



**TAVARES CITY COUNCIL
MEETING MINUTES
DECEMBER 7, 2022 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

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

I. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Pastor Fred Boone, First Baptist Church of Mt. Dora

Richard Keith, Tavares Fire Chief, provided the invocation and led those present in the Pledge of Allegiance.

II. ELECTION RESULTS

Tab 2. Election Results

Ms. Novack read the November 8, 2022, City Council election results into the record as follows:

The Lake County Canvassing Board completed their certification for the November 8, 2022, Tavares City Council Municipal Election on Friday, November 18, 2022. (see attached)

Effective August 15, 2022, at 12:00 noon, the following candidates qualified for the office of the Tavares City Council, Seats 1, 3, and 5 as follows:

Seat 1

- *Lou Buigas*
- *Bob Grenier*

Seat 3

- *Walter Price, Sr.*
- *James E. Sweeza*

Seat 5

- *Lori Pfister*

The certified election results reflect that Lou Buigas received 2,980 votes and Bob Grenier received 3,128 votes for Tavares City Council Seat 1.; and, Walter Price, Sr. received 3,965 votes and James E. Sweeza received 2,039 votes for Tavares City Council Seat 3. Lori Pfister was elected without opposition to Tavares City Council Seat 5.

Council Member Price stated that the Lake County Canvassing Board should not have certified the election. He said that although it would not have changed the outcome of the election, there were 39 citizens denied the right to vote in the Tavares municipal election.

Council Member Singer asked for a legal opinion on the certification of the election. Attorney Holt said the Lake County Canvassing Board certified the election results, and the City Clerk read the results into the record. She said the time to contest the certification had passed.

III. SWEARING IN OF NEW COUNCIL MEMBERS

Attorney Holt swore in Bob Grenier to Tavares City Council Seat 1, Walter Price, Sr. to Tavares City Council Seat 3, and Lori Pfister to Tavares City Council Seat 5.

IV. CALL TO ORDER

Mr. Drury called the City Council meeting to Order at 4:10 p.m.

V. CONVENING OF NEW COUNCIL

VI. ELECTION OF MAYOR

Tab 3. Election of Mayor

Mr. Drury made the following presentation:

Section 3.04 of the City Charter states that “The council shall elect from its members, a Mayor and Vice Mayor” and “the City Administrator shall conduct the election of the Mayor”. The Council has traditionally followed Roberts Rules of Order when conducting meetings and elections.

Based on the Roberts Rules of Order process, the City Administrator will open up the floor for nominations of Mayor. Council members will be invited to nominate any council member, including themselves. No second is required for a nomination. Once nominations have been completed, the City Administrator will close nominations. Any nominee for Mayor may decline such a nomination.

The City Administrator will then offer an opportunity for any audience member or council member who wishes to speak to make comment at this time. Upon completion of receiving comment, the City Administrator will request a hand vote (raising of the right arm) for each nominee based on the order in which they were received at the time of nomination until three or more votes are made for a nominee.

Mr. Drury asked the Council if they had any questions about the process. There were none.

Mr. Drury opened the floor to nominations for Mayor of the City of Tavares.

Bob Grenier nominated Lori Pfister for the position of Mayor.

Council Member Singer Commended Council Member Pfister for an excellent job in her three years as Mayor. He said he believed the role of Mayor should be rotated consistently as it is beneficial to the Council members and a great learning opportunity.

Troy Singer nominated Walter Price as Mayor.

There were no more nominations and Mr. Drury closed the floor to nominations.

Mr. Drury asked for comments from the audience.

Don Kehr, 16833 Deer Island Road, Lake County, said he would like the Council to elect a Mayor that is conservative.

Mr. Drury closed public comment for the election of Mayor and asked for a vote in the order the names were received.

Lori Pfister was not elected as Mayor by a show of hands 2-3 as follows:

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

Walter Price was elected as Mayor by a show of hands 3-2 as follows:

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

Mayor Price thanked the Council and citizens.

Mr. Drury passed the gavel to Mayor

VII. ELECTION OF VICE MAYOR

Tab 4. Election of Vice Mayor

Mayor Price made the following presentation:

Section 3.04 of the City Charter states that “The council shall elect from its members, a Mayor and Vice Mayor”. The Council has traditionally followed Roberts Rules of Order when conducting meeting and elections.

Based on the Roberts Rules of Order process, the Mayor should open up the floor for nominations of Vice Mayor. Council members should be invited to nominate any council member including themselves. No second is required for a nomination. Once nominations have been completed the Mayor should close nominations. Any nominee for Vice-Mayor may decline such a nomination.

The Mayor should then offer an opportunity for any audience member or council member who wishes to speak to make comment at this time. Upon completion of receiving comment, the Mayor should request a hand vote (raising of the right

arm) for each nominee based on the order in which they were received at the time of nomination until three or more votes are made for a nominee.

Mayor Price opened the floor to nominations for the position of Vice Mayor for the City of Tavares.

Bob Grenier nominated Lori Pfister for the position of Vice Mayor.

Troy Singer nominated Sandy Gamble for the position of Vice Mayor.

Mayor Price asked the audience for comments.

Mr. Kehr said he had no further comment.

Mayor Price closed public comment for the election of Vice Mayor and asked for a vote in the order the names were received.

