under the existing Mixed Use Zoning approved by City Council on June 15, 2016.

A Preliminary Plat for the Seaport Village Subdivision has been submitted by the developer. This document has been reviewed by City staff and meets the requirements of the City of Tavares Land Development Regulations and Comprehensive Plan 2040. The City's Concurrency Management System will ensure that levels of service will not be degraded beyond the adopted levels of service for all regulated public facilities.

This Preliminary Plat is for evaluation purposes, and approval does not constitute

the subdivision of land. If approved, the developer may proceed with the engineering for all necessary infrastructure systems for staff review and must prepare a Final Plat of the property for Council consideration.

Staff recommends Option 1, that City Council moves to approve the Preliminary Plat for the Seaport Village Subdivision located west of State Road 19, north of Slim Haywood Avenue.

Mayor Boggus asked for comments from the audience. There were none.

Mayor Boggus asked for comments from the Council.

Vice Mayor Buigas asked if the Lake County School Board could provide in-depth concurrency reports that include class options, including virtual classes, currently available to students. Mr. Fitzgerald said he would ask if Lake County School Board intends to change its methodology.

Council Member Singer asked if the Lake County School Board provided rights to capacity and reserved capacity for the development. Mr. Fitzgerald confirmed. Council Member Singer asked for confirmation that the development meets all Land Development Regulation requirements and school capacity and would need no new services, including Police and Fire. Mr. Fitzgerald confirmed.

Council Member Price said the traffic study included deficiencies for SR 19, including the intersection at Dead River Road. He noted that the intersection at Dead River Road and SR19 intersection were currently being upgraded and asked for an update for other upcoming roadway improvements to mitigate traffic issues. Mr. Fitzgerald said Seaport Village would build its Captain Haynes Road extension segment, which is an identified mitigation strategy to alleviate traffic issues on SR19. FDOT has long-range plans to widen SR19 from two to four lanes between SR581 and 448. The intersection at Dead River Road is under construction, and the intersection at Alfred Street and US441 is programmed and in planning stages for improvements with an additional left-turn lane. Mr. Fitzgerald said the deficiencies recognized in the traffic study were being addressed by state agencies.

Mayor Boggus noted an area near the Seaport Village was previously identified as a site for a future elementary school and asked if the school was still planned. Mr. Fitzgerald said the property remains zoned for public facilities and a future school site.

MOTION

Troy Singer moved to approve Option 1, seconded by Lou Buigas. The motion carried unanimously 4-0.

Tab 5. Easement Agreement between the City of Tavares and Henin Holdings, LLC for Seaport Village Signage

Mr. Fitzgerald made the following presentation:

The developer of the Seaport Village subdivision, located north of Slim Haywood Avenue, is requesting a 1,200 square foot easement across City-owned property that is located north of Slim Haywood Avenue, west of Shantiniketan Boulevard. The purpose of the easement is to serve as a practical area for the installation of the Seaport Village subdivision entrance signage. The developer is making this request in consideration of additional right-of-way construction the developer has proposed to accommodate the Captain Haynes Road extension turn lane. This easement request has been reviewed by City staff, and it has been determined that the easement does not conflict with any public utility service or use of the property.

Mayor Boggus asked for comments from the audience. There were none.

Mayor Boggus asked for comments from the Council.

Vice Mayor Buigas asked if sign regulations would be followed. Mr. Fitzgerald confirmed.

Council Member Singer said more rooftops bring more businesses to the area which lowers tax rates. He thanked Mr. Henin for investing in Tavares.

MOTION

Troy Singer moved to approve Option 1, seconded by Lou Buigas. The motion carried unanimously 4-0.

Tab 6. Tavares History Museum Update

Mr. Aldrich said the Tavares History Museum grand opening was held May 27, 2021 and since had approximately 185 visitors.

Debby Blais, Museum Coordinator, thanked the Council for their support of the Tavares History Museum. She provided an update on the Tavares History Museum with the following highlights:

- Staffed by volunteers
- Museum looks for additional volunteers and donated artifacts and photographs depicting Tavares history
- Current hours Tuesday, Thursday, and Friday from 10:00 a.m. to 2:00 p.m.
- Recently assisted the Tavares Library with a Florida Humanities Hidden History of Florida presentation
- Scheduled to assist the Tavares Library with a Weeki Wachee Mermaid presentation on October 26, 2021, at 1:00 p.m.

- Scheduled to hold mini-tours during the Boo Fest Trunk or Treat on October 29, 2021

Ms. Blais provided a video tour of the museum.

Mayor Boggus enjoys visiting the Tavares History Museum.

Mayor Boggus asked for comments from the Council.

Vice Mayor Buigas said Ms. Blais is doing a great job and enjoys seeing the number of visitors displayed in monthly reports.

Council Member Singer said 41% walk-in traffic reflects those visiting Wooton Park stop by and learn about Tavares' history. He thanked Ms. Blais for her hard work

Council Member Price said the Tavares History Museum is doing fantastic and a walking tour of the downtown would be a great addition.

Mayor Boggus said the Horizon Team discussed utilizing QR codes for a walking tour and noted her excitement of upcoming Tavares History Museum events and themes.

Tab 7. Utilities Department Update on Base Read (Advanced) Water Meter Program

Mr. Clark made the following presentation:

Utilities started installing collectors in 2018 after council approval of funds for this project. We are in the 5th year of a projected 8-year completion. Upon completion, all meters will be base read. We have installed 1 location per year so far. Now we are taking advantage of the economics of scale and are getting two locations this year at a cost of savings. So far, collection antennae are at Royal Harbor, Lake Francis, Imperial Terrace and David Walker Road. This year's installations will be at Fire Station #2 and the Corner of Ann Rou Rd. and Lake Eustis Drive. This will bring our program to base bread at over 50% of all meters. The estimated completion is 2025.

Mayor Boggus asked for comments from the audience.

Vance Jochim, 12619 Milwaukee Avenue, Lake County, said there is no information on actual cost-saving calculations and forecasts.

Mayor Boggus said Mr. Drury would provide comments at a later date.

Tab 8. Update of Economic Development Program

Mr. Tweedie made the following presentation:

Shortly after the establishment of its Economic Development Department in 2008, the City Council first adopted a comprehensive Economic Development Strategy for the City. The plan was both geographical and component specific focusing on twelve (12) specific Economic Development focus components in 4 geographic quadrants. Since that time the City has experienced a great deal of growth and development and many changes have taken place, including changes to Council and staff. Although the vision and objectives established remain focused in the same direction, Many of the milestones established have been met, new ones established and the plan has been revised and updated several times. The most recent update (attached) was completed and approved by Council in 2019.

Mr. Tweedie provided a PowerPoint presentation and made the following highlights:

- Medical Village/Hospital Campus experienced a lot of development in last several years with new specialty practices including a 48,000 square foot post-acute care facility for medical rehabilitation (50 beds and 150 new jobs).
- Phase 1 Avalon Park Tavares is underway.
- Phase 2 Atwater Apartments is completed. The developer is looking for additional property in the area.
- Pinecrest Academy Charter School opened with K-8 classes and beginning to work on Phase 2 which will be additional K-8 classes
- Downtown Business and Entertainment District has establishments including new coffee shops, sports bars, real estate agencies, and pinball. New businesses opened during a global pandemic.
- Lake Region Industrial Park has 6 new 5,000 square foot industrial buildings that are online. Trident Boat Works continues operations selling throughout the country.
- Seaplane Base and Marina held a recent ribbon-cutting Saturday ceremony. The Marina project is completed and near capacity with 4 new commercial operators. The activity at the Marina generates business for all downtown establishments.
- Roctoberfest was well attended and included Monster Splash and fireworks.
- Arts and Culture continues to grow with new museums including the Lake County Museum of Art and the Tavares History Museum.
- Highway Commercial includes Tavares Crossroad anchor shopping center with Publix. The shopping center spurred growth including a new storage facility, 7-11, Popeye's, Taco Bell, and Dollar General. Inquiries continue to be recieved.

Mr. Tweedie said the economic development plan is working well and is broad-based and narrow in focus at the same time that does not depend on one industry and supports prosperity, tax base, and jobs. He said it has worked well for the past twelve years and is a tribute to the Council's vision.

Mayor Boggus asked for comments from the audience. There were none.

Mayor Boggus asked for comments from the Council.

Vice Mayor Buigas said Tavares is a great city and asked Mr. Tweedie to continue the good work.

Council Member Singer thanked Mr. Tweedie and the Economic Development Team. He noted the entire City is included in the plan with businesses growing.

Council Member Price thanked Mr. Tweedie and said keep up the good work.

XI. NEW BUSINESS

Council Member Singer said Tavares High School was scheduled to play football against Eustis High School. He asked Chief Keith to provide information on the upcoming game.

Chief Keith said Tavares vs Eustis Football District Championship Game was scheduled for Friday, October 22, 2021, at 7:00 p.m. The Tavares High School Athletics Program would be honoring First Responders during the game.

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

Vance Jochim, 12619 Milwaukee Avenue, Lake County, shared a story about David Serdar and said he will be missed.

Ken Bragg, 4315 Picksel Road, Fruitland Park, said he is one of the five founders of Leadership Lake County. He thanked the Council for their leadership. He said it has been a pleasure working with emerging leaders throughout Lake County. Mr. Bragg thanked Council Member Pfister, Mr. Drury, and those who helped create a high school aviation program including students from Tavares High School, Umatilla High School, and Eustis High School.

XIV. REPORTS

Tab 9. City Administrator Report

Ms. Houghton noted upcoming meetings were provided in the agenda packet.

Mr. Tweedie thanked the departments who assisted with the Roctoberfest event. He thanked the Council for their support. Mr. Tweedie commended Chief Lubins as he recently witnessed his professionalism during a recent incident.

Mr. Aldrich said Boo Fest was scheduled for Friday, October 29th from 6:00 p.m. to 9:00 p.m.

Tab 10. City Council Member Reports

Council Member Price

- Expressed sympathy to the family of David Serdar. He said Mr. Serdar would be missed.
- Commended the Police Department on their quick work and professionalism.
- Said he looked forward to attending Boo Fest and would be hosting a trunk or treat.
- Said he would be unable to attend the football game as it was his 45th wedding anniversary.

Council Member Singer

- Said he was Tavares High School alumni.
- Said Leadership Lake County is a wonderful program and noted Ms. Bublitz and Mr. Aldrich were attending the current course.
- Noted a Florida League of Cities ambassador from Tallahassee visited and enjoyed a tour of the City. He thanked Mr. Tweedie for assisting him with the tour.
- Recognized the Tavares Police Department for doing a wonderful job each day.
- Said Rocktoberfest was a great success. He commended Mr. Tweedie and his Team for a job well done.
- Said he is looking forward to attending Boo Fest.
- Said October is Breast Cancer Awareness month.
- Read a letter in honor of David Serdar.

XV. ADJOURNMENT

There was no further business and Mayor Boggus adjourned the meeting at 4:57 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk