



**TAVARES CITY COUNCIL
MEETING MINUTES
FEBRUARY 15, 2023 – 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
Scott Aldrich, Community Services Director
Bob Tweedie, Economic Development Director
Lori Houghton, Finance Director
Richard Keith, Fire Chief
Crissy Bublitz, Human Resources Director
James Dillon, Public Works Director
Mark O'Keefe, Public Communications Director
Sarah Coursey, Police Chief
Phil Clark, Utilities Director**

I. CALL TO ORDER

Mayor Price called the meeting to order at 4:00 p.m. He asked those who wished to speak on an agenda item to complete and submit a Request to Speak form.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Tab 1. Pastor James Gardner, Umatilla Baptist Church

Pastor James Gardner, provided the invocation and led those present in the Pledge of Allegiance.

III. APPROVAL OF AGENDA

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

MOTION

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

IV. PROCLAMATIONS/PRESENTATIONS

Tab 2. Proclamation – Irish American Heritage Month

Mayor Price made the following presentation:

Greg Sean Canning, Florida Secretary of the Ancient Order of Hibernians, requested the City Council adopt a Proclamation declaring March 2023 as Irish American Heritage Month in recognition of the long history of Irish American contributions in the State of Florida. Irish Americans in Florida have provided leadership and service to their state, counties, and local communities. The Irish forebears have contributed to education, business, sports, literature, science, engineering, medicine, science, and the arts.

Mayor Price read the proclamation in its entirety.

MOTION

Lori Pfister moved to approve the Proclamation, seconded by Bob Grenier. The motion carried unanimously 5-0.

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

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

VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD

Ms. Novack read the following Resolution by title only:

RESOLUTION 2023-02

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, DEDICATING CERTAIN CITY OWNED PROPERTY AS A PUBLIC

RIGHT OF WAY; SUBJECT TO THE RULES AND REGULATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING FOR 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

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

Tab 3. Leela Reserve Subdivision Phase 1 – Final Plat

Approved on the Consent Agenda.

Tab 4. Request Council's Approval of Equipment for Auction

Approved on the Consent Agenda.

VIII. RESOLUTIONS

Tab 5. Resolution 2023-02 – Dedication of Janes Way Right-of-Way

Mr. Fitzgerald made the following presentation:

On October 20, 2022, a Quit Claim Deed was recorded in Lake County Public Records conveying approximately 0.70 acres of property to the City of Tavares for the purpose of having the property eventually dedicated as right-of-way and serving as the newly constructed entrance for Seasons at Lakeside Forest subdivision. Resolution 2023-02 proposes that the subject property be dedicated for the perpetual use of the public and designated as Janes Way. The subject property shall serve as the main entrance from State Road 19 to the Seasons at Lakeside Forest subdivision currently being constructed west of State Road 19. The dedication of the subject property as Janes Way is in conjunction with City Council's consideration of the approval of the Final Plat for Seasons at Lakeside Forest. The Preliminary Plat for this subdivision was approved by City Council on February 3, 2021. Improvements to Janes Way shall meet the roadway construction standards per the City of Tavares Construction Specifications Manual. Improvements to Janes Way shall be inspected by the City of Tavares prior to acceptance as a City road and bonded for a period of two (2) years from the date of the issuance of a Certificate of Completion.

Staff recommends Option 1, that City Council moves to approve the dedication of 0.70 acres of property as Janes Way right-of-way.

Mayor Price asked for comments from the Council.

Mayor Price and Council Member Pfister noted their support and hoped a red light would be approved at the intersection.

MOTION

Lori Pfister moved to approve Option 1 [that City Council moves to approve the dedication of 0.70 acres of property as Janes Way right-of-way], seconded by Troy Singer. The motion carried unanimously 5-0.

IX. ORDINANCES – PUBLIC HEARING

First Reading

Second Reading

X. GENERAL GOVERNMENT

Tab 6. Seasons at Lakeside Forest Subdivision – Final Plat

Mr. Fitzgerald med the following presentation:

Seasons at Lakeside Forest is a proposed residential subdivision located west of State Road 19, north of Royal Harbor Boulevard. The subject property is 119.57 acres in size, and the proposed Final Plat subdivides the land into 134 lots for the construction of single family dwellings as permitted under the existing Residential Single Family (RSF-2) zoning approved by City Council on August 19, 2020. The Preliminary Plat for this subdivision was approved by City Council on February 3, 2021. City staff has reviewed the Final Plat and determined that adopted levels of service for all regulated public facilities will be provided. This Final Plat document meets the requirements of the City of Tavares Land Development Regulations and Comprehensive Plan.

Staff recommends Option 1, that City Council moves to approve the Final Plat for Seasons at Lakeside Forest Subdivision Located West of SR-19, North of Royal Harbor Blvd.

Mayor Price asked if the final plat included the new right-of-way entrance. Mr. Fitzgerald said no and noted the approved Resolution would marry up with the final plat in the public records.

MOTION

Lori Pfister moved to approve [Seasons at Lakeside Forest Subdivision – Final Plat], seconded by Sandy Gamble.

Council Member Grenier said he was glad to see single-family dwellings in the area.

The motion carried unanimously 5-0.

Tab 7. Tavares Square Request for Proposals Continuation of Discussion

Mr. Tweedie made the following presentation:

At the City Council meeting of January 18th, Council received proposals and presentations from Cagan Management and G3 Development for RFP#2022-14, the purchase and redevelopment of Tavares Square. After review and discussion on this item, Council determined that additional information should be provided by the two (2) proposers as to what the Council is seeking, and moved to continue the item to the next meeting for further discussion as to what information would be needed to make a decision to award the project to one of the firms for contract negotiations.

At the following Council meeting of February 1, 2023, the board further reviewed and discussed the proposals and provided further input for the proposers to consider in terms of architectural features, parking, building orientation, and related development features. Council voted to give the two firms, Cagan Management, and G3 Development, an opportunity to fine-tune and resubmit their proposals and present any revisions they may choose, based on this input, at the next Council meeting.

Staff recommends Option 1, for Council to receive any revisions presented by each of the two proposers, Cagan Management & G3 Development, and choose one (1) of the two firms for staff to negotiate a purchase & sales agreement to be brought back to Council when negotiations are completed for consideration.

Jeff Cagan, Cagan Management, provided a PowerPoint presentation. He said his proposal was based on the City's Downtown Redevelopment Plan and did not require changing the Land Development Regulations. He provided a summary of the units, Planned Development use specifications, and design renderings.

Mr. Gunther, G3 Development, said their goal was to select a team most qualified to deliver a product the Council wishes to see on the property. He noted G3 focused on the City's Master Plan, and taller buildings with approximately sixty units would fit well.

Mr. Tweedie thanked both firms for their professionalism throughout the project. He said both firms are excellent and had worked on many projects throughout the City. Mr. Tweedie appreciated the Council's due diligence and noted the process took work and would have a lasting impact. He said staff recommended the Council select one of the two firms for staff to negotiate a contract for purchase and sale. An agreement would be

brought back to the Council for consideration, including the sales price, terms, and conditions.

Mayor Price asked for comments from the Council.

Mayor Price asked Mr. Gunther if G3 could come back with an option for a parking garage that would not cost the City. Mr. Gunther said no, and if the City wished for a parking garage, they could do it together with the City at approximately \$25 thousand dollars per space.

Council Member Singer and Council Member Pfister noted their support for both firms. A discussion was held regarding each firm's experience, parking, and the proposed number of units.

MOTION

Lori Pfister moved to approve the selection of Cagan Management, seconded by Bob Grenier.

Council Member Singer said both firms did an amazing job. Vice Mayor Gamble said it was important to stay within the existing zoning requirements.

The motion carried unanimously 5-0.

Tab 8. Special Events FY23 Budget Adjustment

Mr. Tweedie made the following presentation:

The adopted FY2023 budget includes an allocation of ten thousand dollars (\$10,000) in the Community Redevelopment (CRA) TIF fund for City sponsorship of Hydro-Drag Jet Ski Races. The City has been informed by the owner of H2X Racing Promotions, the event operator, that he has retired from the business of jet ski event promotions and operations and will no longer be conducting these jet ski races.

An opportunity exists to enhance the entertainment offerings for this year's City Organized Planes, Tunes & Barbecue (PTB) event which will be taking place March 10-11 at our outdoor events venue at Pontoon Promenade. This ten thousand dollar (\$10,000) reallocation to PTB, will allow for the potential addition of an exciting new event element of a nighttime show of hundreds of lighted, synchronized drones, which will be a first for Lake County in our City of Firsts.

Staff recommends Option 1, for the Council to approve the re-allocation of \$10,000 within the current budget, and approve CRA TIF budget to enhance the Planes, Tunes & Barbeque event budget allocation.

Mr. Tweedie provided a drone show video.

Council Member Pfister and Council Member Singer noted their support.

MOTION

Lori Pfister moved to approve Option 1 [, for the Council to approve the re-allocation of \$10,000 within the current budget, approve CRA TIF budget to enhance the Planes, Tunes & Barbeque event budget allocation], seconded by Troy Singer.

Council Member Singer commended Mr. Tweedie for thinking outside of the box.

The motion carried unanimously 5-0.

Mr. Tweedie thanked the Council.

XI. NEW BUSINESS

XII. OLD BUSINESS

XIII. AUDIENCE TO BE HEARD

Kristie Furman, 204 N. Rockingham Avenue, Tavares, said a farmers market would be held in front of Hemmingway's on Ruby Street on the last Sunday of the month, February 26, 2023. She said music would be featured and thanked the Council for their support.

Michael Watkins, 805 Summerall Road, Tavares, thanked the Council and staff for their assistance and support of the recently held African American Heritage Festival.

XIV. REPORTS

Tab 9. City Administrator Report

City Administrator

Mr. Drury recognized Lake County Board of County Commission Chairman Kirby Smith in the audience.

Department Directors

Chief Coursey said she attended a recent Officer of the Year ceremony hosted by the Elks Club, where Officer Teddy Pearl was awarded 2022 Officer of the Year for Tavares.

Mr. Tweedie said the third Pontoon Promenade volleyball court and lighting projects were complete. He thanked Ken Cunningham, Waterfront Operations Manager, who managed the construction project and delivered on time and within budget.

Tab 10. City Council Member Reports

Vice Mayor Gamble

- Noted Captain Luckock's retirement celebration would be held the following day at the Public Safety Complex.

Mayor Price

- Said he attended the African American Heritage Festival, and it was a great event with good food.
- Said he attended a Pinning Ceremony for new Police Officers and a Lifesaving Ceremony in recognition of heroism and lifesaving measures taken by Corporal O'Shea and Sargent Mahaney.
- Congratulated the Cagan Management Group.

XV. ADJOURNMENT

There was no further business and Mayor Price adjourned the meeting at 4:57 p.m.

Respectfully,

Susie Novack, MMC, FCRM
City Clerk