Lori Pfister withdrew her name from the nomination of Vice Mayor.

There were no more nominations and Mayor Price closed the floor to nominations.

Sandy Gamble was elected as Vice Mayor by a show of hands unanimously 5-0.

VIII SUNSHINE LAW/ETHICS UPDATE

Tab 5. Sunshine and Ethics Law Update

Attorney Holt reviewed Sunshine and Ethics laws, including code of ethics, prohibitive actions, gift laws, conflicts of interests and disclosures, noticing requirements, public records including emails, sunshine meetings, and associated penalties.

III. APPROVAL OF AGENDA

Mayor Price asked for changes to the Agenda. Mr. Drury said Staff had no changes.

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

Mayor Price said the recent Christmas parade was one of the largest held by the City, including 240 entries. He noted the parade winners by category as follows:

- Best Theme: J-Co Services
- Most Creative: Tavares High & Middle School- Big and Lil' Red Bands
- Best Youth: Tri-City Dance Twirlers
- Best Float: Tavares Pharmacy
- Honorable Mention: City of Tavares Wastewater
- Best Overall: Auto Add-Ons & Xtreme AutoSound
- Most Generous (toys): JPPL of Central Florida
- Most Generous (food): Lake Francis Estates Community

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

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Novack read the following Ordinance(s) and Resolution(s) by title only:

RESOLUTION NO. 2022-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA; RELATING TO THE DECLARATION OF STATE OF LOCAL EMERGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION NO. 2022-22

A RESOLUTION OF CITY OF TAVARES, FLORIDA; AUTHORIZING THE APPLICATION FOR PUBLIC ASSISTANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT FOR ASSISTANCE RELATED TO THE TROPICAL STORM / HURRICANE NICOLE EMERGENCY UPON PRESIDENTIAL DECLARATION; AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE DOCUMENTS RELATED TO FEDERAL PUBLIC ASSISTANCE FOR THE EMERGENCY; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

ORDINANCE 2022-17

AN ORDINANCE AMENDING SECTION 17-55 PROVIDING FOR INTERIM WASTEWATER RATE SCHEDULE BASED ON A INTERIM RATE SUFFICIENCY REVIEW DUE TO FEDERAL STATE AND LOCAL ECONOMIC CONDITIONS AND RECOMMENDATIONS OF RAFTELIS; PROVIDING FOR INTERIM RATE ADJUSTMENTS THROUGH SEPTEMBER 30, 2023, AND PROVIDING FOR AUTOMATIC RATE INCREASES TO RESUME AS OF OCTOBER 1, 2023; AND PROVIDING AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Price asked if anyone wished to pull an item from the Consent Agenda for discussion. There were none.

MOTION

Sandy Gamble moved to approve the Consent Agenda [Tab 6. Approval of the October 19 and November 2, 2022, City Council Regular Meeting Minutes; and, Tab 7. Lake Landing Subdivision – Final Plat], seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 6. Approval of the October 19 and November 2, 2022, City Council Regular Meeting Minutes

Approved on the Consent Agenda.

Tab 7. Lake Landing Subdivision - Final Plat

Approved on the Consent Agenda.

VIII. RESOLUTIONS

Tab 8. Resolution 2022-21 – Local Disaster Emergency Declaration

Ms. Houghton made the following presentation:

On November 7, 2022, Ron DeSantis, Governor of Florida, issued Executive Order Number 22-253 Declaring a State of Emergency for Brevard, Broward, Charlotte, Citrus, Clay, Collier, DeSoto, Duval, Flagler, Glades, Hardee, Hendry, Highlands, Hillsborough, Indian River, Lake, Lee, Manatee, Martin, Miami-Dade, Nassau, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Polk, Putnam, Sarasota, Seminole, St. Johns, St. Lucie, Sumter, and Volusia Counties due to the expected impact of Subtropical Storm Nicole, now known as Hurricane Nicole to the State of Florida, and

On November 9, 2022, in response to an increased threat of risk to the Florida Peninsula from Tropical Storm /Hurricane Nicole, Ron DeSantis, Governor of Florida, issued Executive Order 22-255 expanding his Executive Order 2022-253 to include Alachua, Bradford, Dixie, Gilchrist, Hernando, Jefferson, Levy, Marion, Pinellas, Taylor, and Wakulla counties.

Chapter 252, Florida Statutes, Emergency Management provides for Local Emergencies; and Lake County was included under a State of Emergency by Governor DeSantis Executive Order Number 22-253.

Resolution 2022-21 sets forth a Local Emergency Declaration, and provides a

request to Governor DeSantis to arrange and deliver recovery and response activities as may be necessary and available to aid the citizens of the City of Tavares, Lake County, Florida before (preparation), during and after the emergency.

Resolution 2022-21 is effective retroactively from November 8, 2022.

Staff recommends Option 1, for the Council to approve Resolution 2022-21 for a Local State of Emergency due to Tropical Storm/Hurricane Nicole effective November 8, 2022.

MOTION

Troy Singer moved to approve Resolution 2022-21, seconded by Lori Pfister. The motion carried unanimously 5-0.

Tab 9. Resolution 2022-22 – Authorizing Application for Federal Public Assistance (FEMA) for Tropical Storm/Hurricane Nicole in event of Presidential Declaration

Ms. Houghton made the following presentation:

On November 7, 2022, Ron DeSantis, Governor of Florida, issued Executive Order Number 22-253 Declaring a State of Emergency for Brevard, Broward, Charlotte, Citrus, Clay, Collier, DeSoto, Duval, Flagler, Glades, Hardee, Hendry, Highlands, Hillsborough, Indian River, Lake, Lee, Manatee, Martin, Miami-Dade, Nassau, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Polk, Putnam, Sarasota, Seminole, St. Johns, St. Lucie, Sumter, and Volusia Counties due the expected impact of Subtropical Storm Nicole, now known as Hurricane Nicole to the State of Florida, and

On November 9, 2022, in response to an increased threat of risk to the Florida Peninsula from Tropical Storm /Hurricane Nicole, Ron DeSantis, Governor of Florida, issued Executive Order 22-255 expanding his Executive Order 2022-253 to include Alachua, Bradford, Dixie, Gilchrist, Hernando, Jefferson, Levy, Marion, Pinellas, Taylor, and Wakulla counties.

Chapter 252, Florida Statutes, Emergency Management provides for Local Emergencies; and Lake County was included under a State of Emergency by Governor DeSantis Executive Order Number 22-253.

When a Presidential Disaster Declaration for Lake County is issued for Lake County due to the impact of Tropical Storm/Hurricane Nicole, the City of Tavares will be eligible to recover costs related to the disaster through Federal Public Assistance, FEMA.

Resolution 2022-22 provides authorization for the City Administrator to make an

application for Federal Public Assistance for eligible Tropical Storm/Hurricane Nicole Disaster related expenditures. Resolution 2022-22 also provides authorization for the City Administrator to execute agreements and contracts related to and required by application for Federal Public Assistance.

Staff recommends Option 1, for Council to approve Resolution 2022-22 authorizing the City Administrator to apply for Federal Public Assistance related to Tropical Storm/Hurricane Nicole, upon eligibility by Presidential Disaster Declaration, and to execute all documents related to and required by the application for Federal Public Assistance for Tropical Storm/Hurricane Nicole.

Mayor Price asked if costs recovered from FEMA would be provided to the Council. Ms. Houghton confirmed. She said the staff was working with FEMA to obtain an estimate of how and when the City would be able to make an application. The information would then be provided to the Council, Lake County, and Tallahassee.

MOTION

Lori Pfister moved to approve Resolution 2022-22, seconded by Sandy Gamble. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Tab 10. Ordinance 2022-17 – Amend Chapter 17 of the Land Development Regulations to Approve Water/Wastewater Interim User Fee Rate Increase

No discussion at first reading.

Mayor Price noted discussion on Ordinances 2022-17 would be held on December 21, 2022.

Second Reading

X. GENERAL GOVERNMENT

Tab 11. Interlocal Funding, Purchase, and Operational Agreements with Lake County and the YMCA for the Golden Triangle Regional Park – East Campus

Mr. Drury thanked and recognized the following audience members: Lake County Commissioner and Chair Kirby Smith, YMCA Board Member Greg Nelson, YMCA Executive Director Andy Weihl, County Manager Jennifer Barker, and YMCA Members and Staff. Mr. Drury provided a PowerPoint presentation including the following highlights:

On March 29, 2022, the City Council approved and entered into a Memorandum of Understanding (MOU) - (attached) with Lake County and the Central Florida YMCA. The YMCA expressed a desire to explore a public/private partnership opportunity for the development of a central regional park for Lake County to be located on the current Golden Triangle YMCA property in Tavares. The Horizon team consisting of Councilmember Lori Pfister, the City Administrator, and the Community Services Director was assigned to work with Lake County Commissioner Kirby Smith, the County Manager, and her team, and YMCA leadership to develop conceptual plans, explore funding options, acquire appraisals, and negotiate agreements to be brought back to City Council for consideration.

The Chief of Police wrote a letter (attached) regarding the positive role of the YMCA in Tavares. This would be a first-of-its-kind regional park with a YMCA. Built as a full community recreation center, senior center, and YMCA for all ages, as a place focusing on the health, well-being, and quality of life for the entire community.

Before Council is an agreement from Lake County granting the City of Tavares funding of \$4.8 million to purchase the YMCA property to develop it into the Golden Triangle Regional Park – East Campus.

Beyond the \$4.8 million earmarked to purchase the property, Lake County has already identified another \$6.2 million for the initial capital project and other potential funding opportunities to complete the full capital campaign (see attached correspondence from County Manager). Additionally, the Central Florida YMCA has allotted \$2 million to contribute towards the initial capital project and has agreed to sell the property for \$720,000 under the appraised value.

Lake County has appropriated funding for the purchase and has identified funding for the construction, renovation, and development of the YMCA property to create their fifth (5th) and final Regional Park (see attached County Manager correspondence). The park will have an east and west campus as follows:

- 1. East Campus: This twenty-five (25) acre park will be known as the Golden Triangle Regional Park – East Campus. The plan for the current east campus project is for the City of Tavares to own and operate it as a regional park for the county, partnering with the YMCA to pay their proportionate fair share of the maintenance, operating, utility, and other agreed upon expenses. The purchase will be fully funded by Lake County, owned by Tavares. Lake County will provide funding for future construction and build-out of the regional park, which is estimated at \$35 million and will include both indoor and outdoor recreational amenities for the public. Examples of a conceptual plan attached include fitness centers,*

gymnasiums, senior centers, multipurpose community rooms, pickleball courts, pools, playgrounds, etc.

2. West Campus: *The West Campus is proposed at the Woodlea Sports Park as a separate phase of the Lake County Regional Park project.*

Staff is seeking Council's approval to:

- *Authorize the Mayor to enter into and execute this funding agreement with Lake County to fully fund the purchase of the YMCA property.*
- *Authorize the Mayor to execute a Purchase & Sales Agreement with the YMCA not to exceed \$4.8 million.*
- *Authorize the City Administrator to negotiate an agreement with the YMCA to operate the YMCA portion of the Regional Park and bring that back to the Council for approval.*
- *Budget the cost to maintain the park; less the offsetting proportional revenue from the YMCA in next year's budget for the Council's review and approval as part of the normal budgeting process for FY 24.*

Staff recommends Option 1 (A, B, and C) as follows:

- A) Authorize the Mayor to execute this funding agreement; accept a grant of \$4.8 million from Lake County to the City of Tavares; purchase the YMCA for \$4.8 million, and authorize staff to execute the purchase and sales agreement with the Central Florida YMCA.*
- B) Authorize the City Administrator to negotiate an operational agreement with the Central Florida YMCA and bring it back to Council for approval.*
- C) Authorize the City Administrator to budget the cost to maintain the park. This cost will be offset by revenues from the YMCA paid to the City in next year's FY 24 budget for the Council's review and approval as part of the normal budgeting process.*

Lake County Commissioner Kirby Smith congratulated the new Council, Mayor, and Vice Mayor on their elections. He said Lake County programmed a significant amount of money for the project, the 5th and final regional park for Lake County. The project had been approved by the regional park members and was reflected on the regional park map. Commissioner Smith hoped the Council would see the opportunity that would benefit the entire community and show public/private partnerships work in Lake County and the City of Tavares. He thanked the Council and said he was available for questions.

Mayor Price asked for comments from the Council.

Vice Mayor Gamble asked how soon the project could start. Commissioner Smith said the agreement would go to the County Commission for final approval, and funding was set aside for the project.

Council Member Singer asked if the park would be a County park. Commissioner Smith stated the project is for a County Regional Park that the City of Tavares would operate, and the County would purchase the land and give it back to the City.

Mayor Price stated there was a \$35 million dollar estimate for the build-out with a possible referendum for millage to cover costs. He asked if there was an alternate plan if a referendum failed. Commissioner Smith said there are always opportunities that would only be explored once needed.

Gene Lemich, 341 Hawthorne Boulevard, Leesburg, said there was one YMCA in Lake County and noted his preference to have some of the money be diverted toward building a YMCA closer to Clermont in south Lake County.

Mary Lamoreaux, 201 Jean Street, Tavares, said she was a CPA and had lived in Tavares since 1983. She noted her support for the project and said the YMCA was vital to the community. Ms. Lamoreaux discussed how the YMCA was integral to her family.

Ken Cunningham, 4870 Marsh Harbor Drive, Tavares, discussed how personally meaningful the YMCA had been to him. He said the project is essential to the City and citizens for physical health, mental health, and well-being. He noted his support for the Council to move forward.

Vance Jochim, 32619 Milwaukee Avenue, Lake County, noted the YMCA is an independent organization, and the YMCA would determine new locations. He discussed the County's funding for the program.

Greg Nelson, 38963 CR44A, Umatilla, YMCA Board Member, said the Tavares YMCA is a branch of the Central Florida YMCA headquartered in Orlando with 18 locations throughout central Florida. He said Tavares is a great central location for the project, and there had been a desire to develop the property with Lake County into a recreation property that would maximize its use since 2007. Mr. Nelson discussed the project's history and said it reflects a remarkable spirit of cooperation between the YMCA, the City of Tavares, and Lake County. All citizens would be able to enjoy the park and further enhance the sense of community. He said the YMCA would consider a location in south Lake County if there was community support. Mr. Nelson noted that great parks could help in business attraction and retention and overall quality of life.

Mayor Price asked for comments from the Council.

Council Member Pfister congratulated former Council Member and Mayor Kirby Smith as the Chair of the Lake County Commission. She said Commissioner Smith worked hard with the City and is excited to have the project come to fruition for the residents and community.

Vice Mayor Gamble congratulated Council Member Pfister and Commissioner Smith and said they worked hard on the project. He said the park would greatly benefit the City of Tavares.

Council Member Grenier noted his support for the project and commended Council Member Pfister for her years of service. He said Council Member Pfister had accomplished many projects throughout the years and continues to bring forth projects that benefit the entire community. He thanked Commissioner Smith and the staff who worked on the project and said he wanted to ensure the motion included all bullet points, including the following along with Option 1 A, B, and C:

Option 1(D): (to approve the budget)

- Authorize the Mayor to enter into and execute this funding agreement with Lake County to fully fund the purchase of the YMCA property.
- Authorize the Mayor to execute a Purchase & Sales Agreement with the YMCA not to exceed \$4.8 million.
- Authorize the City Administrator to negotiate an agreement with the YMCA to operate the YMCA portion of the Regional Park and bring that back to the Council for approval.
- Budget the cost to maintain the park; less the offsetting proportional revenue from the YMCA in next year's budget for the Council's review and approval as part of the normal budgeting process for FY 24.

Council Member Singer noted his support for the project. He stated a concern regarding the budget and asked for ongoing maintenance costs. Mr. Drury said the maintenance costs would come before the Council during the normal budgeting process and were estimated at \$250,000 to \$300,000, with offsetting revenues from the YMCA for their proportionate share of those costs. Council Member Singer asked if the City would be obligated for ongoing maintenance costs of the park and included in the annual budget. Mr. Drury confirmed. He said the capital program would result in new facilities, including senior and community centers. As the City invests in the park, centers, and youth programs over the next ten years, there would be associated costs and offsetting revenues with a net the Council would review each year. Council Member Singer asked if there would be opportunities for grants for programs. Mr. Drury said staff would seek other funding opportunities for capital and operating programs. He noted the YMCA also received operation and philanthropy dollars.

Mayor Price asked for the date of the appraisal. Mr. Drury said September 20, 2022.

MOTION

Lori Pfister moved to approve Option 1 A, B, C, and D, seconded by Sandy Gamble. The motion carried unanimously 5-0.

Tab 12. Horizon Team and Board Representation

Mr. Drury made the following presentation:

The City Administrator has identified staff teams who work on projects that are multi-year projects off into the future/horizon - "Staff Horizon Teams" (see attachment). The staff researches a subject matter and brings their research to the City Administrator. The Administrator may bring to the Council, from time to time, that research for the Council's benefit and further discussion and/or action. The City Administrator invites one Council member to join the "Staff Horizon Team" and attend research meetings on occasion for those "Horizon Teams" in which the Council member has a particular interest. Attached is a listing of those staff teams, and the Council is provided an opportunity to discuss/change representation on those staff teams as well as Council representation on other organizational Boards.

Discussion was held and the following Horizon Teams and Community Board Representatives were identified for 2023 as follows:

Horizon Teams (Council Member Liaison/Lead Staffer)

Economic Development (Lori Pfister/B. Tweedie)
Sister City Program (L. Pfister/J. Drury)
Public Works Complex (Bob Grenier/J. Dillon)
West Main Street Gateway (S. Gamble/M. Fitzgerald)
N/S City Gateways – St Clair and Sinclair (W. Price/J. Dillon)
Mount Dora Trail (T. Singer/J. Dillon)
Eustis Trail (John Drury/J. Dillon)
Wootton Wonderland Rebuild (T. Singer/J. Dillon)
S.R. 19/561 and 448 Corridors (W. Price/M. Fitzgerald)
Old 441 Corridor (T. Singer/M. Fitzgerald)
Central Lake Regional Park East Campus Partnership (L. Pfister/J. Drury/S. Aldrich)
Central Lake Regional Park West Campus Partnership (S. Gamble/ J. Drury/S. Aldrich)
Preservation of History (Bob Grenier/J. Drury/S. Aldrich/D. Blaise)
Fred Stover Fields Transition (S. Gamble/S. Aldrich)

Board Representatives

B.E.T.T.E.R. Tavares Race Relations Group: (T. Singer, Alternate S. Gamble/J. Drury/S. Coursey)

Florida League of Cities Legislative Committees:

Environment & Energy Council (P. Clark)
Transportation & Intergovernmental (M. Fitzgerald)
Finance & Taxation (L. Houghton)

Lake Community Action Agency – Donna L. Klinger

Lake County Library Advisory Board (3rd Thursday at 5 p.m.): (Norma Emerson/Debby Weinert – 1st Alternate, Bob Grenier – 2nd Alternate)

Lake County Arts and Cultural Alliance: (Iliana Buigas)

Lake County League of Cities (2nd Friday at 11:30 a.m.): (T. Singer/Alternate S. Gamble)

Lake County League of Cities Solid Waste Advisory Committee: (L. Houghton)

Lake County Water Alliance Technical Committee: (P. Clark)

Metropolitan Planning Organization Governing Board Member: (S. Gamble/Alternate W. Price)

Metropolitan Planning Organization Technical Advisory Committee: (A. Fabre)

Metropolitan Planning Organization Citizens Advisory Committee: (T.J. Fish)

YMCA Golden Triangle Advisory Board: (John Drury & P. Clark & S. Coursey)

Tavares Chamber of Commerce: (T. Singer/B. Tweedie)

School Concurrency Committee Annual Meeting: (Sandy Gamble)

School Concurrency Technical Advisory Committee: (M. Fitzgerald)

Tab 13. City Donation Program

Mr. Drury made the following presentation:

The City has a Donation policy (see attached) which is the framework for accepting donations. It contemplates a donor approaching the city with a donation idea and conditions for the City to consider on a case by case basis. It works well. From time to time, donors want to donate money in honor of a loved one but do not know what to donate towards. Also, they want to donate smaller amounts of money and want recognition forever of that loved one for that small donation. Previously, Council discussed this and instructed staff to develop such a program and bring it back for the Council's consideration. Staff has developed such a program and an opportunity is presented to the Council to it as described below.

For \$250, a Donor can donate to a City Program listed below and receive recognition as indicated:

Department: Economic Development

Name of Program: Waterfront Beautification Donation Program

Program Description: A continuous waterfront beatification maintenance program.

Donation Amount: \$250

Recognition: An 8 inch brick inlaid into the path near the seaplane base with the first and last name of the person being honored or couple or family being recognized, plus a paper certificate to keep and name read into the record at a City Council meeting.

Department: Police

Name of Program: Police Officers In Memory Fund of Tavares Police Officers Paula Crow and Mike Poole.

Program Description : Reimburse a portion of a new recruit's Police Academy costs after being hired as a Tavares Police Officer and successful completion of their probationary period.

Donation Amount: \$250

Recognition: 4 inch name plate (First and Last Name) placed on the wall of appreciation at the Police Station plus paper certificate to take home plus name read into the record at a City Council meeting.

Department: City Clerk

Name of Program: Student Youth Council Scholarship Program

Program Description: Scholarship to each of the five (5) Tavares High School students who participated in the City Youth Council program. Scholarship would be for an educational institution of the students' choice, representing 1/5 of the fund balance for this program up to a maximum of \$500 each student.

Donation Amount: \$250

Recognition: An 8 inch brick inlaid into the plaza surrounding City Hall with the first and last name of the person being honored or couple or family being recognized, plus a paper certificate to keep and name read into the record at a City Council meeting.

Department: Recreation

Name of Program: Tavares Youth Recreation Scholarship Program

Program Description: Provide funding towards youth recreational program fees and cost for those children who cannot afford the participation fees and costs.

Donation Amount: \$250

Recognition: A 4 inch name plate (First and Last Name, Couple or family name) placed on the wall of appreciation at the Woodlea fields plus paper certificate to take home and name read into the record at a City Council meeting.

Department: Library

Name of Program: Tavares Library Book Drive

Program Description: Provide funding towards the purchase of new books

Donation Amount: \$250

Recognition: A 4 inch name plate (First and Last Name, couple or family name) placed on the wall of appreciation in the library plus a certificate to take home and name read into the record at a City Council meeting.

Department: Emergency Management

Name of Program: Emergency Management Communication Equipment Program

Program Description: Provide funding towards Emergency Management Equipment.

Donation Amount: \$250

Recognition: A 4 inch name plate (First and Last Name, couple or family name) placed on the wall of appreciation at the Tavares EOC plus a certificate of appreciation to take home and name read into the record at a City Council meeting.

Department: Public Safety

Name of Program: First Responder Memorial Fountain

Program Description: Provide funding towards a First Responder Memorial Fountain honoring Police, Fire, EMS and 911 Dispatchers located adjacent to the Tavares Public Safety complex.

Donation Amount: \$250

Recognition: A 4 inch name plate (First and Last Name, couple or family name) placed on the wall of appreciation at the First Responder Fountain location plus a certificate to keep and name read into the record at a City Council meeting. .

Department: Human Resource

Name of Program: City Employee Appreciation Program

Program Description: Provide funding towards the City Employee Appreciation program

Donation Amount: \$250

Recognition: An 8 inch brick inlaid into the plaza that surrounds City Hall with the first and last name of the person being honored or couple or family being recognized, plus their name being read at the annual Employee Picnic and a paper certificate to keep and name read into the record at a City Council meeting.

Mr. Drury said the Finance Department would manage a restricted fund. If approved, the program would take approximately 30 days to implement.

Mayor Price asked for comments from the Council.

Council Member Singer inquired about a Utility Department program. Mr. Clark said he completed a program that would be added.

MOTION

Bob Grenier moved to approve the donation program including the addition of a Utility Department program, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 14. City Council Discussion of Parking Regulations

Mr. Fitzgerald provided a PowerPoint presentation including the following highlights:

City Council discussion of the adequacy of current parking regulations and determination if changes are warranted to Land Development Regulations - Chapter 20 Parking Regulations. Previously, Council member Sandy Gamble expressed concern that the Winn-Dixie shopping center parking lot may have parking spaces that are sub-standard as it relates to size and requested that the City look at this situation and report back including the current parking regulations. Staff evaluated the conditions at Winn-Dixie and concluded they were smaller than the current codes would require and are “grand-fathered” and may be maintained. In the future, should Winn Dixie conduct a major site renovation, they would be required to comply with current larger parking spot standards. As it relates to the current city parking standards applied to new development, they meet or exceed locally and nationally accepted standards.

Vice Mayor Gamble asked for confirmation that Winn Dixie does not comply with the current codes and is grandfathered. Mr. Fitzgerald confirmed. Vice Mayor Gamble asked if coating and repainting the parking lot would trigger a requirement for the parking lot to be brought up to code. Mr. Fitzgerald said coating and repainting would be considered maintenance in an existing condition and would not require a site plan or permit. If the site were redeveloped with earthwork and significant changes requiring a site permit and site plan review by the City engineer, they would have to come into code.

Mayor Price asked Staff to review parking for large pick-up trucks along Main Street and Ruby Street. Mr. Drury said Staff could review and bring information back to the Council.

Tab 15. Alfred Street Station Commercial Use Proposal, Memorandum of Understanding

Mr. Tweedie made the following presentation:

Previously, council directed staff to seek potential lessee(s) from the commercial market for the highest and best use of the former City of Tavares Fire Station located at 424 East Alfred Street, with an emphasis on uses complimentary to the vibrancy and expansion of the downtown entertainment district. The direction and intent was to seek an appropriate business interested in negotiating a long term lease with the City at fair market lease rate with consideration for tenant

investment in building and property improvements.

An RFP as solicited in early 2020 with no submittals received by the submittal deadline and staff continued to market the property. A proposal by a craft brewery was submitted, received and accepted by Council in December of 2020, however the proposer was ultimately unable to move forward with their project after a key investor withdrew from the project.

Recently, the Economic Development Director was contacted by the proprietor of two local businesses and a business partner and engaged in discussions regarding a concept of a themed food hall and craft brew tap house for occupancy and operation (see attached letter of intent and proposal). This concept plan would require the proposers to invest in considerable interior remodeling and exterior space improvement project and time to plan and coordinate. Therefore, a period of inspection, due diligence and preliminary design/engineering is required prior to negotiating and entering into a lease agreement with the City for the improvement and use of this property. The Economic Development Director has worked with the proposers and City Attorney to craft the attached Memorandum of Understanding (MOU) to provide a framework, structure and time limit, not to exceed six (6) months for this due diligence and lease negotiation process, which will allow the proposer and City an opportunity to consider and develop a lease for future council consideration.

Staff recommends Option 1, for the Council to accept the proposers letter of intent and proposal and approve the MOU to be executed by the City Administrator.

Mr. Tweedie provided a PowerPoint presentation of Gatsby Underground.

Don Kehr, 16833 Deer Island Road, Lake County, noted his support of the project and stated concerns and suggestions related to the contract. He stated he was an architect in the past for historical projects, and that was his business. Mr. Kehr said he completed a project in St. Louis called the 9th Street Abbey, where he purchased a 100-year-old church and asked for three months to work on the project in the purchasing agreement. Mr. Kehr said he put his own money into the development, and at the end of three months, he agreed to pay the total price for the project or return in better shape. Mr. Kehr suggested the contract be modified to ensure taxpayers do not fund the project.

Mayor Price asked for comments from the Council.

Vice Mayor Gamble inquired about parking. Mr. Tweedie said the contract is for a six-month due diligence period and the site, parking, architecture, costs, investments, and improvements, which would be brought back in a negotiated lease to the Council for consideration.

Vice Mayor Gamble noted there would be no property taxes on the building and asked if the lease would incorporate lost taxes. He asked where \$400,000 for air quality funding was identified. Mr. Drury noted funding for air quality had been set aside, which would come back to the Council before being used. Mr. Drury said tax structure and air quality improvements would be brought to the Council for consideration. Mr. Tweedie said the lease would be based on fair market value.

A discussion was held regarding a lease purchase option, investment credits, and a cap. Mr. Drury said those items would be brought to the Council and addressed in a lease agreement.

Vice Mayor Gamble noted a concern that the business community may feel the City is entering into the rental business. Mr. Drury said when the City invested in the downtown; others also invested in the City. He said the restaurant community, in particular O'Keefe's, expressed that the more businesses that come downtown create an environment where everyone does well. Mr. Drury noted existing businesses are expanding and growing downtown and the Board advertised to find the private sector to come in and open a business. The private sector is responding. He said there is an opportunity to create vibrancy in an area of Main Street that could use some infusion in capital, investment, and activity. This project creates a vibrancy based on a historical foundation and is consistent with the Master Plan.

Council Member Singer thanked Mr. Perry and said he and his wife had done a fantastic job bringing two existing businesses to the downtown. He said they were a great community partner. Council Member Singer said the project is what the Council envisioned when placing the Request for Proposals (RFP) and noted the Economic Development Team would do a great job negotiating and helping the Perry's move their project forward.

Council Member Grenier noted his support for the project. He said the building was an original 100-year-old Atlantic Coastline Railroad Depot that could be used and repurposed, and the project was economic development at its best. Council Member Grenier said the building sat too long, needs to be utilized, and would be perfect for historical and entertainment purposes. He said it is one of the City's historic buildings that is still standing today and should be on the national register.

Council Member Pfister noted her support for the project.

Mayor Price asked if the property was located in the entertainment district. Mr. Tweedie said the property is just outside the entertainment district, which would need to be extended to be included. Mayor Price said his only concern was the HVAC system's cost and asked if ARPA funds were available. Mr. Tweedie confirmed. Mr. Drury said it requires the Council's approval before it is expended.

Council Member Grenier said the current Public Works facility adjacent to the site had been identified as a future parking garage. Mr. Drury said the Public Works facility site

would accommodate the largest surface parking area in the City, including a garage. He said the staff would bring back a parking plan.

MOTION

Lori Pfister moved to approve, seconded by Troy Singer.

Vice Mayor Gamble said he supported the project and believed the questions were feasible and needed to be answered. He stated the project looks fantastic and is positive for the City.

The motion carried unanimously 5-0.

Tab 16. Naming of the Waterfront Park

Mr. Drury made the following presentation:

Previously, the Mayor asked the Council to consider holding a discussion on the naming of the Waterfront with staff providing the background information. An opportunity is put forth to hold that discussion. As it relates to background information, the City assembled its ownership by recorded deeds of the Waterfront from individuals, a lumber company, a couple of railroads, a developer and a packing house as follows:

1948 - Floyd & Jeanette Wooton
1949 - McCormick Hanna Lumber Company
1949 - Seaboard Air Line Rail Road Company
1950 - Lake Region Packing Association
1976 - Seaboard Coast Line Rail Road Company
1980 Lake Region Packing Association
1989 Dorthie Werder
2009 Tavares Station Development LLC

One of the purchases (The first one from the Wooton's) had a naming requirement of "Wooton Park" for that property, which is between St. Clair Abrams and Disston Ave. The rest of the waterfront purchases from St. Clair Abrams to Sinclair Ave have no naming requirements.

Council Member Pfister said she suggested naming the park due to the City's branding efforts as America's Seaplane City. She said Wooton Park would always be for the children and would like to create a division between the children's park and the remainder of the lakeside area while enhancing the City's branding.

Don Kehr, 16833 Deer Island Road, Lake County, said the water and waterfront is the biggest asset of the City of Tavares. He said the City hosted the largest antique boat show in the world and recommended the name 'Heritage Boat Historic Park.'

Council Member Grenier said it was an excellent idea and noted his support to keep the name Wooton Park in the children's area, with America's Seaplane City branding the remainder of the park.

Mayor Price suggested naming the waterfront park 'Tavares Landing' with Wooton Park at Tavares Landing. He said the name honors both boats and airplanes.

A discussion was held on naming the waterfront park and the selection process.

MOTION

Sandy Gamble moved to create a Horizon Team including Council Member Pfister and Mr. Drury, with Council to research and submit names, seconded by Bob Grenier.

Mr. Drury asked the Council to forward their name suggestions to him.

Mayor Price said that he supports the selection process as citizen input could be obtained.

The motion carried unanimously 5-0.

XI. NEW BUSINESS

XII. OLD BUSINESS

Council Member Pfister said December 7 was Pearl Harbor Day when 2,403 service members were lost. She said she lost an uncle on December 2 during the Korean War.

Council Member Singer said he would like more City recognition on Veterans Day. Council Member Pfister concurred.

Council Member Grenier noted his support for more recognition for veterans.

XIII. AUDIENCE TO BE HEARD

Don Kehr, 16833 Deer Island Road, Lake County, discussed his national political views and the City of Tavares election.

Pastor Michael Watkins, 805 Summerall Avenue, Tavares, noted the City Council is a non-partisan Board. He said the Council serves all citizens in the City.

Vance Jochim, 12619 Milwaukee Avenue, Lake County, said he enjoyed the Christmas Parade. He thanked Council Member Pfister for her comments on Pearl Harbor Day. He noted trucks have difficulty maneuvering alleyways, and rules may need to be

implemented on the length of trucks and automobiles in parking spaces. He discussed national politics.

XIV. REPORTS

Tab 15. City Administrator Report

City Administrator

Mr. Drury thanked the Tavares High School Choir for their performance before the meeting and Council Member Pfister for arranging the concert. Mr. Drury thanked Mr. Tweedie and the Pavilion Staff for decorating the Council Chambers and the Clerk's Office for providing refreshments. He thanked the Community Services Department for a grand Christmas Parade.

Mr. Drury said the Tavares Police Department was awarded full accreditation earlier in the day. He congratulated the Tavares Police Department for their three-year effort in obtaining the distinguished designation.

Department Directors

Mr. Tweedie said he received a message from Mr. Aldrich, who could not attend the meeting. He passed along Mr. Aldrich's thanks to the Council, Mr. Drury, Debby Blais, and the City departments, which assisted the Community Services Team during the Christmas parade and festivities. The preliminary numbers for the parade included 230 vehicles, 900 walkers, 18 horses, 21 dogs, and 2 goats.

Chief Keith thanked Council Member Pfister for comments on Pearl Harbor Day.

Tab 16. City Council Member Reports

Council Member Pfister

Council Member Pfister said the Christmas Parade was phenomenal, and every person and employee did a fantastic job on the program.

Council Member Grenier

Council Member Grenier thanked the Citizens for the opportunity to serve on the Council. He said it was great to be back to represent all citizens in Tavares. He noted history played an important part throughout the meeting agenda.

Council Member Singer

Council Member Singer congratulated those members who won their elections, including Mayor and Vice Mayor.

Council Member Singer said the City had experienced a hurricane since the last meeting and thanked Staff for making the City safe.

Council Member Singer said the parade was phenomenal, and the fireworks were terrific.

Council Member Singer congratulated the Tavares Police Department on their accreditation. He said they worked hard and did an excellent job acquiring the designation.

Vice Mayor Gamble

Vice Mayor Gamble said he appreciated the Mayor's recognition of Pearl Harbor Day.

Vice Mayor Gamble commended the Police Department on their accreditation.

Vice Mayor Gamble said he enjoyed the parade and fireworks. He suggested placing more garbage cans along Main Street and Ruby Street for the event.

Vice Mayor Gamble noted the Tavares Library installed a Little Library at Ingraham Park. He said the Little Library already needs to be refilled. He thanked Pastor Watkins for his efforts in the program.

Mayor Price

Mayor Price thanked the Citizens for the opportunity to serve on the Council. He thanked Council Member Pfister for her service as Mayor and congratulated the Council members who won their elections.

Mayor Price congratulated the Tavares Police Department on receiving its accreditation.

The Council and Staff discussed their family members who served in the United States military.

XV. ADJOURNMENT

There was no further business and Mayor Price adjourned the meeting at 6:33 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk