TAVARES CITY COUNICL
MINUTES
AUGUST 7, 2019 – 4:00 PM
TAVARES CITY COUNCIL CHAMBERS
201 E MAIN STREET, TAVARES

COUNCIL MEMBERS PRESENT

Troy Singer, Mayor
Lori Pfister, Vice Mayor
Amanda Boggus, Council Member
Kirby Smith, Council Member
Roy Stevenson, Council Member

STAFF PRESENT

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

TAVARES HISTORICAL SOCIETY

Betty Burleigh, Librarian/Historian and Board Member

TAVARES CHAMBER OF COMMERCE

J. Scott Berry, Executive Director

I. CALL TO ORDER

Mayor Singer called the meeting to order at 4:00 p.m. He asked those present to silence their cell phones and noted hearing devices are available. Mayor Singer asked those who would like to speak on an agenda item to complete a Request to Speak form.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1 Pastor Eric Firkin, Bridges Covenant Church

Pastor Filkins, Bridges Covenant Church, provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mr. Drury said staff had no changes to the Agenda.

MOTION

Amanda Boggus moved to approve the Agenda, seconded by Lori Pfister. The motion carried unanimously 5-0.

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2 Tavares Chamber of Commerce Update

Mr. Scott stated the 3rd Annual Teacher Appreciation Luncheon was a success with approximately 400 attendees. He provided information on upcoming Chamber events and noted the Chamber Business of the Year Gala will be held September 27, 2019.

Mayor Singer said he attended the Teacher Appreciation Luncheon and commended the Chamber of Commerce on the event.

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

Attorney Williams stated there were two quasi-judicial matters before Council [Tab 6 – Ordinance 2019-04 – Annexation and Rezoning, 8.85 Acres North of Old 441, West of Fairview Avenue – Garber Housing Resorts, LLC; and, Tab 7 – Ordinance 2019-05 – SSFLUM – 9.85 Acres North of Old 441, West of Fairview Avenue – Garber Housing Resorts, LLC]. He gave the oath to those who wished to provide testimony.

Attorney Williams asked Council if they had any ex-parted communications to disclose. The following ex-parte communications were disclosed by each Council member as follows:

- Vice Mayor Pfister stated she spoke with persons for and against the project in person and by phone.

- Council Member Stevenson stated he spoke with citizens for and against the project and had conversations with the developer's attorney and engineer.
- Council Member Boggus stated she spoke with the developer and citizens for and against the project.
- Mayor Singer stated he spoke with the developer and citizens for and against the project by phone, emails and in person.

Attorney Williams stated Council Member Smith previously declared a conflict of interest and asked if those conflicts remain. Mr. Smith confirmed.

Attorney Williams asked the applicant representative if there were any conflicts regarding Council's ex-parte communications. Ms. Tedrow said no. Attorney Williams asked the audience if there were any conflicts with Council's ex-parte communications. There were none.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO RECORD

Ms. Novack read the following Ordinances by title only:

ORDINANCE 2019-15

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 33.15 ACRES OF PROPERTY GENERALLY LOCATED WEST OF DAVID WALKER DRIVE, SOUTH OF MERRY ROAD FROM COUNTY URBAN RESIDENTIAL (R-6) TO CITY RESIDENTIAL SINGLE FAMILY (RSF-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2019-16

AN ORDINANCE OF THE CITY OF TAVARES REZONING APPROXIMATELY 20.71 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF SLIM HAYWOOD AVENUE, NORTH OF CAMP ROAD AND WEST OF SR-19 FROM RESIDENTIAL MULTI-FAMILY (RMF-3) TO RESIDENTIAL MULTI-FAMILY (RMF-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2019-04

AN ORDINANCE AMENDING THE BOUNDARIES OF THE CITY OF TAVARES BY ANNEXING UNDER THE TERMS AND CONDITIONS OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN THE CITY OF TAVARES AND LAKE COUNTY APPROXIMATELY 9.85 ACRES OF NON-CONTIGUOUS PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, WEST OF FAIRVIEW AVENUE; REZONING THE PROPERTY FROM COUNTY RESIDENTIAL PROFESSIONAL (RP) AND PLANNED INDUSTRIAL DISTRICT (MP) TO CITY RMF-3 (RESIDENTIAL MULTI-FAMILY); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2019-05

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE LAND USE MAP 2020, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATION ON APPROXIMATELY 9.85 ACRES OF PROPERTY FROM COUNTY URBAN HIGH TO CITY HIGH DENSITY RESIDENTIAL FOR NON-CONTIGUOUS PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF OLD U.S. HIGHWAY 441, WEST OF FAIRVIEW AVENUE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Singer asked for any comments on the Consent Agenda.

MOTION

Lori Pfister moved to approve the Consent Agenda [Approval of the July 17, 2019 Regular and Budget Workshop and July 24, 2019 Budget Workshop Meeting Minutes], seconded by Kirby Smith. The motion carried unanimously 5-0.

Tab 3 Approval of the City Council July, 2019 Regular and Budget Workshop and July 24, 2019 Budget Workshop Meeting Minutes

Approved on the Consent Agenda.

VIII. RESOLUTIONS

None.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Mayor Singer noted ordinances at First Reading are read into the record by the City Clerk to place all interested parties on notice that a quasi-judicial proceeding and actionable item is coming before the City Council on a specific date at a second reading. No discussion is held at First Reading. He said discussion will be taken during Second Reading where the City Council will receive public input and testimony from the applicant.

Tab 4 Ordinance 2019-15 – Rezone 33.15 Acres – Stokes Groves, Inc. West of David Walker Dr., South of Merry Rd.

No discussion at first reading.

Tab 5 Ordinance 2019-16 – Rezone 20.71 – Shanti Niketan FL, LLC South of Slim Haywood Ave., North of Camp Rd., West of SR19

No discussion at first reading.

Second Reading

Tab 6 Ordinance 2019-04 – Annex, Rezone 9.85 Acres – Garber Housing Resorts, LLC – North of Old 441, West of Fairview Ave.

Council Member Smith stated a Conflict of Interest for Tab 6 and Tab 7 as he and his family owns property across the street from the subject property.

Mr. Fitzgerald made the following presentation:

> *The subject property is approximately 9.85 acres in size and is located on the north side of Old U.S. HWY 441 (Alfred Street), west of Fairview Avenue, abutting the southern shoreline of Lake Saunders. The land is presently vacant and is currently zoned as County Residential Professional (RP) and Planned Industrial District (MP), and is governed by Lake County Ordinance 2001-135, which permits an automobile storage and parts yard. The property is non-contiguous to the city's boundary, but is within the city's Interlocal Service Boundary Area as established by the adopted Interlocal Service Boundary Agreement (ISBA) with Lake County. The city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement.*
>
> *The property owner has applied for annexation of the property into the city and is seeking a zoning designation of RMF-3, Residential Multi-Family for the purpose of developing the site as an apartment complex that potentially will include a clubhouse building, swimming pool, and five (5) apartment buildings with a maximum height of forty-five (45) feet housing 240 units. Per the terms and conditions of the ISBA an*

agreement to extend and connect to city water and wastewater utilities has been signed by the applicant, and as per the utility agreement, all new development will be connected to city utilities. Prior to issuance of any development permits the City will require site plan approval to insure compliance with all city codes and applicable RMF-3 zoning regulations including setbacks, building height, impervious area, parking, and landscape buffering. The developer must also obtain a Lake County Right-of-Way Utilization permit, and State agency permitting from the Florida Department of Environmental Protection (FDEP) and St. John's Water Management District (SJWMD). All on-site and off-site improvements necessary for the development of this property will be at the developer's expense.

The property owner has submitted a traffic study demonstrating that adopted level of service for roadways will be maintained after development of the site. The traffic study makes a recommendation for a left turn lane at the project entrance on Old US-Hwy 441. Installation of this recommended improvement will be the responsibility of the developer.

The developer must apply to the Lake County School Board for school capacity reservation prior to approval of any site plan.

The property owner has submitted an environmental assessment indicating that threatened species are not present on the property. An FDEP Site Rehabilitation Completion Order has been submitted indicating that groundwater contaminant concentrations from the pre-existing auto storage and parts yard have been reduced to such levels that the owner is released from any further obligation to conduct site rehabilitation unless there is new contamination discharged or discovered. A challenge to the Site Rehabilitation Completion Order was filed on June 26, 2019 and was subsequently dismissed by the State of Florida on July 18, 2019. An amended petition to challenge the Site Rehabilitation Order was filed on July 23, 2019. The property owner has filed with the State a motion to dismiss the amended petition.

This property is in close proximity to a mixture of single family, multi-family, commercial, and industrial uses. It is staff's opinion that the proposed rezoning would provide for a compatible housing alternative for individuals choosing to live in the area. The owner is concurrently seeking a Future Land Use Map amendment to High Density Residential (12-25 dwelling units per acre). High Density Multi-Family Residential use is compatible with the existing County Future Land Use designation of Urban High.

Ms. Tedrow presented a PowerPoint presentation with the following highlights:

- Site overview – 9.85 acres with 8.76 developable acres located in Lake County
- Current Lake County Zoning and surrounding property zoning and uses
- Compatibility
- Project overview
- Properties abutting Lake Saunders including dock access

- Development standard comparison.
- Conceptual site plan
- Annexation, Rezoning and Comprehensive Plan criteria evaluation
- Noted a petition from several residents was dismissed by state as not legally relevant or sufficient and current amended petition is the same with minor variations

Council Member Stevenson asked for the difference in the initial petition and the amended petition. Ms. Tedrow said the same information was presented in both petitions with different organization and headers and included the same underlying facts.

Public Comment

The following audience member(s) spoke in opposition of the project:

- Mike Herring, 31302 Saunders Drive
- Beverly David, 31313 Saunders Circle
- Ann Sherry Herring, 31302 Saunders Drive
- Charles Lockwood, 1175 Bay Road
- Glenda Mahaney, Box 123, Mount Dora
- Laura Pendergrass, 1175 Bay Road
- Gale Lenson, 31410 Saunders Drive
- William D. Chandler, 31420 Saunders Drive
- Gene Smith, 1250 Smith Avenue
- Vance Jochim, 12619 Milwaukee Avenue
- Brenda Smith, 1250 Smith Avenue
- Elaine Barber

The following audience member(s) spoke in support of the project:

- Denise Laratta, 3000 Lake Huron Lane

The following audience member(s) spoke neither in support or opposition of the project:

- Fred Bassett, 1745 Lake Villa Drive

The following audience member(s) filled out a Request to Speak form but left the meeting prior to public comments:

- Phillip Shearer, 15800 Dora Avenue

Mayor Singer asked if there were any further public comments. There were none. He thanked the audience members and closed Public Comment.

Ms. Tedrow said the developer purchases properties to develop and operate. She said that while the Council cannot condition a straight zoning the applicant would make a

commitment and voluntary condition of approval that the development would be market rate housing. She said the height request is to accommodate architectural features as well as parking underneath the buildings. Ms. Tedrow said the current allowable development standards for height is up to 50 feet and the request is for 45 feet. Based on the city's Comprehensive Plan and Land Development Regulation the proposal fits the city's policies. Ms. Tedrow said a diversity of housing is a policy in the Comprehensive Plan and meets housing needs that each city should offer its residents. Ms. Tedrow noted the project will also go through a site plan process.

Mayor Singer asked Mr. Drury to address citizen comments. Mr. Drury said the following four questions were asked from the audience:

1. Who conducted the traffic study? Ms. Tedrow stated Griffey Engineering conducted the traffic study.
2. Why are eastbound traffic lane numbers mentioned in the presentation and not the westbound traffic lane number's? Ms. Tedrow said the she pulled the larger projected numbers to highlighted for transparency. She said the study was submitted as part of the initial application and reflects an average of 106 new net trips during the peak hours of 5:00 p.m. to 7:00 p.m. which is an acceptable amount under the city policies and available capacity.
3. Was the property properly posted? Attorney Williams said the property was duly posted, noticed and advertised. He said that when the property came before Council for second reading [on May 15, 2019] Council continued the hearing on this item to a date certain of August 7, 2019 and announced it several times during the meeting. He said if an advertised meeting item is continued to a date certain it is not required to be re-noticed and re-published based on the theory that anyone who wanted to attend and hear the item would have attended the previous meeting and would have been noticed during that meeting.
4. How can staff recommend approval the Planning and Zoning Board did not recommend approval? Mr. Drury said staff evaluates projects and applies planning principles, reviews rules and regulations and makes recommendations to the Planning and Zoning Board. He said the Planning and Zoning Board discussed this ordinance and there was a 5-2 vote with 2 board members in support and 5 not in support. He noted the Planning and Zoning Board is an advisory board to Council.

Ms. Mahaney asked if the traffic study took into consideration the Verandah Park project. Council Member Boggus said the traffic study was completed December 2018.

<u>Council Discussion</u>

Council Member Boggus inquired about school capacity. Ms. Tedrow said school capacity was requested in the preliminary stage and if the School Board determines, during site approval, that there is no capacity the project will be required to wait until capacity opens. Ms. Tedrow noted school impact fees will be paid in accordance with capacity requirements for concurrency.

Council Member Boggus asked who completed the environmental study. Ms. Tedrow said Universal Engineering Services. She said a representative of the firm is available in the audience for questions.

Council Member Boggus asked for confirmation that current county zoning allows a bar on the lake with boat storage and repair. Ms. Tedrow confirmed.

Vice Mayor Pfister asked when the project with would be shovel ready if approved. Ms. Tedrow said that would depend on the length of the site planning process which is usually 6-12 months and anticipated 2-3 years to receive a Certificate of Occupancy.

Council Member Boggus asked if there is a less dense zoning that could be used other than RMF-3. Mr. Fitzgerald said RMF-3 is appropriate for the project and RMF-2 would be too low of a zoning.

Council Member Boggus asked for RMF-3 height restrictions in the city. Mr. Fitzgerald said 45 feet. Ms. Boggus asked if height could be reduced through the site plan process. Mr. Fitzgerald said he would recommend Council match the zoning in the Land Development Regulations with no specific restrictions that would not be restricted for someone with a similar zoning.

Council Member Boggus asked if Council deny a site plan at a later time. Attorney Williams said Council cannot deny the site plan if the project meets all of the site plan requirements and all required permits are received. He said the site plan is a ministerial check-list to ensure the setback requirements have been met, there is adequate stormwater, et. al.

Council Member Boggus asked if there are other areas in the city available for business and industrial. Mr. Fitzgerald said yes, the southeast quarter of the city is devoted to the Tavares industrial center. He confirmed there is ample room to grow the city's industrial center.

Vice Mayor Pfister noted the project has been reduced from five buildings to four. She asked if that includes 240 units with 60 units per building. Ms. Tedrow said the project is committed to four buildings with a pool amenity feature and 240 is the maximum allowed by entitlement. She said the project is not anticipated to hold 240 units after completion of the site planning process.

Council Member Stevenson said the project meets compatibility with surrounding properties as well as the city's vision for the corridor between Mount Dora and Tavares. He said the project will comply with the Comprehensive Plan and Land Development Regulations and he does not want the city to be placed in a position where the applicant may deem the city took away the ability to use the property to its full potential. He said the project may beautify the corridor and may be the inspiration for more development in the area which is a long-range goal of the city. A professional organization completed the traffic study. Staff reviewed the traffic study. He said everyone agrees that the traffic study was conducted in a proper manner with a scientific method and reflects that the road will support the traffic. Council

Member Stevenson said Council cannot act arbitrarily in its decisions and does not feel he can deny the applicant.

Council Member Boggus said she recognized a need for diversified housing in the city. She said the project is compatible and would enhance the area. Council Member Boggus said that she does not feel the city can wait on the conclusion of the resident's petition appeal as court processes could go on in perpetuity.

Vice Mayor Pfister said she recognizes a need for diversity in housing. She noted the Atwater apartment complex is over capacity and the hospital and business in the community are growing. She said the project will enhance the area and an investment of $35 million dollars would increase neighboring property values. Vice Mayor Pfister said that she feels the project is for the betterment of the community as a whole.

Mayor Singer said Council takes decisions personally and want to do what is best for the entire city and its 17,000 residents. He said the city has plans for a bike trail to go through the area which will also enhance the area. Tavares is a growing community and growth is not always easy.

Vice Mayor Pfister asked what impact the project will have on the city's public safety services. Mr. Drury said the city has adequate Police and Fire services to respond to the area. He said there are also mutual aid agreements with Lake County and City of Mount Dora for public safety services in the project area.

MOTION

Roy Stevenson moved to approve Ordinance 2019-04, seconded by Amanda Boggus.

Council Member Boggus asked Mr. Tweedie if he has spoken with businesses that are trying to move to the area. Mr. Tweedie noted Sunday Cool is new to the area and employs 60 full time employees that have experienced a lack of adequate housing for their staff. He said they have indicated 40% of their staff commute from the Orlando area. He noted hospital employees also seek market value rental housing among other business employees.

Mayor Singer asked Mr. Drury for benefits of the project. Mr. Drury stated a diversity of housing is positive for all communities.

Mayor Singer called for a recess and adjourned the meeting at 6:38 p.m.

Mayor Singer reconvened the meeting at 6:47 p.m.

Mayor Singer asked if there were any further comments from Council. There were none.

The motion carried unanimously 4-0, with Kirby Smith abstaining.

Tab 7 **Ordinance 2019-05 – SSFLUM 9.85 Acres – Garber Housing Resort, LLV – North of Old 441, West of Fairview Ave.**

Mr. Fitzgerald provided the following presentation:

The subject property is located on the north side of Old U.S. HWY 441 (Alfred Street) west of Fairview Avenue. It is approximately 9.85 acres in size. The land is presently vacant and has a land use designation of County Urban High Density. The property owner is requesting an amendment to the Tavares Comprehensive Plan Future Land Use Map 2020 to change the designation of said property from Lake County Urban High to City of Tavares High Density Residential. The property is within the city's Interlocal Service Boundary Area as established by the adopted Interlocal Service Boundary Agreement with Lake County. Under this agreement, the city may annex non-contiguous properties located within the Interlocal Service Boundary Area under the terms and conditions of the agreement. As a condition of annexation, the subject property's owner/developer must enter into a concurrent water and sewer utility agreement to extend utility infrastructure to the subject property and also further provided that the City of Tavares shall not approve any development or issue a final development order in such annexed area unless central water and wastewater shall serve the development.

Ordinance 2019-05 proposes a small scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan from County Urban High to City High Density Residential.

The subject property (Parcel Alternate Key Numbers 1369908 & 1369916) is adjacent to a mixture of residential, commercial, and industrial uses. An application to annex and rezone this property to a residential designation is concurrently under consideration.

The city is required to place a future land use designation on annexed property. The subject property is currently designated County Urban High (4-12 DU/Acre). A City High Density Residential designation (12-25 DU/Acre) is compatible with surrounding property and the existing County Future Land Use.

Lands surrounding this property are residential, commercial, and industrial in nature.

The property is currently vacant. Prior to any development, an approved site plan will be required. All applicable surveying, environmental assessments, and permitting must be in place before the site plan is approved. Any proposed development project will be required to connect to city water and wastewater utilities.

The subject property is located in the City's Utility Service Boundary Area. As a condition for annexation and prior to the issuance of any development permits, municipal water and sewer services must be extended to the subject parcel. The

City's Concurrency Management System will ensure that Levels of Service (LOS) will not be degraded beyond the adopted levels of service for all regulated public facilities. Adverse impacts on Levels of Service are not implicated.

This amendment request is considered to be in compliance with the Comprehensive Plan Goals, Objectives and Policies with the following findings:

1. A High Density Residential Future Land Use designation would serve as the most appropriate land use for the subject property in accordance with Future Land Use policy 1-1.1.6.

2. Impacts of the proposed development of the subject property shall be monitored through the City's Concurrency Management System. (Comp Plan, Chapter 8)

Council Member Smith said his stated Conflict of Interest remains for this agenda item.

MOTION

Lori Pfister moved to approve Ordinance 2019-05, seconded by Roy Stevenson. The motion carried 4-0, with Kirby Smith abstaining.

Mayor Singer moved Tab 11 up to be heard next on the agenda.

Tab 11 Historical Perspective

Mrs. Burleigh said she purchased a pamphlet called 'Railroad Memories' written by Nikki Breedlove in 1997. She said Ms. Breedlove's father, Charlie Breedlove, worked for the T&G Railroad for over fifty years. Ms. Burleigh read a humorous anecdote from the pamphlet.

X. GENERAL GOVERNMENT

Tab 8 Presentation of PAC Website Portal

Mr. O'Keefe presented a PowerPoint presentation depicting a proposed website page for the Performing Arts Center including a tax estimator calculator for each home and business. He said the tax estimator includes two components for the Performing Arts Center including the bond and estimated tax for annual operations and maintenance and allows each property owner to type in their address which calculates their estimated tax from the Lake County Property Tax Assessor's 2019 certified tax roll. The calculator further breaks down costs by day, month and year. He reviewed the web page and said it is broken into three sections as follows:

- Message from the City Council with a link to a video and Performing Arts Center study.

- Artist conceptual rendering of the proposed Performing Arts Center and bond language.
- Disclaimer and tax estimation calculator.

Mr. Drury read the Council message from the web page. Mr. O'Keefe said the web page will go live once approved.

Mayor Singer said the portal will allow residents to make an informed decision when voting.

MOTION

Lori Pfister moved to approve [the web page], seconded by Roy Stevenson. The motion carried unanimously 5-0.

Tab 9 Renewal Federal Grant Government Relations Service Agreement

Mr. Drury made the following presentation:

Previously, the City secured a top-rated Washington DC Federal Grant Government Relations and coordination firm called Merchant McIntyre Associates to assist in securing Federal Grants for the following projects:

1. ***Tavares to Mount Dora trail:*** *An application for up to $25 million is being framed with Federal Grant agencies for Fiscal Year 2020 as the city awaits the completion of the current $450,000 grant funded feasibility study to be completed.*
2. ***The New Public Works Facility's*** *plan to add a Lake Tech component: Applications for grants from Federal Agencies including EDA and ATE totaling $3 million are being coordinated with Public Works Director.*
3. ***Rail Road Quiet Zones****: Where significant progress has been made on rail road crossing signalization throughout Tavares by the Economic Development Director with 100% grants - No Cost to Tavares - over the past year, more are needed to create quiet zones: Tavares Economic Development Director is working with the Washington Team on this initiative to secure additional grants.*

Securing Federal Grants can take three to five years and when secured are usually in the multi-million-dollar ranges for local public infrastructure projects like the above listed projects. As you may recall, the City was previously successful in securing an $18.4 million grant for the Lake County Rail Road spine to install continuous welded tracks from Eustis, through Tavares to Plymouth and an additional grant of $1.2 million grant to replace the aging Dora Canal Railroad bridge with the assistance of a different state of Florida Governmental Relations Firm. This Washington D.C. based firm is framing the Tavares projects with the appropriate Federal Agencies, U.S. Congress, Senators and President and will assist Tavares compete competitively to win Federal Grants. Attached is a summary of the team's initiatives over its first year. It is

recommended that the Agreement be extended until such time as either party provides a 90-day notice to cancel.

Quarterly reports on progress being made on Federal Grants will be provided to the City Council. The annual cost for the Federal Grant procurement work under this service agreement is $7,500 per month which equates to $90,000 per year and is budgeted.

Mark McIntyre, Merchant McIntyre Associates, Washington, D. C., said it is inspirational to witness America's participatory democracy where citizens care enough to testify and Council has to make tough decisions. He said obtaining large dollar Federal Grants is a process that takes time and the Merchant McIntyre team met with staff to advance an EDA grant.

Mayor Singer asked for questions from Council.

Council Member Boggus asked how much the city has received in grants over the past year. Mr. Drury said none to date. He said a grant program takes three to five years before a grant is obtained. Ms. Boggus asked if it is better to invest $90,000 per year in their firm than it is to put that money aside for the same programs. Mr. Drury said securing Merchant McIntyre will help make the city competitive to secure grants. He said the city received an $18.2 million-dollar railroad grant by utilizing a government relations firm that helped to shepherd the grant through the Federal and State process. He said the city goal is to repeat the successes of the past.

Katie Peterson, Merchant McIntyre Associates, said Merchant McIntyre will submit an EDA grant for design and engineering of the Public Works building in coordination with Lake Tech during FY 2020 which begins October 1, 2019. She said Merchant McIntyre is also pursuing a USDOT build infrastructure grant which is due June or July 2020. She said the first year of the partnership with the city was focused on getting to know the professional staff and city, coordinating with Federal program staff and the Federal Congressional Delegation to raise the Tavares profile in Washington, D.C. and year two goal is to submit Federal grants.

Vice Mayor Pfister noted her support in moving forward. Mr. McIntyre said Merchant McIntyre routinely wins ADA grants and have won two major build grants in the past two competitions. He said they expect to win a third this coming year. He said the city projects align well with where the Federal dollars are and with their experience.

Mayor Singer said current city staff does a wonderful job in obtaining local grants. He said the city typically receives $1.5 to $2.5 million dollars each year and noted his support to move forward. Mr. McIntyre said each grant submitted by the city is worthy of winning an award.

MOTION

Lori Pfister moved to approve, seconded by Roy Stevenson.

Council Member Smith inquired about grants for Performing Arts Centers. Mr. McIntyre said capital facility dollars are difficult to win especially for Performing Arts Centers. He said the National Endowment for the Arts and National Endowment for the Humanities had grants that are small and programmatic.

The motion carried 5-0.

XI. BUDGET WORKSHOP

Tab 10 Budget Workshop – Five-Year Capital Improvement Plan

Mr. Drury said staff will deliver a high-level overview of the Five-Year Capital Improvement Program. He said there will be an additional budget workshop on August 21, 2019 where Council can discuss all of the presented budgets. Budget Workshops and Hearings will be held during both September City Council meetings.

Lori Houghton presented a PowerPoint presentation highlighting projects on the Five-Year Capital Improvement Plan and made the following presentation:

Previously, Council has reviewed the FY20 Proposed Budgets as follows:

- *At the July 3rd City Council meeting, Council was presented the FY2020 Proposed General Fund Budget.*
- *At the July 17th City Council meeting, Council was presented the Utility Funds and Special Funds Proposed Budgets for FY2020, and after which the Council had opportunity to discuss the General Fund budget as well as the Utilities and Special Fund budgets.*
- *At the July 24th City Council Budget Workshop, the City Council discussed the FY 2020 General Fund Proposed Budget and the FY2020 Proposed Millage rate. At this meeting the Council reviewed and discussed the Cut List, the General Fund Budget, and a Maximum Tentative Millage rate.*
- *Also, at the July 24th City Council Budget workshop, the City Council set the Maximum Tentative Millage Rate at 6.950, and the Maximum Tentative Voted Debt Service Millage Rate at .2932.*
    - *The Maximum Tentative Millage Rate for FY2020 represents a decrease from prior year of .1619 mills or 2.28%*
    - *The Maximum Tentative Voted Debt Millage Rate for FY2020 represents a decrease from prior year of .012 mills or 3.93%*
    - *The total Maximum Tentative Millage (ad valorem + voted debt) represents a decrease from prior year of .1739 mills or 2.35%*

At this meeting the Council will be presented the Five-Year Capital Improvement Plan (CIP), after-which the Council will have an opportunity to discuss the Five-Year Capital Improvement Plan, the General Fund Budget, the Utility Fund

Budgets, the Special Funds, the Millage rate, and other items related to the FY2020 Proposed Budget.

Mr. Drury said the city is moving forward with the following programmed projects:

- Wooton Wonderland
- Street Paving Program
- Public Works Building
- Cemetery Restroom

Mr. Drury noted the city has large projects pending that are dependent on grant funding including the Build America Grant. Ms. Houghton stated the Tav-Lee Trail is listed in the CIP as a transportation project. She noted a cemetery restroom is included in the budget.

Vice Mayor Pfister inquired about a library design grant. Ms. Rogers said the city conducted a $30,000 library concept plan. She said the city has received $1 million in funding and have applied for a $500,000 construction grant.

Vice Mayor Pfister inquired about West Main Street improvements. Mr. Drury said the project is included in the cut list, programmed for FY 2021 and will compete with other programs.

XII. NEW BUSINESS

None.

XIII. OLD BUSINESS

None.

XIV. HISTORICAL PERSPECTIVE

Tab 11 Tavares Historical Perspective

Tab 11 was moved up on the agenda and heard just prior to General Government.

XV. AUDIENCE TO BE HEARD

Don Kehr, 16833 Deer Island Road, said he would be unavailable to attend the August 21, 2019 City Council Meeting. He provided a PowerPoint presentation on a preliminary plat for Hidden River Lake scheduled to come before the Council for consideration on August 21, 2019. Mr. Kehr said he recommends approval of the preliminary plat. He suggested the new Hidden River Lakes include buried utilities with the exception of existing lines. He noted a concern regarding the environmental survey process.

Vance Jochim, 12619 Milwaukee Avenue, provided Council with a written list of suggestions regarding the Edmund Kirby Smith statute that the Lake County Museum is accepting.

Lou Buigas, 110 E. Ianthe Street, asked if Merchant McIntyre Associates would be writing federal grants on behalf of the City as well as securing funding. Mr. Drury said city staff will write the grants which will be approved by Council. He said Merchant McIntyre will shepherd the grants and help staff punctuate the items federal agencies are looking for in that particular submittal year. He noted the Merchant McIntyre team will meet with the federal agency leadership along with the Mayor or Vice Mayor and designated staff in Washington, D. C. in the future.

XVI. REPORTS

Tab 12 City Administrator Report

Mr. Drury said three additional budget meetings will be held (August 21, 2019, September 4, 2019 and September 18, 2019. He encouraged the citizens to come to the meetings and participate. Mr. Drury provided an update on the upcoming Confederate statue march and said the Police Chief and city is looking forward to creating an environment for peaceful assembly for the participants to express their views. He commended Chief Lubins on event preparations.

Mr. Fitzgerald said the next 2040 Comprehensive Plan Open House and Public Workshop will be held August 22, 2019 from 5:00 p.m. to 7:00 p.m. in the Tavares Civic Center.

Tab 13 City Council Member Reports

Council Member Smith

- Inquired about an upcoming Confederate statue march route. Chief Lubins said the march will begin at the St. John's Free Methodist Church and end at the Lake County Historical Courthouse. Will not be here august 21
- Said on August 7 1782 George Washington created the purple heart medal.
- Said August 7th is National Purple Heart Day.

Council Member Boggus

Council Member Boggus inquired about the date of the next City Council Meeting and Budget Workshop. Mr. Drury said the next meeting will be held August 21, 2019. Ms. Novack noted an error in the dates provided to Council in the agenda packet.

Vice Mayor Pfister

Vice Mayor Pfister said she would like to provide an opportunity for another Council Member to attend the America in Bloom Conference as she has previously attended. Vice Mayor Pfister recommended Council Member Boggus.

There was a consensus from the Council for Council Member Boggus to attend the America in Bloom Conference.

Mr. Drury said staff will make needed arrangements for Council Member Boggus to attend.

XVII. ADJOURNMENT

There was no further business and Mayor Singer adjourned the meeting at 8:57p.m.

Respectfully submitted,

_____
Susie Novack, MMC/FCRM
City Clerk