



**TAVARES CITY COUNCIL
MEETING MINUTES
DECEMBER 1, 2021 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

**Lori Pfister, Mayor
Walter Price, Vice Mayor
Amanda Boggus, Council Member
Sandy Gamble, Council Member
Troy Singer, Council Member**

STAFF PRESENT

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

I. CALL TO ORDER

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

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Dr. Tim Burdick, Lake County Baptist Association

Dr. Tim Burdick, Lake County Baptist Association, provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mr. Drury said staff would like to add one item to the Agenda; Tab 15A, Request Council Approval for Lake Frances Stormwater Improvements and Authorization to Fund Lake Frances Stormwater Improvements with American Rescue Plan Act Funding (ARPA).

MOTION

Amanda Boggus moved to approve the Agenda with changes, seconded by Walter Price. The motion carried unanimously 5-0.

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 for discussion.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Novack read the following resolution and ordinances by title only:

RESOLUTION 2021-28

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, TO VACATE AN EASEMENT LOCATED AT 1417 SCHULT CT. TAVARES, FL 32778, LOT 728 AND THE SOUTH ½ OF LOT 727, LAKE FRANCES ESTATES – UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-11

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA; REZONING APPROXIMATELY 19.46 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 19 AND LANE PARK CUTOFF FROM HIGHWAY COMMERCIAL (C-2) TO PLANNED DEVELOPMENT (PD); SUBJECT TO THE RULES,

REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-12

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 19.46 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 19 AND LANE PARK CUTOFF, FROM COMMERCIAL (COM) TO HIGH DENSITY (HD); PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-13

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING APPROXIMATELY 0.631 ACRES OF PROPERTY LOCATED AT 1693 SOUTH PALM CIRCLE AND 1695 SOUTH PALM CIRCLE; REZONING THE PROPERTY FROM COUNTY URBAN RESIDENTIAL DISTRICT (R-6) TO CITY PLANNED DEVELOPMENT (PD); AMENDING CITY OF TAVARES ORDINANCE 2016-27 IN PART BY JOINING SAID 0.631 ACRES WITH THE PROPERTY SUBJECT TO ORDINANCE 2016-27 TO FORM ONE PLANNED DEVELOPMENT; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-14

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 0.631 ACRES OF PROPERTY FROM COUNTY URBAN LOW TO CITY MEDIUM DENSITY (MED) FOR PROPERTY LOCATED AT 0.631 ACRES OF PROPERTY LOCATED AT 1693 SOUTH PALM CIRCLE AND 1695 SOUTH PALM CIRCLE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-17

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 13.19 ACRES OF PROPERTY LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 19 AND LANE PARK ROAD,

FROM RESIDENTIAL SINGLE FAMILY (RSF-2) TO PUBLIC FACILITIES DISTRICT (PFD); SUBJECT TO THE RULES, REGULATIONS, AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-18

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 13.19 ACRES OF PROPERTY FROM LOW DENSITY (LOW) TO PUBLIC FACILITY / INSTITUTIONAL (PUB) FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 19 AND LANE PARK ROAD; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-19

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING APPROXIMATELY 0.21 ACRES OF PROPERTY LOCATED AT 31325 DAVID WALKER DRIVE; REZONING THE PROPERTY FROM COUNTY MOBILE HOME RENTAL PARK DISTRICT (RMRP) TO CITY RESIDENTIAL MULTI-FAMILY (RMF-3); SUBJECT TO THE RULES, REGULATIONS, AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2021-20

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2040, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 0.21 ACRES OF PROPERTY FROM COUNTY URBAN HIGH DENSITY TO CITY HIGH DENSITY (HD) FOR PROPERTY LOCATED AT 31325 DAVID WALKER DRIVE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Pfister asked the Council if they wished to pull an item from the Consent Agenda for discussion.

MOTION

Amanda Boggus moved to approve the Consent Agenda [Tab 2. Approval of the November 17, 2021, City Council Regular Meeting Minutes], seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 2. Approval of the November 17, 2021 City Council Regular Meeting Minutes

Approved on the Consent Agenda.

VIII. RESOLUTIONS

Tab 3. Resolution 2021-28 – Vacate Easement Located at 1417 Schult Court – Herring Property

Mr. Fitzgerald made the following presentation:

This is a request to vacate a platted easement lying across the property located at 1417 Schult Ct. Tavares, Florida 32778. As a stipulation of the proposed sale of the property, the mortgage company issuing the buyer's mortgage is requiring the current owner of the property to petition to vacate an existing easement as it is no longer practical as a result of a lot line deviation in 2002 by Warranty Deed recorded in BK 2177, PG 1328 of the Public Records of Lake County, and the subsequent construction of the existing mobile home in 2002 that encroaches on the easement. City staff reviewed the vacate request and determined no conflicts in the vacation with regard to drainage, utilities, health, safety, or welfare of the Public. This vacate will remove the city's public interest in this land, thus allowing the applicant to eliminate any perceived exception to clear title of this property.

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

MOTION

Sandy Gamble moved to approve, seconded by Amanda Boggus. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Mayor Pfister noted there was no discussion on ordinances at first readings.

Council Member Gamble asked the Council to have their questions and research completed prior to the second reading to avoid postponing ordinances to future meetings.

Tab 4. Ordinance 2021-11 – Rezoning of Approximately 19.46 Acres Located at the South Corner of SR19 & Lake Park Cutoff – Idamere Crossings

No discussion at First Reading.

Tab 5. Ordinance 2021-12 – Small Scale FLUM Amendment of Approximately 19.46 Acres Located at the South Corner of SR19 & Lane Park Cutoff – Idamere Crossings

No discussion at First Reading.

Tab 6. Ordinance 2021-13 – Annexation and Rezoning of Approximately 0.63 Acres Located at 1693 & 1695 South Palm Circle – Avalon Park Tavares

No discussion at First Reading.

Tab 7. Ordinance 2021-14 – Small Scale FLUM Amendment of Approximately 0.63 Acres Located at 1693 & 1695 South Palm Circle – Avalon Park Tavares

No discussion at First Reading.

Tab 8. Ordinance 2021-17 – Rezoning of Approximately 13.19 Acres Located at the Northwest Corner of SR19 and Lane Park Road – Supervisor of Elections/Lake County Sheriff

No discussion at First Reading.

Tab 9. Ordinance 2021-18 – Small Scale FLUM of Approximately 13.19 Acres Located at the Northwest Corner of SR19 and Lane Park Road – Supervisor of Elections/Lake County Sheriff

No discussion at First Reading.

Tab 10. Ordinance 2021-19 – Annexation and Rezoning of Approximately 0.21 Acres Located at 31325 David Walker Drive – Land Trust Services Corporation Trustee

No discussion at First Reading.

Tab 11. Ordinance 2021-20 – Small Scale FLUM of Approximately 0.21 Acres Located at 31325 David Walker Drive – Land Trust Services Corporation Trustee

No discussion at First Reading.

Second Reading

X. GENERAL GOVERNMENT

Tab 12. Utility Department Employee Recognition Donna Christopher

Mr. Clark made the following presentation:

Ms. Donna Christopher has been the Tavares City Utilities Laboratory Manager since 1997 for permit compliance in both water and wastewater. Donna is originally from Luton, England. She attended Luton University and graduated with a Bachelor's degree in Laboratory Technology. She immigrated to the US in 1995.

Over her career, Donna has been an active member of several environmental associations. She has been a member of the Florida Society of Environmental Analysis (FSEA) since the late 1990s and Region Director from 2014-2021.

I am pleased to announce on Monday, November 22nd, Donna was recognized for this dedication and service by the Florida Society of Environmental Analysis with an award and plaque exemplifying the high standards Donna applies to the profession and the Tavares Laboratory each and every day. This is very high recognition and one of the reasons Tavares enjoys a world-class laboratory and safe drinking water for all of our citizens each and every day.

Although Donna could not join us today, as Utility Director, I thought it important to share this recognition with you as we appreciate Donna's service and dedication to the City and her profession.

Ms. Christopher received a standing ovation from those in attendance.

Tab 13. Request City Council Approval to Amend Budget for Council Member Health Insurance

Ms. Houghton made the following presentation:

Previously, the City Council Adopted the FY2022 Operating Budget which included \$15,793 for City Council Employee Health Insurance. This included health insurance for two Council Members.

On November 2, 2021, Sandy Gamble was elected as the newest City Council Member. Councilmember Gamble was sworn in on November 17, 2021.

Councilmember Gamble has elected Single Health Insurance for the FY2022 Fiscal Year. The cost is \$6,580.40. This amount was not included in the FY2022 Adopted Budget, and therefore requires an approved Budget Amendment.

Staff recommends Option 1, for Council to move to approve Budget Amendment I the amount of \$6,581 to increase City Council Health Insurance Appropriations, utilizing General Fund Reserves.

Mayor Pfister asked for comments from the Council.

Council Member Singer said he is not in support of Tavares residents paying for City Council health insurance.

MOTION

Walter Price moved to approve a budget amendment in the amount of \$6,581 for the single health insurance premium, seconded by Amanda Boggus. The motion carried 3-1, as follows with Sandy Gamble abstaining:

Lori Pfister: Yes
Walter Price: Yes
Amanda Boggus: Yes
Troy Singer: No

Council Member Gamble said abstained from voting as he is the beneficiary of the health insurance.

Tab 14. Discussion on Tavares Babe Ruth League All-Star Program

Mr. Aldrich made the following presentation:

Staff seek direction from the City Council regarding reinstituting the Tavares Babe Ruth League All-Star Program.

By way of background, Tavares does not currently have an All-Star Program as part of the Babe Ruth League. An All-Star Program is typically developed by the coaches of each Babe Ruth team from the Babe Ruth League by selecting “The Best Player” or two from their team to make up one “All-Star” team. That one All-Star team plays other All-Star teams in the region.

The City of Tavares currently administers the Tavares Babe Ruth League twice per year, with a season in the spring and a season in the fall. Previously, Tavares had both a Babe Ruth League and an All-Star Program during its spring season. During the September 6, 2019, City Council meeting, staff discussed adjusting the programs offered by the City Recreation Division, indicating staff would no longer offer an All-Star Program due to reduced number of teams, limited resources, limited staffing, time constraints, and programming costs. The Recreation Division replaced the All-Star Program with the new programs below but continued the regular Babe Ruth spring and fall programs.

New Programs:

- *Senior Bingo*
- *Senior Gamers Program*

- *Senior Enrichment Series*
- *Teen/Pre-Teen Youth Summer Camp*
- *Youth Basketball Camp*
- *Youth Basketball League*
- *Rec Rover Tour Stops*
- *Movie-in-the-Park Events*
- *Start Smart Soccer Program*
- *Wacky World of Sports Program*
- *NFL Youth Flag Football League*

In addition to these new programs offered, Tavares continued to provide:

- *Babe Ruth Baseball & Softball - spring & fall seasons (without the All-Star Program)*
- *Senior Shakedown / Karaoke*
- *Father-Daughter Dance*
- *Mother-Son Night Out Event*
- *African American Heritage Festival*
- *July 4th Celebration*
- *Youth Summer Camp*
- *Christmas Celebration*
- *BOO! Festival*
- *Adult Yoga Programs*
- *Adult Kickball League*
- *Senior Softball League*
- *Start Smart Baseball Program*

All of these programs operate with a small staff of three (3) full-time employees and a current program budget of \$58,300 excluding the community events and the youth camps, which have separate line item budgets.

The cost of reinstituting the All-Star Program, in addition to keeping the same level of service by offering the other additional programs listed, is estimated as follows:

1. *Add one Part-Time Employee to manage the Babe Ruth League: \$23,100*
2. *Add an additional \$8,000 to the Recreation Division Program Costs line item to run the All-Star Program*
Total Cost to City: \$31,100

Mayor Pfister asked for comments from the Council.

Council Member Boggus asked for the pros and cons of a parent-run all-star league versus a city-run league. Mr. Aldrich said the City of Tavares has the Babe Ruth charter for the City, and the All-Stars program could not be split. He said the City is in District

10 with 14 leagues, and Tavares is one of three cities that run the Babe Ruth program. Most area programs are parent-run organizations. Mr. Drury said the parent-run organization offers flexibility to fundraise and move quickly on their spending decisions. Government-run leagues require public meetings and Board approvals. He said having city staff solicit businesses to contribute to the program creates friction as business owners already pay taxes. Mr. Drury said parents come and go as their children age out of programs resulting in an ebb and cycle on how well the organization runs.

Council Member Boggus asked if contingency funds were available to handle the amount requested. Mr. Drury said the City has a Reserve account with 90% dedicated to natural disasters. The other 10% is available for bids that come in over budget or other issues similar to this request. He noted the budget is set a year in advance, and the City tries to predict the markets a year later. Items may come before the Board during the year that they believe is important to fund. Ms. Houghton estimated the available 10% Reserve amount at \$283,095.

Vice Mayor Price asked what was included in the \$8,000 to run the All-Star Program. Mr. Aldrich provided a detailed breakdown of costs, including uniforms, hats, patches, registration fees, et al., for an estimate of eight teams at an average of \$1,000 per team. The City instituted a travel assistance policy in 2014 where the City would give to each All-Star program, if they made it to state-level or beyond, a stipend of \$250 to go toward the families to assist with hotels and expenses. Vice Mayor Price asked for confirmation that the City's cost does not include hotel rooms, food, or transportation, and the parents would pay for those costs. Mr. Aldrich confirmed.

Council Member Gamble provided a brief history of the Babe Ruth League, teams, and All-Stars program in Tavares. He said he coached and managed the program in the past. At that time, a Booster program ran a concession stand to subsidize the costs. He said he advised parents who have recently approached him to organize a Babe Ruth Booster Program separate from the City to decrease the All-Star \$8,000 request. He noted additional staff was needed in the Recreation Department, whether an All-Star program moved forward or not. He stated his support for competitive sports and All-Star programs. He suggested the City move forward with All-Stars as parents do not have time to organize a program for spring ball. During the spring program, the parents could work toward implementing a Booster organization with the intent to take over with a parent-run organization in the fall. Council Member Gamble said he would volunteer his time to ensure the All-Star program was implemented.

Council Member Singer asked for the City's cost for the Babe Ruth League. Mr. Drury noted that the league has approximately \$26,000 in expenses and \$20,000 in annual revenues. Council Member Singer stated his support for a parent-run organization and did not wish to utilize Reserve funds for the program. He said the All-Star program previously came before the Council with the idea to serve approximately 600 more people in City programs than the All-Star program supported at that time. He noted his support to find ways to benefit the majority of the people with the least amount of money possible.

Vice Mayor Price noted the importance of the Babe Ruth program and said his son played on the All-Star team. He stated his support for a parent-run organization in the future.

Mayor Pfister stated her support for the All-Star program and competitive sports. She recommended cutting costs by providing fewer awards, except for those payers who reach milestones, including the All-Star players. She noted her support for the City to move forward with management and fields for All-Stars, with the parents taking over fundraising for equipment, hats, and uniforms.

Mayor Pfister asked for comments from the audience.

Josh Ray, 33607 Overton Drive, Leesburg, said he coached in Tavares for seven seasons. He said coaches have been requesting the return of the All-Star program as they want children to have something to strive for through competition. Mr. Ray said most organizations in the area are parent-run and do well. He said the parents might be ready to run the program by fall. Stars. He said the City's Babe Ruth league lost up to 30% of the players since he first began to coach to other cities with All-Star programs. Mr. Ray said he has no issues with a parent-run league and noted it would take more than two months to implement. Council Member Gamble asked if a Booster Club could be organized during the spring program so that when the All-Star program began, the Booster could help the City with funding for items such as uniforms. Mr. Ray confirmed.

Kyle Daughtry, 454 East Rosewood Lane, Tavares, said eight-year-old players have a competitive spirit, and parents have indicated a willingness to contribute to uniforms. He said they would be willing to do what is necessary to make an All-Star program work.

Tommy Scott 1319 Lakeshore Blvd., Tavares, noted his support for a Booster program to assist the City, not a parent-run organization. He discussed his past involvement in the Babe Ruth program, maintaining fields and dugouts. He asked the City to run the program with parents helping to offset costs.

Mayor Pfister asked for additional comments from the Council.

Mayor Pfister said she would like to reinstitute the Babe Ruth All-Stars and the parents to create a Booster program to purchase uniforms with the City managing the program. She said the City could look at parents taking over the program in the future.

A discussion was held regarding the possible make-up of the program. Mr. Drury said the Council could blend the discussed ideas by moving forward with the All-Star program, and instead of funding \$8,000, move forward with the part-time position and only fund \$4,000 and ask the parents to match, dollar for dollar, the remaining \$4,000. He said Mr. Aldrich would run the program and then provide the Boosters an opportunity to organize and take over the total of \$8,000 the following fiscal year.

MOTION

Sandy Gamble moved to take \$23,100 [for the part-time position], and \$4,000 for the All-Star program out of the Reserves, seconded by Walter Price.

Council Member Boggus asked Ms. Houghton if the City had met the Reserve supply standard. Ms. Houghton said no. Mr. Drury said the City is well above the old 5-20% standard. He noted the Reserve standards changed, and the City has doubled the older Reserve standard.

Mayor Pfister stated her support and wished to hold on to the small-town feel.

Council Member Singer said he likes more parent involvement.

Vice Mayor Price said he would like to keep the Babe Ruth and All-Star program in the most fiscally sound way.

Council Member Boggus said the Babe Ruth program was not affected when the All-Star program ended due to declining attendance. There is now more interest in the All-Star program.

Council Member Gamble said the decision to let go of the All-Star program was an internal staff decision.

The motion carried unanimously 5-0.

Tab 15. Request Council Authorization to extend payment plan for Sunset View Special Assessment Beneficiaries not previously connected to Water & Wastewater Utilities

Ms. Houghton made the following presentation:

On December 21, 2016, the City Council Adopted Resolution 2016-23 which authorized a Special Assessment for Water and Sewer Infrastructure for benefited properties in the Lake County Sunset View Subdivision and the neighboring Three Lakes Park. An assessment roll listing benefited properties was attached to the Resolution. The Assessment Roll included the following:

**Sunset View/Three Lakes Park Special Assessment
For Water and Wastewater Infrastructure & Connections**

Sunset View Properties	elected to connect	*	20
Three Lake Properties	elected to connect	*	32
Additional Miscellaneous connections	elected to connect	*	3
			55
Sunset View Properties	elected to not connect at time of assessment **		7
			7
Total - All properties benefiting from the Special Assessment Infrastructure			62

* These properties elected to connect, signed agreements, and covenant to annex. These properties were connected and assessed \$20,059.44 for each lot, and are being billed monthly for 10 years plus interest at 3.63% per annum.

** These properties elected NOT to connect at the time the infrastructure was installed, and opted to connect in the future. These properties are to be billed and pay the full amount of impact fees and assessment at the time of connection.

Each property that opted to connect to City Water & Sewer was provided the option to pay their assessment in a lump sum payment or a monthly payment over 120 monthly installments. An interest rate of 3.63% per annum was included in the installment payments. Monthly payments were set at \$199.20.

The property located at 12115 Canal Street, and identified by Alt Key #1735858 has recently been sold, and the new owner was not aware of the assessment at the time of purchase, and thus has requested to pay the assessment monthly over 120 months.

*As the option for installment payments over 120 months was not extended to the seven (7) properties that had elected **not** to connect in 2017, City Council approval is needed in order to extend a payment plan to the homeowner at 12115 Canal Street.*

Should the Council elect to extend installment payments to the seven (7) properties of Sunset View Assessment Roll not currently connected, Staff provides two options:

- *The homeowner pays \$9,144.12 (2017 through 2021), and the remainder is financed over five years with the homeowner paying monthly payments over 60 months with interest until paid.*
- *The homeowner is extended the same plan as the original connected properties and pays \$199.20 per month for 120 months or until paid in full,*

whichever occurs first. Payments include interest at 3.63% per annum. Due to current economic conditions related to the pandemic, staff recommends Sunset View properties connected in calendar year 2021 or 2022 be extended the same option provided to the original connected properties, of monthly installment payments over 120 months with 3.63% interest per annum.

Staff recommends Option 1, move to authorize the seven Sunset View Assessment Properties not previously connected to City of Tavares Water and Wastewater utilities the option to pay assessments in 120 monthly installments plus interest at 3.63% per annum if connected in calendar years 2021 or 2022.

Mayor Pfister asked for comments from the Council.

Council Member Boggus said it is a kind and equitable opportunity for new homeowners to utilize a payment plan instead of taking it out of pocket at one time. She said it is fair to extend it for one more year to provide property owners with one last opportunity.

MOTION

Amanda Boggus moved to approve Option 1, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 15A. Request Council Approval for Lake Frances Stormwater Improvements and Authorization to Fund Lake Frances Stormwater Improvements with American Rescue Plan Act Funding (ARPA)

Ms. Houghton made the following presentation:

The American Rescue Plan Act of 2021 provides funds for municipalities, counties, states, tribal governments, and territories to respond to the COVID-19 emergency, and related public health and economic challenges. The City of Tavares was awarded \$8,889,651 in ARPA funding to be received in two tranches to be passed through from the State of Florida. The City Council approved an agreement with the State of Florida for the pass-through of the ARPA funds on 9-7-2021 via Resolution No. 2021-24.

The first tranche of two in the amount of \$4,444,825 was received by the City of Tavares from the State of Florida on October 7, 2021.

As previously discussed by the City Council, ARPA funds have several uses, many with significant restrictions which are enumerated in the Department of Treasury's 31 CFR Part 35 ruling. Cities who do not use funds consistent with the Treasury's ruling will have to pay them back.

Based on the eligible uses and restrictions identified in the Treasury's ruling, the following uses were authorized by the City Council. In addition, staff would bring back specific projects that meet the uses authorized by the City Council and compliant with the Treasury ruling.

- 1. Drinking Water Improvements*
- 2. Wastewater Improvements*
- 3. Stormwater Improvements*
- 4. Improving air quality of Public Buildings*

It was discovered during the current construction of the Lake Frances water and sewer replacement project, a significant problematic storm drainage issue at the gateway to the Lake Frances subdivision. There is only one way in and one way out of that sub-division which is cause for concern given this storm water issue.

Contractors are already mobilized under the water and sewer project that was previously bid out and therefore staff negotiated a favorable cost (no mobilization fees, new bid bonds nor performance bonds) to fix the Stormwater drainage issue with Utility Systems Construction (the current contractor that is doing the water and sewer project) in the amount of \$56,894.20.

These improvements are within the Treasury Ruling for ARPA Grant infrastructure improvements, and therefore staff recommends funding these improvements utilizing ARPA funding.

Staff Recommends Option 1, Move to Authorize Stormwater Improvements for the Lake Frances Subdivision in the amount of \$56,894.20 by the Current Lake Frances

Water/Wastewater Contractor, Utility Systems Construction, and fund the improvements from American Recovery Plan Act (ARPA) funding.

Council Member Gamble asked if the walk-on agenda item would need to be declared an emergency item as it was not on the original agenda. Attorney Holt said she believed that was correct.

Council Member Gamble inquired about the work to be completed within the project. Mr. Clark said the entrance would be raised with water sheathed into drains that will go into wetlands/retention ditch rather than the road. He said an engineer designed the project. Council Member Gamble inquired about the maintenance of the ditches. Mr. Clark said water is currently flowing sufficiently in the ditches, and staff would check to ensure the ditches on St. Claire Abrams were clean.

Council Member Gamble said it was his understanding that ARPA funds would be used for the Avalon project and asked if the funding request would affect the Avalon project. Mr. Drury said no, and a full list of ARPA projects and costs would be provided to the Council at an upcoming meeting. He said the contractor is currently mobilized and

willing to complete the project at a favorable rate. Postponing would require a new bid and payment bonds resulting in a different cost structure. Council Member Gamble said the project's details were not included in the staff report. Mr. Clark invited Council Member Gamble to tour the project.

Ms. Houghton said the contractor is already on site and is an SRF contractor, so all the requirements required of SRF loans are already in place for the requirements of the ARPA funds. That puts the City in a good position for the grant reporting requirements. Mr. Drury said staff would provide the plans.

Council Member Boggus asked if the budget provided in the agenda item breaks down the project's costs. Mr. Clark confirmed. Council Member Boggus said it appears most of the money is going into storm manholes and curb inlets to direct the water away from the road. Mr. Clark confirmed.

Mayor Pfister asked the Council if they agreed the item would be considered an emergency item.

There was a consensus from the Council that Tab 15A., Request Council Approval for Lake Frances Stormwater Improvements and Authorization to Fund Lake Frances Stormwater Improvements with American Rescue Plan Act Funding (ARPA), would be considered an emergency item.

Ronald Caskey, 1021 Belmont Circle, Tavares, said his driveway was cracked due to the project and was advised to contact his insurance company.

Mayor Pfister asked for comments from the Council.

Council Member Gamble noted his support.

MOTION

Sandy Gamble moved to approve emergency agenda item 15A, seconded by Amanda Boggus. The motion carried unanimously 5-0.

XI. NEW BUSINESS

XII. OLD BUSINESS

Mayor Pfister recognized Mrs. Betty Burleigh who attended earlier in the meeting.

XIII. AUDIENCE TO BE HEARD

Vance Jochim, 12619 Milwaukee Avenue, Lake County, thanked Mr. Tweedie for bringing O'Reilly's auto parts store to Tavares. He noted his support for public comment at first reading of ordinances and recommended the fiscal impact be included in the item title on agendas. He discussed controlling costs.

Tom Drozd, 2508 Baywater Road, Tavares, felt the City missed out on an opportunity by not leasing, maintaining, and running the golf course property in the Baytree. He said the property was split, and the Baytree Homeowners Association purchased half. He said the property is now maintained better than when it was a golf course.

Don Kehr, 16833 Deer Island Road, Lake County, provided a handout to the Council and said it reflects how a pendulum swings between pro-development and anti-development cities. He said Tavares needs to operate in the middle, following the rules and laws established by the City. Mr. Kehr said there are requests before Council for significant changes to the Comprehensive Plan and asked the Council to review the planning process.

Mike Watkins, 805 Summerall Avenue, Tavares, commend the Council for keeping the All-Star program. He said it is a great program and good for the community. He discussed the cemetery restrooms and said both projects were needed and benefited the citizens.

Belinda Rink, 216 Fern Avenue, Tavares, said she is in support of youth sports and noted her concern for subsidizing children from other cities.

XIV. REPORTS

Tab 15. City Administrator Report

Mr. Drury said the Christmas Parade was scheduled for December 4, 2021. He thanked the Council members who were scheduled to act as parade judges.

Tab 16. City Council Member Reports

Council Member Gamble

- Said contractors or subcontractors should replace any property that is damaged during their projects rather than the City.
- Said he asked Mr. Drury to share answers to questions he asks with all Council members.
- Inquired about the Golf Cart Crossing Ribbon Cutting Ceremony at US441 and St. Claire Abrams. Mr. Drury said staff is working on a ribbon cutting ceremony scheduled for December 13, 2021, at 9:30 a.m. He said the Council would receive details once completed.
- Said the Tavares High School Choir was scheduled to perform at his church on December 12, 2021, at 5:00 p.m., 112 S. Lake Avenue, Tavares.
- Said he would like to receive agendas on Wednesday afternoons.
- Wished those present a Happy Thanksgiving.
- Said he looked forward to attending the Christmas parade.
- Noted he pays a portion of his health insurance.

Council Member Singer

- Said he enjoyed the Tavares High School Choir performance prior to the Council meeting.
- Said he looked forward to attending the Christmas parade.

Council Member Boggus

- Inquired about the route of the Christmas parade. Mr. Aldrich provided the parade routing along Ruby and Main Streets.

Vice Mayor Price

- Said he looked forward to attending the Christmas parade.

Mayor Pfister

- Said the Tavares High School Jazz Ensemble would perform prior to the Council meeting on December 15, 2021.

XV. ADJOURNMENT

There was no further business and Mayor Pfister adjourned the meeting at 5:54 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk