



**TAVARES CITY COUNCIL
MEETING MINUTES
AUGUST 17, 2022 – 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. She asked those who wished to speak on an agenda item to complete and submit a Request to Speak form.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Pastor Brooks Braswell, Umatilla Baptist Church

Pastor Brooks Braswell, Umatilla Baptist Church, provided the invocation and led those present in the Pledge of Allegiance.

Mayor recognized Lake County Commissioner Kirby Smith, District 3, in the audience.

III. APPROVAL OF AGENDA

Mayor Pfister asked for changes to the Agenda. There were none.

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2. Proclamation – Police Chief Stoney Lubins

Mayor Pfister read a Proclamation in its entirety, bestowing special thanks, recognition, and appreciation to Police Chief Stoney Lubins for his service to the City of Tavares and wishing him a happy retirement.

Chief Lubins thanked the Council, staff, Mr. Drury, citizens, and Police Officers. He said he was proud of the City and would cherish the memories.

Mayor Pfister said Chief Lubins would be missed.

Tab 3. Tavares Chamber of Commerce Update

Erika Buigas, President/CEO of Tavares Chamber of Commerce, provided an update on Chamber activities. She noted that the monthly business luncheon meetings were being held at the Tavares Civic Center beginning August 31, 2022. Ms. Buigas said the Business of the Year Gala was scheduled to be held in September, and Taste of Tavares was postponed to the following year.

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

Attorney Holt said there were two quasi-judicial matters before the Council; Tab 8 and Tab 9 [Tab 8. Ordinance 2022-10 – City of Tavares Property – Rezoning of Approximately 5.83 Acres Located East of Ridge Place, North of E. Caroline Street, and Tab 9 Ordinance 2022-11 – City of Tavares Property – Small Scale FLUM Amendment of Approximately 5.83 Acres Located East of Ridge Place, North of E. Caroline Street]. She swore in those present who wished to provide testimony.

Attorney Holt asked the Council to disclose exparte communications.

Council Member Boggus said any discussions she held were during public meetings.

Council Member Singer said he spoke with Staff on the project.

Mayor Pfister said she spoke with residents regarding the project.

Council Member Gamble said he spoke with Joy Taylor, Tavares resident, before the meeting.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

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

RESOLUTION 2022-15

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, AMENDING THE 2022 FISCAL YEAR ADOPTED BUDGET FOR THE CITY OF TAVARES, REPRESENTING THE SECOND AMENDMENT TO THE ADOPTED BUDGET, AND PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

ORDINANCE 2022-10

AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, REZONING APPROXIMATELY 05.83 ACRES OF PROPERTY LOCATED EAST OF RIDGE PLACE, NORTH OF E. CAROLINE STREET, FROM PUBLIC FACILITIES DISTRICT (PFD) TO RESIDENTIAL MULTI-FAMILY (RMF-3); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2022-11

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 05.83 ACRES OF PROPERTY FROM PUBLIC FACILITY / INSTITUTIONAL (PUB) TO HIGH DENSITY (HD) FOR PROPERTY LOCATED EAST OF RIDGE PLACE, NORTH OF E. CAROLINE STREET; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Pfister asked if anyone wished to pull an item from the Consent Agenda for discussion. Mayor Pfister pulled Tab 5.

MOTION

Amanda Boggus moved to approve the Consent Agenda with Tab 5 pulled for discussion [Tab 4. Approval of the July 20, 2022, City Council Regular Meeting and Budget Workshop Minutes; and Tab 6. Adventure Boating Club LLC Lease Agreement Amendment One], seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 4. Approval of the July 20, 2022, City Council Regular Meeting and Budget Workshop Minutes

Approved on the Consent Agenda.

Tab 5. Florida League of Cities Certificate of Completion

Mayor Pfister said she would like to recognize Council Member Gamble and made the following presentation:

Council Member Gamble recently attended the Florida League of Cities Institute for Elected Municipal Officials (IEMO). The primary objective of the IEMO is to provide elected municipal officials with an intensive academic program that will assist them in effectively meeting the requirements of their elected role. The program offers a comprehensive overview of Florida municipal government, presented by a faculty of top professionals in the field. Training topics include some of the following:

- *Structure and Function of Cities in Florida*
- *Effective Council Member Techniques*
- *Taxes & Revenues for Municipal Governments*
- *Budgeting and Accounting for Florida's Cities*
- *Intergovernmental Relations in Florida*
- *Florida Ethics Law*
- *Florida's Open Government Laws*

The Florida League of Cities requested the certificate of completion to be agendized and formally recorded in the meeting minutes. The City wishes to recognize and congratulate Council Member Gamble on completing this important leadership training opportunity.

Mayor Pfister thanked Council Member Gamble for taking his personal time to attend IEMO.

Tab 6. Adventure Boating Club LLC, Lease Agreement Amendment One

Approved on the Consent Agenda.

VIII. RESOLUTIONS

Tab 7. Resolution 2022-15 – Second Budget Amendment for FY 2022

Ms. Houghton made the following presentation:

The attached Resolution represents increases and/or decreases to the Adopted Budget for Fiscal Year 2022. Appropriation increases represent capital projects, ARPA expenditures, and prior year/project encumbrance rollovers. In addition, the Resolution also reflects transfers between individual accounts within adopted budgets for all departments.

This resolution represents the SECOND AMENDMENT to the Adopted Budget for Fiscal Year 2021-2022.

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

MOTION

Amanda Boggus moved to approve Resolution 2022-15, seconded by Walter Price. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Second Reading

Tab 8. Ordinance 2022-10 – City of Tavares Property – Rezoning of Approximately 5.83 Acres Located East of Ridge Place, North of E. Caroline Street

Mr. Fitzgerald made the following presentation:

The subject property consists of approximately 05.83 acres of vacant property located east of Ridge Place, north of E. Caroline Street . The property is owned by the City of Tavares and is currently zoned as Public Facilities District (PFD), and the City is proposing that the property be rezoned to Residential Multi-Family (RMF-3).

On May 18, 2022, City Council approved a Purchase and Sale Agreement between the City of Tavares and Cagan Management Group for the purchase of the 5.83 acre parcel for the intended purpose of developing a market rate multi-

family rental townhome complex consisting of seventy-two (72) dwelling units. The Purchase and Sale Agreement is subject to the approval of the rezoning of the property to Residential Multi-Family (RMF-3).

The proposed zoning of Residential Multi-Family (RMF-3) is compatible with the surrounding zoning, which is a mixture of multi-family and single-family residential zoning. The proposed use is consistent with the Comprehensive Plan by ensuring the availability, quality, and sustainability of a mix of housing types in Tavares.

The developer of the property is required to obtain school capacity reservation prior to development approval.

The developer must submit an environmental assessment prior to any development approval and must comply with all Florida Fish and Wildlife Conservation Commission provisions as they pertain to threatened species.

The developer must submit a traffic analysis prior to any development approval.

Development of the property will be in accordance with the provisions of the City's Land Development Regulations. Prior to the issuance of any Building Permits for this property, compliance with all applicable regulations will be required.

The City is concurrently processing a future land use map amendment to re-designate the property from Public Facility / Institutional (PUB) to High Density (HD) on the Future Land Use Map 2040.

At their July 21st meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-10.

Staff recommends that City Council moves to approve Ordinance 2022-10 rezoning approximately 05.83 acres of property located east of Ridge Place, north of E. Caroline Street, from Public Facilities District (PFD) to Residential Multi-Family (RMF-3).

Mayor Pfister asked for comments from the Council.

Council Member Gamble asked if the road would be widened when paved. Mr. Fitzgerald and Mr. Drury said no. Council Member Gamble asked for the current width of the road. Mr. Fitzgerald said when the road is repaved, there would be two 12-foot travel lanes, 24 feet across.

Council Member Gamble referred to the concept plan and inquired about sidewalks. Mr. Fitzgerald said site plan approval would require the developers to install sidewalks in front of their development.

Council Member Gamble noted the entrance does not appear to include a turn lane. Mr. Fitzgerald said a traffic study would be submitted to staff and reviewed by Griffey Engineering. Any recommendations for turning lanes into the site based on trip generation would be reviewed during the site plan review.

Council Member Gamble asked for confirmation the development would have only 72 units. Mr. Fitzgerald said the current proposal was for 72 dwelling units.

Mayor Pfister noted the item before Council is a rezoning request.

Ted Wicks, Wicks Engineering Services, Representative for the Cagan Management Group, said the proposed project would consist of nine buildings with eight units each for a total of 72 units. The site would be fenced with controlled access. He said the Cagan Management Group is an excellent developer with management facilities within the City, including Atwater 1 and 2, as well as Bristol Lakes management services in Mount Dora. He said this is the first step in the process, and due diligence and regulatory studies would follow. The units depicted will essentially be what is developed.

Council Member Singer said roads were one of the highest priorities in the City and noted his support for the development and additional workforce housing. Council Member Singer said Cagan Management Group has a great history of being a good developer and property steward.

Mayor Pfister asked if the property and project aligned with the City's visioning and Master Plan. Mr. Drury confirmed and said the residents asked for more density in the downtown.

Joy Taylor, 1100 E. Caroline Street, Lakeview Condominiums, Tavares, said Caroline Street is not 22 feet wide, and a wider road, sidewalks, and overhead lighting was needed.

Carl Sarver, 1100 E. Caroline Street, Tavares, noted his concern for increased traffic and street issues. He provided pictures depicting the street conditions to the Council for review and said power lines and sewer systems might need to be moved to pave the road.

Vice Mayor Price asked if Caroline Street was similar to the Peninsula project, where the roads would have to be brought up to standards by the developer. Mr. Fitzgerald confirmed and noted the City has the road scheduled to be repaved to City standards. He said it had not been determined if the developer would pave a portion of the road. He said the City has the road scheduled to be paved in its entirety.

Mr. Drury said great comments, including suggesting a future sidewalk program, had been received. He said the City budgeted funds to repave the road by the end of the year, and staff would look closer at the road to see what can be done to bring it up to recommended standards. He said staff would report back to the Council.

Council Member Boggus asked Mr. Drury to provide information on See-Click-Fix. Mr. Drury provided a live demonstration of the See-Click-Fix app and process for reporting infrastructure issues by citizens.

MOTION

Amanda Boggus moved to approve Ordinance 2022-10, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 9. Ordinance 2022-11 – City of Tavares Property – Small Scale FLUM Amendment of Approximately 5.83 Acres Located East of Ridge Place, North of E. Caroline Street

Mr. Fitzgerald made the following presentation:

The subject property is located east of Ridge Place, north of E. Caroline Street, and is approximately 05.83 acres in size. The land is presently vacant and has a land use designation of Public Facility / Institutional (PUB). The property is owned by the City of Tavares, and the City is proposing an amendment to the Tavares Comprehensive Plan Future Land Use Map 2040 to change the designation of said property from Public Facility / Institutional (PUB) to High Density (HD).

Ordinance 2022-11 proposes a small-scale amendment to the Future Land Use Map 2040 of the Comprehensive Plan from Public Facility / Institutional (PUB) to High Density (HD).

The subject property is adjacent to a mixture of multi-family and single-family residential. The City is concurrently processing a proposed rezoning of the property to Residential Multi-Family (RMF-3).

The city is required to place a future land use designation on annexed property. The subject property is currently designated Public Facility / Institutional (PUB) . A City High Density (HD) designation is compatible with surrounding property and County Future Land Use.

The land surrounding this property is residential in nature.

The property is currently vacant.

The subject property is located in the City's Utility Service Boundary Area. The City of Tavares has municipal water and waste water utility service available for 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 (HD) 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.

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

At their July 21st meeting, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2022-11.

Staff recommends that City Council moves to approve Ordinance 2022-11, a Future Land Use Map amendment from Public Facility / Institutional (PUB) to High Density (HD) for 05.83 acres located east of Ridge Place, north of E. Caroline Street.

Mayor Pfister asked for comments from the audience.

Joy Taylor, 1100 E. Caroline Street, Lakeview Condominiums, Tavares, asked if future discussions would be held on widening the road and sidewalks. Mr. Fitzgerald said staff would review the engineering plan for the road. Mr. Drury said staff would report back to the Council.

Council Member Boggus noted that the designation of the property is before the Council for consideration and does not have an impact on the road.

Ms. Taylor noted her concern for increased traffic due to higher density.

Mayor Pfister said road and sidewalk options would be presented to the Council at a later date. Council Member Boggus said nothing could be built or improved until a traffic study is approved, which would include recommendations for the quality of the roads.

Carl Sarver, 1100 E. Caroline Street, Tavares, asked if the residents could attend road assessment meetings. Council Member Boggus said public meetings would be held with public comments before a Council vote. Mr. Sarver asked if the developer or City would incur costs for the improvement. Mr. Fitzgerald said the City planning staff would review the site plan and engineering and apply all city standards and regulations. Mr. Drury said a turn lane would depend on whether it is required based on a professional traffic engineering study. That determination would be made during the permitting process.

Council Member Gamble noted Mr. Wicks is a former Mayor of Tavares.

MOTION

Amanda Boggus moved to approve Ordinance 2022-11, seconded by Sandy Gamble. The motion carried unanimously 5-0.

X. GENERAL GOVERNMENT

Tab 10. America in Bloom Discussion

Mr. Drury made the following presentation:

America in Bloom is a national awards program for cities, towns, colleges and business districts that “strives to empower communities to beautify and improve the overall quality of life through their programs, grant opportunities, resources library and more.” The program focuses on seven areas of impact within the municipal, business, and residential sectors.

Tavares enrolled in the program in 2017 and has been recognized numerous times as a participant, including:

- *Coollest Place for Kids 2017*
- *Overall Impression 2017*
- *Environmental Efforts 2018*
- *Overall Impression 2019*
- *Best Innovative Project or Program 2019*
- *Champion Community 2019*
- *Tavares did not participate in the virtual program during 2020 & 2021*

The America In Bloom evaluation team visited Tavares this past spring and any awards or recognition from that visit will be announced at the annual National Symposium. The National Symposium offers educational sessions, informative tours, and an opportunity to meet other community leaders and share ideas for improvement and success through connection and collaboration. The 2022 symposium will be hosted by Washington, MO with accommodations in St. Louis, September 29th to October 1st. Registration for the full conference, airfare and lodging is \$1467 per attendee. It has been past practice to send staff and Council members to this event.

An opportunity is provided to identify which City Council members will attend this year.

A discussion was held and there was a consensus from the Council to select Council Member Singer as the Council Representative at the 2022 America in Bloom Symposium.

Tab 11. Yard Sale Requirements Discussion

Mr. Drury made the following presentation:

Previously, the City Council adopted an Ordinance which contains a provision limiting Garage Sales to four (4) Garage Sales (also defined as yard sales) being conducted at any one residence or household during any calendar year. Garage Sales shall be limited in duration to no more than the daylight hours (not to exceed 7:00 p.m.) of three (3) consecutive days. No permit is required for a Garage Sale to be conducted.

Due to the "no permit" requirement, some have set up permanent Garage Sales at their residential homes because enforcing the Ordinance without documentation on where and what date the sales occurred and how many occurred in a year makes it challenging to enforce. This has led to complaints from neighbors regarding a neighborhood "Garage Sale" occurring in their neighborhood continuously and permanently.

Two options are available to document Garage Sales so enforcement can occur as follows:

1: Council could institute a process for Garage Sales to be registered with the City. Registration would be free and done online, similar to online golf cart registration. This process would utilize software already in place (CivicPlus), be created by Public Communications staff using the City website, and would be at no additional cost to the City. The online yard sale registration process would be free and easy for residents, and available 24 hours a day from the convenience of their home or work or library (remote registration). For those individuals unable to register online, hardcopy forms would be made available at the Tavares Library.

2: Council could reinstitute the free permit process which was previously in place. This would require processing the permit application through the City Permit Office.

Staff recommends Option 1, for Council to institute a process for Garage Sales to be registered with the City with registration being free and done online.

Mayor Pfister said she brought the item forward for discussion because she received many complaints and felt the issue had become a quality of life issue for neighbors and neighborhoods.

Council Member Gamble said he is concerned a local church that conducts weekly yard sales would be affected. Mr. Drury said the current laws would not change and noted permanent yard sales are not allowed in residential areas. He said allowing four yard

sales per year have been successful, and an online registration program would be easier for residents than requiring them to come to City Hall. Mr. Drury said the City removed a permit requirement, resulting in some permanent yard sales. The request before the Council is to reinstate the permit process or implement a free online registration program, and the goal is to make it as easy for residents as possible.

Mayor Pfister said residents could register online and asked if someone could come into City Hall to complete the form if they do not have computer access. Mr. Drury confirmed and said registrations could be made at City Hall, the Tavares Library, and by cell phone, laptop, or desktop computers. He said registration might help staff work with those residents who conduct permanent yard sales and noted there would be no registration cost.

Council Member Boggus asked if registration would affect commercial sidewalk or church yard sales. Mr. Fitzgerald said the registration would pertain to households, and no commercial or thrift store associations with a church would be affected.

Kristie Furman, 204 North Rockingham Avenue, Tavares, noted her support for a registration program.

Vice Mayor Price asked if there are monetary penalties for residents with over four yard sales per year. Mr. Drury said Code Enforcement is notified and speaks with the residents. Vice Mayor Price noted his support and said he favored an online registration program.

Mr. Drury said residents who do not have a computer could come to City Hall or the Tavares Library, and staff would assist them with their registration.

MOTION

Troy Singer moved to approve Option 1 [Council to institute a process for Garage Sales to be registered with the City with registration being free and done online], seconded by Walter Price. The motion carried unanimously 5-0.

Mayor Pfister noted the Budget Workshop [Tab 12] would be moved to the end of the agenda.

XII. NEW BUSINESS

XIII. OLD BUSINESS

XIV. AUDIENCE TO BE HEARD

Lou Buigas, 110 E. Ianthe Street, Tavares, noted Caroline Street is scheduled to be repaved and recommended that paving be postponed until after construction for the new development as heavy trucks damage roads.

Kristie Furman, 204 North Rockingham Avenue, Tavares, wished the Council candidates luck in the upcoming elections.

XV. REPORTS

Tab 13. City Administrator Report

Mr. Drury noted a Lake County Strategic Growth Meeting as added to the upcoming meeting calendar. He said the Growth Meeting is the continued conversation from another meeting held six months ago where Lake County is looking to partner with Cities through the joint planning agreement process. Mr. Drury said the meeting would include discussing the East Central Florida Regional Planning Council's regional growth strategic planning and agreements with cities.

Chief Lubins thanked the Council, community, and officers and said he was signing off. Mayor Pfister thanked Chief Lubins for his service to the City.

Each Department Director and the City Attorney thanked Chief Lubins for his dedication and service, expressed their congratulations on his retirement, and wished him well in his future endeavors.

Chief Keith said a regional 9/11 Memorial Event would be held on September 11, 2022, at the Lake County Historic Courthouse lobby at 8:00 a.m. He noted members of Teen Court would be reading the names of the 9/11 victims.

Tab 14. City Council Member Reports

Council Member Gamble congratulated Chief Lubins and said he appreciated his dedication and service to Tavares.

Council Member Singer congratulated Chief Lubins on his retirement and Mayor Pfister for her re-election to the Council with no opposition.

Council Member Singer said he is proud Tavares is one of three cities in Lake County to lower their millage rate for FY 2022-2023.

Council Member Boggus congratulated Chief Lubins and said he would be missed.

Vice Mayor Price congratulated Chief Lubins on his retirement and wished him success in his future endeavors.

Mayor Pfister congratulated Chief Lubins and thanked him for his dedication to the City.

XI. BUDGET WORKSHOP

Tab 12. Budget Workshop

Mr. Drury made the following presentation:

The General Fund budget was presented to the Council at the July 6th budget workshop. The Enterprise and Special Revenue Fund budgets were presented to the Council at the July 20th budget workshop. The City Council set the maximum tentative millage rate at a reduced tax rate of 6.6950 mills, and the maximum tentative voted debt millage rate at a reduced tax rate of 0.2074 mills at the July 20th budget workshop. The Five-Year Capital Improvement Plan was presented at the August 3, 2022 budget workshop.

All budgets have been updated and are fully balanced. The only outstanding issue is a request from Council member Gamble to appropriate \$94,675 from the Property Appraiser's increased final numbers towards improving the City's recreational ballfields.

After Council finalizes the budgets, they will be brought back to Council along with supporting resolutions at the two upcoming Public Hearings in September for further public input and Council consideration.

Mr. Drury said Reserves were updated to reflect a balance of \$3,657,650; \$23,159 more than GFOA recommends. He said the final negotiated Christmas lights are \$10,000 more for the upcoming year, and Council would need to reduce the Christmas lighting display by \$10,000 or appropriate an additional \$10,000 for the same lighting program (same level of service) as the last three years.

Mr. Drury said staff would like direction for the following:

- \$94,675 for the ballfields
- \$10,000 for Christmas lighting for the same level of service

Baseball Fields

Council Member Boggus inquired about the funding options before the Council. Mr. Drury said there is a ballfield request at \$94,675. Currently, \$100,000 is budgeted for ballfields. The two amounts would cover the cost to bring a baseball field up to standard at approximately \$200,000 per field. Council Member Boggus asked about the funding source. Mr. Drury said \$94,675 would come from Reserves. Council Member Boggus asked much the City has in Reserves over the GFOA recommendation. Mr. Drury said \$23,159. Mr. Drury reviewed the City's Reserve balance history and GFOA recommendations.

Council Member Singer asked how many ballfields the City has, the goals for the ballfields, the cost to bring the ballfields to standard, and the ongoing maintenance costs.

Mr. Aldrich provided a handout of costs and location of the City's ballfields to the Council and said there are nine ball fields, including three large baseball fields, two

adult softball fields, and four youth fields. There is also a multi-purpose soccer field. Mr. Aldrich said the City received a cost estimate from the same company the Lake County School Board contracts for maintenance. The City currently has C minus facilities and would like to bring that up to an A. Some items to renovate the fields include resod, laser grading, and irrigation repair. There would also be annual maintenance costs. Council Member Singer asked for the total cost to bring the 9 ball fields up to an A grade. Mr. Aldrich said the cost is approximately \$1 million dollars. Mr. Drury said it would take 5 years to bring the ballfields to standard if \$200,00 is appropriated each year. Council Member Singer said he supports programs and ballfields, and has a hard time putting those funds when there are infrastructure and road projects the funds could be used. He said there is also an ongoing maintenance cost.

Council Member Gamble said the City could use the upper fields at Woodlea, move out of Stover Field, and come to an agreement with the School Board to purchase Stover Field. He said maintaining only one complex would cut down on City costs.

Council Member Boggus said she is reticent to pull money from Reserves due to inflationary cost projections and where money may need to be drawn from in the future. She said the City is \$23,000 over the GFOA, which is money that can be used to cover the increased Christmas lighting costs.

Vice Mayor Price asked if there was additional ARPA funding. Mr. Drury said the City has ARPA for lighting and canopies. Vice Mayor Price noted his support for keeping the \$100,000 in the budget and any ARPA funds. Council Member Gamble noted his support.

Council Member Singer said he is not comfortable moving forward with the \$100,000. He noted his concern about the \$1 million dollar cost to upgrade nine fields and additional maintenance costs. Mr. Drury said the \$100,000 would upgrade one of the little league baseball fields and possibly two, depending on the outcome of bids. Mayor Pfister said let's stop the discussion without the vote and move onto the Christmas lights.

Council Member Boggus noted replacing the scoreboards at Fred Stover Field is on the cut list.

Mayor Pfister noted her support for selling Fred Stover Field and having the City focus on Woodlea Sports Complex. A discussion was held regarding creating a Horizon Committee Team, including a Council member, Mr. Drury, and Mr. Aldrich, to approach the School Board and begin possible negotiations. Council Member Gamble said he previously spoke with School Board members and advised them Tavares is the only High School in Lake County that does not have its own baseball/softball complex.

There was a consensus for Council Member Gamble to Serve on a Fred Stover Field Horizon Team.

Council Member Singer asked what the \$100,000 included in the budget would go toward upgrading the fields. Mr. Drury said Mr. Aldrich would work to get one of the fields completed at Woodlea Sports Complex. Mayor Pfister noted the City could also be aggressive throughout the year to obtain grants. She said the County sometimes includes appropriations for recreation, and the City works closely with state Representatives who can assist in securing funds when they come up for youth recreation or senior programs. Mr. Aldrich said once the bid process is completed, \$100,000 could turn into an upgrade for two fields. Different options and companies can be solicited to stretch the funding.

Christmas Lights

Council Member Gamble inquired about the increased cost and noted Christmas lights continue throughout the day to deter squirrels from eating the lighting wires. He stated his support for the Christmas lights and asked how far down West Main Street the lighting goes. Mr. Drury said to SR 19.

Council Member Singer asked if the \$10,000 is only the cost to maintain a similar level of service. Mr. Drury confirmed.

Mayor Pfister asked if the blue and white lights would continue at the Chris Daniel Memorial pond. Mr. Drury confirmed.

Lou Buigas, 110 E. Ianthe Street, Tavares, said she appreciates Council Member Gamble's passion for the ball fields and noted many other City projects and items that are needed. She said the last time she asked, the number of residents who utilized the City's ball fields was under 50%. She asked the Council to ensure Tavares residents are using funds that are spent and expressed caution.

There was a consensus to move forward with \$10,000 for Christmas lights.

Council Member Gamble said he would like to withdraw his request of \$94,675 for ball fields.

Council Member Boggus asked if anyone wished to pull the \$100,000 from the budget.

Council Member Singer said he would like a plan for the \$100,000 rather than state the money would go toward ball fields.

Mayor Pfister said the plan could not be identified until funding and bids were obtained.

Mr. Drury said the proposal identifies two Little League baseball fields for \$75,000 each, and \$100,000 may cover upgrades to both fields depending on bids.

MOTION

Sandy Gamble moved to put the \$100,000 in recreation for the Woodlea Sports Complex, seconded by Walter Price. The motion carried 4-1 as follows:

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

Mr. Drury said there is an opportunity before the Council to finalize the budget and make other changes.

Vice Mayor Price asked for additional information on the following items as potential budget cuts:

1. \$5,000 to repair the boardwalk at Squib Park.
2. \$5,000 for Council Member training.
3. The City is paying for custodian services as well as cleaning supplies.
4. \$19,600 for a Lead Program for economic development when the City has an economic development department
5. \$30,000 Parks and Recreation Rate Study (Ms. Houghton said that is for Impact Fees and Florida Statutes require the City to review rates to remain compliant)
6. \$80,000 for an asphalt dump trailer.
7. \$16,000 in sales from the Prop Shop with the purchase of \$30,000 in merchandise.
8. \$20,000 was allocated for a fence across the walkway to the Pavilion on the Lake. He said he likes to walk on the pier. Mr. Drury said it is currently gated off during events, and the idea is to put a gate ½ way down so the public can use a portion of the pier.
9. \$45,000 to extend the fence at plant 4. Mr. Clark said the fence was for security. A new community is being built near the plant, and the state regulates the plant to provide security. He said the remainder of the City's plant property would be fenced.

Mr. Drury said answers to the questions would be provided to Council before the September 7, 2022, City Council meeting. Members and staff would be available at the meeting to answer further questions.

XVI. ADJOURNMENT

There was no further business and Mayor Pfister adjourned the meeting at 5:48 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk