



**TAVARES CITY COUNCIL
MEETING MINUTES
AUGUST 19, 2020 – 4:00 PM
TAVARES CITY HALL COUNCIL CHAMBERS
201 EAST MAIN STREET, TAVARES**

COUNCIL MEMBERS PRESENT

Amanda Boggus, Mayor
Lori Pfister, Vice Mayor
Lou Buigas, Council Member
Troy Singer, Council Member
Roy Stevenson, 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
Lori Houghton, Finance Director
Richard Keith, Fire Chief
Sarah Coursey, Police Lieutenant
James Dillon, Public Works Director
Phil Clark, Utilities Director
Crissy Bubnitz, Human Resources Director
Mark O'Keefe, Public Communications Director
Scott Aldrich, Community Services Director

I. CALL TO ORDER

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

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Pastor Mike Briggs, Tavares First United Methodist Church

Pastor Mike Briggs, Tavares First United Methodist Church, provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mr. Drury said staff had not changes to the Agenda.

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

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

Attorney Holt stated there were four (4) quasi-judicial matters before Council, three at Second Reading and one Transmittal Hearing; Tabs 4-7 [Tab 4. Ordinance 2020-06 – Annexation and Rezoning of 119.57 Acres – Green Property located at 27521 SR19; Tab 5. Ordinance 2020-08 – Annexation and Rezoning of 1.72 Acres – Palmer Property Located at the Northwest Corner of Slim Haywood Avenue and SR19; Tab 6. Ordinance 2020-09 – SSFLUM – Palmer Property Located at the Northwest Corner of Slim Haywood Avenue and SR19; Tab 7. Ordinance 2020-07 – LSFLUM – Green Property located at 27521 SR19]. She gave the oath to those who wished to provide testimony.

Attorney Holt asked Council if they had any exparte communications to disclose. The following disclosures were made:

- Vice Mayor Pfister said she met with BESH and the Green family on Tab 7.
- Council Member Buigas said she received letters and had communications on Tab 7.
- Council Member Singer said he received letters and had communications on Tab 7.
- Council Member Stevenson said he received letters and had communications on Tab 7.

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Novack read the following Ordinances and Resolution by title only:

ORDINANCE 2020-06

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 119.57 ACRES OF LAND LOCATED AT 27521 STATE ROAD 19, REZONING SAID PROPERTY FROM

LAKE COUNTY AGRICULTURE DISTRICT (A) TO CITY OF TAVARES RESIDENTIAL SINGLE FAMILY (RSF-2) AND CITY OF TAVARES WETLANDS PRESERVATION AREA (WPA); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2020-07

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 119.57 ACRES OF LAND LOCATED AT 27521 STATE ROAD 19 FROM COUNTY RURAL TRANSITION TO CITY LOW DENSITY (LOW) AND WETLAND AND CONSERVATION (CONS); PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2020-08

AN ORDINANCE OF THE CITY OF TAVARES AMENDING THE BOUNDARIES OF THE CITY BY ANNEXING APPROXIMATELY 01.72 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF STATE ROAD 19 AND SLIM HAYWOOD AVENUE, REZONING SAID PROPERTY FROM LAKE COUNTY AGRICULTURE DISTRICT (A) TO CITY OF TAVARES HIGHWAY COMMERCIAL (C-2); SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2020-09

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 01.72 ACRES OF PROPERTY FROM COUNTY URBAN MEDIUM DENSITY TO CITY COMMERCIAL (COM) FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF STATE ROAD 19 AND SLIM HAYWOOD AVENUE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2020-10

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, VACATING A PORTION OF THE 30 FOOT UNNAMED ROAD LYING NORTH OF LOT 28 AND LOT 40 AS SHOWN ON THE PLAT OF "PLAT OF LAND OF LANE AND JACKSON AND OTHERS" AS RECORDED IN PLAT BOOK 7 PAGE 52 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND RELEASING THE EASEMENT AS RECORDED IN OR BOOK 1362, PAGES 1695-1700 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

VII. CONSENT AGENDA

Mayor Boggus asked if Council had any comments on the Consent Agenda. There were none.

MOTION

Lori Pfister moved to approve the Consent Agenda, seconded by Lou Buigas. The motion carried unanimously 5-0.

Tab 2. Approval of the July 15, 2020 and July 29, 2020 City Council Regular and Budget Workshop Meeting Minutes

Approved on Consent Agenda.

VIII. RESOLUTIONS

Tab 3. Resolution 2020-10 Palmer Property – Vacation of Unnamed Right-of-Way and Release of Easement at the Northwest Corner of Slim Haywood Avenue and SR 19

Mr. Fitzgerald made the following presentation:

This is a request to vacate a portion of the 30 foot unnamed road as shown on the Plat of "Plat of Land of Lane and Jackson and Others" lying north of Slim Haywood Ave., west of SR-19, and to release the ingress / egress Easement in favor of the City of Tavares recorded in OR Book 1362, Pages 1695-1700 Public Records of Lake County, Florida

The owner of property that includes the portions of right-of-way of said Plats is proposing commercial development. Prior to development the owner must vacate any Public interest in the property. The City no longer requires an easement across the property as a result of the construction of Slim Haywood Avenue. City staff has verified with the City of Tavares Utility Department that no public utilities exist in any right-of-way proposed to be vacated. The portions of platted roads within the property appear to be unopened and unused. This vacate and release of easement will remove the city's public interest in this land, thus allowing the applicant to pursue options to secure title to this property.

At their July 16th meeting the Planning & Zoning Board voted unanimously to recommend approval of Resolution 2020-10.

Staff recommends that City Council moves to approve Resolution 2020-10 vacation of a portion of the 30 foot unnamed road as shown on the Plat of "Plat of Land of Lane and Jackson and Others" and releasing the Easement recorded in OR Book 1362, Pages 1695-1700 Public Records of Lake County, Florida.

Mayor Boggus asked for comments from the audience.

Peter Pensa, AICP Planner, Avid Group, Applicant Representative, noted the right-of-way is separated from Slim Haywood by approximately thirty feet and is not immediately adjacent to the road.

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

MOTION

Lori Pfister moved to approve, seconded by Roy Stevenson. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Second Reading

Tab 4. Ordinance 2020-06 Green Property – Annexation and Rezoning of 119.57 Acres Located at 27521 SR19

Mr. Fitzgerald made the following presentation:

The subject property is approximately 119.57 acres located at 27521 State Road 19. The land consists of multiple parcels and includes an existing single-family home. The subject property is presently zoned as County Agriculture District (A). The applicant is proposing that the property be annexed and rezoned to City Residential Single Family (RSF-2). The exact location of wetlands will be determined in the field and all wetlands greater than one (1) acre in size shall be designated as Wetlands Preservation Area (WPA). The survey submitted by the applicant indicates approximately 66.20 acres of wetland. Wetland that is proposed to be impacted by development is subject to Florida Department of Environmental Protection mitigation requirements.

The proposed zoning of Residential Single Family (RSF-2) is compatible with the surrounding zoning. The property is in close proximity to existing low density single family residential subdivisions that are within the city limits of Tavares. The applicant at this time envisions developing the property as a residential subdivision consisting of approximately 133 lots with a minimum width of sixty (60) feet and minimum area of 6,500 square feet as required under RSF-2 zoning.

The annexation of this property has been reviewed per the City's Annexation Policy. It has been determined by City staff that the property may be properly serviced by the City without undue hardship or significant negative fiscal impact to the City. City utility services are available to the property and connection shall be required upon development.

The environmental assessment submitted by Modica & Associates, Inc. indicates the presence of a protected species (gopher tortoise) that will require State permitting for relocation prior to development. No adverse conditions or environmental concerns were reported.

The traffic study submitted by Luke Transportation Engineering Consultants does not indicate an adverse impact to the level of service for surrounding roadways. The report recommends installation of a northbound left turn lane and southbound right turn lane on SR-19 at the subdivision entrance.

The applicant has applied to Lake County for school capacity reservation.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Rural Transition to City of Tavares Low Density (LOW) and Wetland and Conservation (CONS) on the Future Land Use Map 2020.

At their July 16th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2020-06.

Staff recommends that City Council moves to approve Ordinance 2020-06 annexing and rezoning to Residential Single Family (RSF-2) and Wetlands Preservation Area (WPA) approximately 119.57 acres of property located at 27521 S.R. 19.

Chuck Hoitt, BESH, 902 N. Sinclair Avenue, Tavares, said the upland open space with the 133 lots is 2.5 units per acre. He said they are in negotiations with the Florida Department of Transportation (FDOT) to try to accommodate what is required in the pre-plat, if approved. He said he is available for questions.

Mr. Drury said the Council received letters regarding the project and asked if the Council wished to have the letters read into the record.

J Scott Berry, Executive Director, Tavares Chamber of Commerce, 300 E. Main Street, Tavares, said he represents over three hundred members as well as Tavares businesses. He said the addition of one hundred thirty-three homes and families into the city will have a positive impact on businesses and growth. He urged Council to approve Ordinance 2020-06.

Rick Gonzalez, 339 W. Alfred Street, Commercial Land Broker, said the project is perfect for the City and will be an incentive to bring more people into Tavares. He noted he is a member of Lake 100, a group of business people trying to make Lake County better. He said the Lake 100 members feel it is a great project.

Mayor Boggus stated she received a letter from Lake 100 for disclosure purposes.

John Reardon, Director of Marketing and Community Relations, Community Health Centers, 212 E. Main Street, Tavares, said over 130 new homes and households contributing to the Tavares tax base provides job opportunities and long-term prosperity. He said the project would provide future local employees for the business community, and new homes would contribute to the tax base.

Tracy Belton, 525 W. Main Street, Tavares, said she is a member of Lake 100, and in favor of the project. She said she researched availability of homes in the Tavares city limits. She noted there are 33 homes in the \$150,000-\$250,000 price range and 24 homes in the \$250,000-\$350,000 price range. She said the project will increase the tax base and residential homes in the community.

Vance Jochim, 12619 Milwaukee Avenue, Lake County, noted his concern for additional road traffic and asked Council to address traffic prior to approving developments.

Micheal O'Conner, 4902 Watersgate Drive, Tavares, said he would like the City to grow responsibly and reasonably, and asked Council to take that into consideration when making decisions. Discussion was held regarding the presentation map and wetland area locations. Mr. Fitzgerald noted the presentation depicts a conceptual plan, and not a subdivision construction plan. He said wetland has to be field verified, and once verified will have a zoning of wetland protection area.

Mayor Boggus asked Mr. Fitzgerald to read the letters received by Council into the record. Mr. Fitzgerald read a series of letters into the record in support of the project [Green Reserves at Lake Harris] from the following: *(Letters attached to official minutes on file with the City Clerk.)*

- Tim Sullivan, President, Lake 100
- Anne Yeager, Member, Tavares Chamber of Commerce
- Cheryl Decrenza, Chair, Land Use Committee, Lake 100
- Rick Gonzalez, National Land Realty, Lake 100

Mr. Fitzgerald said he received a similar letter from Mr. Berry, Executive Director, Tavares Chamber of Commerce, in support of the project.

Council Member Buigas asked for confirmation the development will not be limited to 55 or older. Mr. Hiott confirmed.

Council Member Singer asked for confirmation that no homes would be built in the 66 acre dedicated conservation area. Mr. Hiott confirmed. Council Member Singer noted his support for the project.

Vice Mayor Pfister asked if the Land Development Regulations (LDR) would include sixty-foot lots. Mr. Drury said the Council would approve a new Comprehensive Plan, and then LDR's would be developed to support the plan. Mr. Fitzgerald said there

would be options for smaller and wider lots. He said the Council's past concern was regarding fifty-foot wide lots which will not be allowed in the LDR's. Sixty-foot wide lots would be the minimum. Vice Mayor Pfister noted her concern for traffic along Dead River Road. She noted her support for the project, and said she is concerned about the traffic the project will create along Dead River Road and the intersection at SR19. Mr. Hiott said the Florida Department of Transportation (FDOT) is reviewing traffic studies from the traffic engineer. Mr. Drury said traffic is also reviewed by the City, and a comprehensive traffic analysis is completed by a professional Florida traffic engineer. The traffic report is then presented to the Planning and Zoning Board prior to coming before Council for consideration. Mr. Drury said Lake County is designing and engineering the Dead River Road intersection upgrades and believes the intersection will be completed in a year. Mr. Dillon confirmed. Mr. Drury said when FDOT completes their lane expansion upgrades and a second bridge it will help traffic flow. He said there are a lot of plans to improve traffic over the next ten years. Mr. Hiott said the intersection enhancement plans at Dead River Road are currently under design, and will be submitted to Lake County mid-September 2020. He said a contractor will be selected the first of 2021, with completion at the end of 2021.

Mayor Boggus asked for confirmation that the development is next to Hickory Point soccer complex. Mr. Hiott confirmed.

Council Member Buigas asked if the development would have the largest percentage of wetland area in a development with more wetlands than rooftops. Mr. Fitzgerald confirmed.

Council Member Buigas disclosed that she is a member of Lake 100 and does not serve in any committee that generated the letters. Attorney Holt thanked Ms. Buigas for her disclosure and said it does not prevent Council Member Buigas from voting.

MOTION

Troy Singer moved to approve Ordinance 2020-06, seconded by Lou Buigas. The motion carried unanimously 5-0.

Tab 5. Ordinance 2020-08 Palmer Property – Annexation and Rezoning of 1.72 Acres located at the Northwest Corner of Slim Haywood Avenue and SR19

Mr. Fitzgerald made the following presentation:

The subject property is approximately 01.72 acres located at the northwest corner of Slim Haywood Ave. and State Road 19. The land is vacant and presently zoned as County Agriculture District (A). The applicant is proposing that the property be annexed and rezoned to City Highway Commercial (C-2).

The proposed zoning of Highway Commercial (C-2) is appropriate for property abutting a State highway and is compatible with the surrounding zoning. The

property is adjacent to parcels already annexed into the City of Tavares and designated as Highway Commercial (C-2) zoning. The new Publix Shopping Center is directly adjacent and west of this property. The applicant at this time envisions commercial uses that would be compatible with the commercial development taking place on S.R. 19.

The annexation of this property has been reviewed per the City's Annexation Policy. It has been determined by City staff that the property may be properly serviced by the City without undue hardship or significant negative fiscal impact to the City. City utility services are available to the property and connection shall be required upon development.

The environmental assessment submitted by Atlantic Ecological Services, LLC indicates no adverse conditions or environmental concerns with the property.

The preliminary traffic analysis submitted by Traffic & Mobility Consultants, LLC does not indicate an adverse impact to the level of service for surrounding roadways.

The City is concurrently processing a future land use map amendment to re-designate the property from Lake County Urban Medium Density to City of Tavares Commercial on the Future Land Use Map 2020.

At their July 16th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2020-08.

Staff recommends that City Council moves to approve Ordinance 2020-08 annexing and rezoning to Commercial (C-2) approximately 01.72 acres of property located at the northwest corner of Slim Haywood Ave. and S.R. 19.

Mayor Boggus asked for comments from the audience.

Pete Pensay, Certified Planner, Avid Group, provided a brief description of the adjacent property zonings. He said the project is compatible with their neighbor.

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

MOTION

Roy Stevenson moved to approve Ordinance 2020-08, seconded by Troy Singer. The motion carried unanimously 5-0.

Tab 6. Ordinance 2020-09 Palmer Property – SSFLUM of 1.72 Acres located at 27521 SR19

Mr. Fitzgerald said this is a companion Ordinance to 2020-08, previously approved. He said Ordinance 2020-09 proposes a small-scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan from Lake County Urban Medium Density to City Commercial (COM). A City Commercial designation is compatible with surrounding property. At their July 16, 2020 meeting, the Planning and Zoning Board voted unanimously to recommend approval of Ordinance 2020-09, and Staff recommends approval.

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

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

MOTION

Roy Stevenson moved to approve Ordinance 2020-09, seconded by Lou Buigas. The motion carried unanimously 5-0.

X. TRANSMITTAL HEARING

Tab 7. Ordinance 2020-07 – Green Property – LSFLUM of 119.57 Acres located at 27521 SR19

Mr. Fitzgerald said Ordinance 2020-07 is a companion ordinance to 2020-06 and made the following presentation:

Ordinance 2020-07 proposes a large-scale amendment to the Future Land Use Map 2020 of the Comprehensive Plan.

The subject property (Parcel Alternate Key Numbers 1208106 & 2847336) is 119.57 acres in size, located at 27521 State Road 19. This ordinance would amend the current Future Land Use Designation from County Rural Transition to City Low Density (LOW) and Wetland and Conservation (CONS).

The city is required to place a future land use designation on annexed property. The subject property is currently designated County Rural Transition. A City Low Density Residential designation (5.6 DU/Acre) is compatible with surrounding property. All wetlands determined to be greater than one (1) acre in size shall be designated as Wetland and Conservation (CONS).

Lands surrounding this property are residential in nature.

The property contains one single-family home. 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 Area. The City of Tavares has municipal water and sewer services available to the subject parcels and any new development on this property must connect to city utilities. 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 Low Density Residential, and Wetland and Conservation 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)*

At their July 16th meeting the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2020-07.

Staff recommends that City Council moves to approve the transmittal of Ordinance 2020-07 to the Florida Department of Economic Opportunity for review of proposed Future Land Use Map amendment from County Rural Transition to City Low Density Residential (LOW) and Wetland and Conservation (CONS) for 119.57 acres of property located at 27521 State Road 19.

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

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

MOTION

Roy Stevenson moved to approve the Transmittal of Ordinance 2020-07, seconded by Lou Buigas. The motion carried unanimously 5-0.

XI. GENERAL GOVERNMENT

Tab 8. Consideration of Collective Bargaining Agreement Between the City of Tavares Professional Firefighters Union, Local 3245

Chief Keith made the following presentation:

Over the last several months, the City Administrator, along with the management support team, that includes a City Council representative, have been negotiating with the Tavares Professional Firefighters labor union for changes to the Collective

Bargaining Agreement. Those successful negotiations have resulted in the proposed changes to the Collective Bargaining Agreement presented herein.

The City Administrator's management negotiation team included City Council member Roy Stevenson, Fire Chief Richard Keith, Finance Director Lori Houghton, and Human Resource Department Director Crissy Bublit.

Union President Mike Kelley and Union Vice-President Mike Willis represented the Firefighter's Union Local # 3245 in the negotiations.

During the contract negotiations that took place in 2019 for the Collective Bargaining Agreement (C.B.A.) we have currently in place, both parties (City and Union) recognized that there were compression issues in the wages/salary processes in place at the time. However, due to the negotiations taking place late in the fiscal year, and the complexity of the compression issues, both parties agreed to table fixing those compression issues until this current negotiation process. That "tableing" of the compression issue was memorialized in last year's C.B.A. with an agreement to address the issue this year. That was before the Covid pandemic hit. For the current negotiations, even in the midst of the Covid pandemic, to maintain compliance with the contract language, the City Administrator and the Fire Chief enlisted the expertise of the Finance Director and the Human Resource Department Director to help define and develop corrections for the various compression issues.

Several negotiation meetings between the City and the Union leadership team were conducted, some by Zoom virtual meeting, and some in-person meetings with social distancing. The meetings were productive, and resulted in the proposed language changes now being presented to Council.

Two separate DRAFT C.B.A.s are included as attachments to this agenda summary. One draft C.B.A. has all proposed changes, with any deleted language shown as a strikethrough, and any new language indicated as underlined. For your convenience, all changes have been highlighted with yellow. Several "notes" are highlighted in blue. Those notes will not appear in the final Collective Bargaining Agreement. The second draft C.B.A. is marked "DRAFT", but this is the final contract being presented to Council.

The members of the Firefighter's Union have approved this C.B.A. by a strong majority.

Salient points for the proposed C.B.A.:

- Members of the Firefighter's Union will receive the 2% COLA increase that has been proposed for all City of Tavares employees.*
- Members of the Firefighter's Union agree to the same changes to the Health Benefit cost changes as all other City of Tavares employees.*

- *The compression issues that were identified in the currently effective Collective Bargaining Agreement have been addressed.*
- *The C.B.A. includes language that both parties agree that the compression issues have been corrected to the satisfaction of both parties, and no further compression issues exist in this contract.*

Staff recommends that City Council move to accept the changes to the Collective Bargaining Agreement between the City and the Tavares Professional Firefighters, Local # 3245 as presented, authorizing the City Administrator to sign the agreement on behalf of the City.

Mr. Drury thanked the Management Team for their efforts including Council Member Stevenson, Ms. Houghton, Ms. Bublitiz, and Chief Keith.

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

Mayor Boggus asked for comments from the Council.

Vice Mayor Pfister noted the budget has not been improved. She asked what would happen if the Council decides they cannot afford to give employees a 2% cost of living increase. Mr. Drury said the intent of the two parties is for union members to receive the same increase as the other employees. He said he would not sign the agreement on behalf of the Council until the budget has been approved. If there is a different cost of living increase at the approval of the budget the Management Team will advise the union.

MOTION

Lou Buigas moved to approve Option 1 [Accept the changes to the Collective Bargaining Agreement between the City and the Tavares Professional Firefighters, Local # 3245 as presented, authorizing the City Administrator to sign the Agreement on behalf of the City], seconded by Roy Stevenson. The motion carried unanimously 5-0.

Tab 9. Park Location of Proposed Pickleball Court

Mr. Aldrich made the following presentation:

At the July 15, 2020 City Council meeting, Resolution 2020-15 was approved, authorizing the Capital Improvement Revenue Notes 2020 A&B to provide funding for several City projects. Among those listed projects was the construction of a pickleball court for the Tavares community. The original concept plan for the location of the pickleball court was to be within Ridge Park, adjacent to the shuffleboard courts and next to the future site of the proposed Senior Center.

After further review of the pickleball court requirements and future site layouts, it is recommended to move the location of the court over to Aesop's Park, next to our existing tennis courts. Building the pickleball court at Aesop's Park as opposed to

Ridge Park will provide more land area for the court itself and allow us to keep more of the open green space within Ridge Park, potentially allowing for a larger footprint to build the Senior Center. Additionally, there are synergies associated with both tennis and pickleball that would allow us to run programs and special events if these courts were located next to each other. For instance, a single tennis court can be temporarily converted into multiple pickleball courts using portable nets and lines.

Staff recommends that Council move to approve staff recommendation to build the pickleball court at Aesop's Park.

Mr. Drury said the Council previously approved a pickleball court with loan funding. He said staff would like to ensure Council approves moving the court to a different location.

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

Mayor Boggus asked for comments from the Council.

Council Member Singer said he supports pickleball programming, and noted his preference for more than one court. He said he would rather place the pickleball programming on hold, conduct research, and install three to four courts at a later date. He said he would be in support of possibly moving the location to Aesop's park.

Vice Mayor Pfister noted she had not been included in the project discussion and asked if the funding for the project was restricted. Mr. Drury said the restrictions include the six projects identified in the loan funding. He said the City could ask the loan issuer if it would be possible to place the \$30,000 funding in another project. He concurred with Council Member Singer and said having more than one pickleball court is important. The tennis courts could be converted temporarily. He said that he was unaware Vice Mayor Pfister was not included in the discussion and said the item could be tabled to review and work with the Council liaison on the project. Options could be brought back to Council at a later date.

MOTION

Lori Pfister moved to Table [Tab 9. Park Location of Proposed Pickleball Court], seconded by Troy Singer. The motion carried unanimously 5-0.

XII. BUDGET WORKSHOP

Tab 10. Budget Workshop

Ms. Houghton provided the following presentation:

Previously, Council has reviewed and discussed the FY21 Proposed Budgets as follows:

- *July 1st – General Fund Budget.*
- *July 15th – Utility and Special Revenue Funds, and General Fund budget.*
- *July 29th – Established a lower millage rate of 6.900, and lower Voted Debt Service Millage Rate of .2623.*
- *August 5th – Capital Improvement Program*

The final State shared revenues have been received from the state and incorporated into the budget which resulted in the General Fund budget being adjusted as indicated below. The Stormwater budget was adjusted to reflect the Right of Way department moving from Public Works to Storm Water. It is recommended that Council have discussions on those items they wanted brought back for more discussion as well as any other items in the budgets and then finalize all budgets for Public Hearings.

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.

	<i>General Fund Adjusted for State Revenues</i>	
	<i>Revenue</i>	<i>Expenditures</i>
<i>Original Proposed Budget</i>	<i>18,944,810</i>	<i>18,944,810</i>
<i>Adjusted Proposed Budget</i>	<i>18,799,263</i>	<i>18,799,263</i>
<i>Reduction Difference</i>	<i>(145,547)</i>	<i>(145,547)</i>

Ms. Houghton reviewed a list of items Council requested to bring back from previous Budget Workshops.

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

Mayor Boggus said she would like to review the list of items Council wished to bring back for further discussion:

1. Designating current year cancelled 4th of July fire works budget in the amount of \$49,700 for roads, a COVID-relief celebration in the entertainment district or reserves.

Council Member Buigas said she is in support of placing the funds in reserves.

Council Member Singer said he is in support of reserves, roads, and events. He said he would like to look at funds from other events that were cancelled.

Council Member Stevenson asked if funds placed into reserves can be used at a later date. Mr. Drury confirmed. Council Member Stevenson noted his preference to place the funds in reserves.

Vice Mayor Pfister asked if the employees lost any pay during COVID. Mr. Drury said no. She asked if the residents would pay more taxes if the City does not go to the

rollback rate. Mr. Drury said it would depend on the value of the property. He said it is fair to say property values increased in the community, and he would have to review each parcel to identify which properties decreased or increased. Vice Mayor Pfister noted her support for employees and noted her concern providing a cost of living increase (COLA) due to COVID's impact on taxpayers. Mr. Drury noted first responders were on the front line protecting the City's residents, and all employees were taking care of the residents. He said 2% is de minimis compared to the increase most other cities and Lake County is proposing. Mr. Drury said the board collectively asked to take care of the employees, and noted Tavares has less employees per capita than most other cities in Florida. Vice Mayor Pfister asked for the amount the 2% COLA increased the budget. Ms. Houghton said approximately \$80,000.

Vice Mayor Pfister asked if there is any way the city can find \$400,000 to go back to the rollback rate. Mr. Drury said the service level would have to be lowered. He said the Board voted to maintain a similar level of service for the community and lower the millage rate. Vice Mayor Pfister said these are hard questions that need to be asked. Mr. Drury said this is a budget workshop and the questions are appropriate. Vice Mayor Pfister asked if each Department could find additional funds in their budgets. Mr. Drury said the Council was provided a list of existing items that have been cut, as well as items needed that have been cut. Vice Mayor Pfister asked for the cost savings if the city goes event free the remainder of the year. Mr. Drury said the Christmas event is in the \$75,000 range. Mr. Drury noted the Chamber of Commerce and downtown business community are dependent upon events. He said the budget presented is bare and basic in order to meet the goals of the Board, which was to lower the millage rate and maintain the level of services. He said there are needed projects that have been deferred until an April 2021 review of the Budget. Vice Mayor Pfister thanked Mr. Drury.

Mayor Boggus asked Ms. Houghton to provide the amounts in budget cuts. Ms. Houghton said a total amount in cuts of \$11,928,798 from the General Services Budget including the following:

- \$939,177 – general fund personal services including positions that were not filled in last years budget (to be reviewed April 2021)
- \$1,240,944 - operating expenditures including contracts, supplies, and the items needed for implementation of service delivery
- \$2,826,818 - capital equipment
- \$6,921,859 - capital projects in the CIP plan deferred

Mayor Boggus noted her preference to place the 4th of July funds in reserves.

2. Discuss increasing the budget for roads. The City budgeted \$225,000 in road paving for FY2020. The proposed budget for road paving in FY2021 is \$130,000. The FY2021 budget reflects a dollar difference of \$95,000.

Mayor Boggus asked if the savings from the initial budget in the amount of \$145,000 is calculated in the budget. Mr. Drury said the revenues decreased \$145,000 as well with no gain.

Council Member Singer said he would like to increase road resurfacing, and is also in favor of adding to reserves. Mr. Drury said roads can be reviewed in April 2021.

Vice Mayor Pfister asked for the current reserves amount. Ms. Houghton said it is estimated at the end the fiscal year, based on the budget, to be at \$1,252,745 or 6.6% in reserves. Mr. Drury said the goal is to have between 5-20% in reserves. Ms. Houghton said to increase reserves all at once would be costly to the taxpayers, and the City is increasing reserves gradually over time. Vice Mayor Pfister asked if there are any other event monies that could go into reserves. Mr. Drury said the City provides in-kind services for private events. He said the City events include Christmas, 4th of July, BOO Fest, and Rocktoberfest.

3. Discuss the Florida Retirement System benefits budgeted for the City Council in FY2021. FRS is budgeted for City Council members at a total cost of \$4,412 to be implemented July 1, 2021.

Council Member Buigas said serving on the Council is a service to the residents and noted she is not in support.

Council Member Singer asked if FRS is optional. Ms. Houghton confirmed and discussed the implementation process to join. Council Member Singer noted it would be a \$20,000 per year savings by not moving forward and said he is not in favor.

Mayor Boggus asked for the cost per year. Ms. Houghton said the cost included in the FY2021 budget is \$4,412 with the program to begin in July. She said the annual cost for four quarters or full year is \$17,648.

Mr. Drury said the Council is considered employees with the same benefits. He said each elected constitutional officer in Lake County and a lot of cities in FRS have the option to join, and this is the only item not included in the Council package of benefits.

Mayor Boggus noted she is not in support.

Ms. Houghton noted the Council would be required to contribute 3% of their pay on the employee side.

Council Member Stevenson noted he is not in support and said the funds could be put toward roads going forward.

4. Discuss passing on Credit Card fees to customers. This would add about \$10,000 to the budget.

Council Member Buigas noted her support in passing on credit card fees to customers. She said every other municipality passes the fees to the customer.

Vice Mayor Pfister asked for the fee percentage. Ms. Houghton said the percentage average for General Fund FY19 was 2.637% on approximately \$2.96 per transaction. The cost for the General Fund was \$2,619.43. The cost for the Pavilion was \$7,158.23. She said some credit cards have a different rate depending on credit worthiness. She said the fee percentage is lower for the Pavilion at 1.99%, with a cost per transaction at an average of \$35.97 on an entire facility rental in the amount of \$5,000.

Council Member Stevenson said the goal is for the Pavilion to break even. He said with that he would be in support for the credit card consumer to incur the fee who is probably used to the transaction. Ms. Houghton said she is unsure the higher cost transactions 100% as there is state law on what can be implemented.

Council Member Singer said he would like to put the \$10,000 toward roads.

Mr. Drury said he has consensus of the Board and the budget will be adjusted that will create resolutions and budgets for the public hearings. There will be two public hearings in September (3rd, 16th).

XIII. NEW BUSINESS

None.

XIV. OLD BUSINESS

None.

XV. AUDIENCE TO BE HEARD

Vance Jochim, 12619 Milwaukee Avenue, Lake County, said capital projects should be pushed back and Council should consider going to the rollback rate when making their decisions.

Pastor Watkins, 805 Summerall Avenue, Tavares, thanked Mr. Clark for placing lights on Slim Haywood Road. He said there are still areas that are not well lit and asked the City to consider placing additional lights at the road curve. Mr. Watkins said safety efforts in the Ingraham Park area need to be intensified and noted his concern for the citizens safety.

Mayor Boggus asked for confirmation that two Police Officer positions were being added to the current budget as well as body cameras. Mr. Drury confirmed.

Belinda Rink, 216 Fern Avenue, Tavares, said she appreciates the City and entertainment district, and noted her concern regarding recent shootings.

Lt. Coursey said the Tavares Police Department is working with the city of Eustis, Lake County, and U.S. Marshall Service. She said the incidents are isolated between two groups of people. Mr. Drury said the Tavares Police Department is solving crimes, finding evidence, making arrests, and issuing warrants. He said the Police Department is amazing and the issues will be resolved.

Freddy Belton, 525 W. Main Street, Tavares, said it may be helpful to place foot patrols in the City.

Beth Ann Gause, Gause and Hargrove, Tavares, noted her concern regarding the public's safety and said she would like more information relayed to the public.

David Serdar, 66 Wintergreen Drive, Fruitland Park, noted his support for Police Officers.

XVI. REPORTS

Tab 11. City Administrator Report

Mr. Drury said Avalon Park will have a groundbreaking ceremony on August 20, 2020.

Ms. Novack said the election candidate qualifying period closed. She provided the following candidate qualifying information for the November 3, 2020 municipal election:

Effective August 17, 2020 at 12:00 noon the following candidates for the office of Tavares City Council have qualified to be placed on the ballot for the November 3, 2020 municipal election. Please place their names on the same ballot as the General Election:

*Seat 3: Walter B. Price, Sr.
 Roy R. Stevenson*

*Seat 5: Lori A. Pfister
 Debbie Stivender*

The following candidate is a qualified incumbent with no opposition (Seat 1), and the City will not be placing their name on the ballot and is considered to be elected without opposition to the Tavares City Council:

Seat 1: Amanda Boggus

Lt. Coursey noted the Police Department has extra patrol duty in the Ingraham Park area.

Ms. Houghton said the upcoming Budget and Millage Public Hearings are scheduled September 3 and September 16, 2020 starting at 5:05 p.m.

Mr. Fitzgerald said the presentation for the draft Comprehensive Plan will be held September 2, 2020.

Tab 12. City Council Member Reports

Council Member Buigas thanked the Tavares Police Officers whose lives are on the line on a daily basis., and noted her concern for the public's safety and economic impact.

Quote of the Day: Even if you're on the right track, you'll get run over if you just sit there.
~Will Rogers

The following is a verbatim transcription of the discussion, approved to be inserted into the minutes by the Tavares City Council during their September 16, 2020 regular meeting:

"First and foremost, I'd like to thank our officers out there. Their lives are on the line on a daily basis and that doesn't, you know, I personally appreciate that. I just feel terrible that our city is going through this. The quality of life in our city is, it's a crisis as far as I'm concerned, the protection of our residents, the protection of our, of our law enforcement and also the economic implication. We've got developments that we approved today of folks wanting to move into this area eventually, they're going to be looking at these crime rates and this maybe something that may be happening for 10 months, a year, but we're going to have negative implications on that, you know, along the way. I'm really concerned. I hope our plan of action works and if it doesn't that we fix it. It hasn't been working so far and I understand there's a lot that goes into it, but I am personally very concerned about it. I know, I've been in Mr. Drury's office twice, quite a few times, in the last five days, you know, and I know he's doing what he can. I'm sure the Chief is doing as well but we need some peace and we need to make sure our residents are feeling comfortable and as far as, it's a gang that's doing it or whatever the situation is, a stray bullet is a stray bullet and it could get any one of the officers, any one of the residents and that's what's going to be our problem and our downfall. So I just hope and pray that it's being addressed sooner than later or we fix it some other way. And I thank you each one of the police officers in our department. And then on a positive note, we always need to end with a positive quote and "even if you are on the right track, you will get run over if you just sit there" and that's Will Rodgers. Thank you."

Council Member Singer said he is glad to be attending meetings in person.

Council Member Stevenson said he received a phone call from a resident in Lake Francis Estates who had a concern that the residents are not being updated on their construction project. Mr. Drury said staff meets with the Homeowners Association President on a regular basis, and Mr. Clark visits the subdivision on a daily basis. He

noted he has completed two presentations to the entire Homeowners Association, and they would be glad to meet with the resident and look into getting information out further.

Vice Mayor Pfister noted her appreciation for city employees.

Mayor Boggus said she was glad Council Member Singer was back.

XVII. ADJOURNMENT

There was no further business and Mayor Boggus adjourned the meeting at 6:05 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk