AGENDA
TAVARES CITY COUNCIL

JANUARY 21, 2015
4:00 P.M.
TAVARES CITY HALL COUNCIL CHAMBERS

(Members of the public wishing to speak on an item that is on the agenda must fill out a Request to Speak from available from the City Clerk or at the Council Meeting prior to the meeting being called to order. In addition, the Mayor will ask for comment under the agendized item titled "Audience to be Heard" for matters not on the Agenda. For further information contact the City Clerk at (352) 742-6209 or nbarnett@tavares.org)

I. INVOCATION & PLEDGE OF ALLEGIANCE

Pastor John Swiney – New Life Church

II. CALL TO ORDER

III. APPROVAL OF AGENDA

(The City Council Agenda is subject to change at the time of the Tavares City Council Meeting)

IV. APPROVAL OF MINUTES

Tab 1) Minutes of December 17, 2014 — **Mayor Smith**

V. PUBLIC HEARING FOR ACCEPTANCE OF ASSESSMENT ROLL FOR SUNSET VIEW/THREE LAKES WATER & SEWER PROJECT

Tab 2) Public Hearing for Sunset View/Three Lakes Water & Sewer Project — **Lori Houghton**

VI. PROCLAMATIONS/PRESENTATIONS

Tab 3) Recognition of Retirement of Bill Neron — **Mayor Smith**

Tab 4) Presentation by the Metropolitan Planning Organization re: Paving Management Program — **Chris Thompson**

VII. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE CONTACTS

VIII. READING OF ALL ORDINANCES/RESOLUTIONS

IX. CONSENT AGENDA

X. ORDINANCES/RESOLUTIONS

FIRST READING

SECOND READING

Tab 5) Ordinance #2014-20 – Extension of Franchise Agreement with Sumter Electric Cooperative	**Attorney Williams**
Tab 6) Ordinance #2014-21 – Amendment to Stormwater Ordinance to Reflect Approved FY 2015 Budget	**Lori Houghton**

RESOLUTIONS

Tab 7) Resolution #2014-31 – Residential Setback Variance – 1420 Lake Dora Drive	**Jacques Skutt**
Tab 8) Resolution #2014-32 – Residential Setback Variance – 116 E. Delaware Street	**Jacques Skutt**
Tab 9) Resolution #2015-01 – Appreciation to Lake County Public Works Department and Board of County Commissioners for Completion of Alfred Street One Way Pair Project	**Jacques Skutt**

XI. GENERAL GOVERNMENT

Tab 10) Update on Golf Cart Crossing at US 441 & St. Clair Abrams - FDOT Application	**Jacques Skutt**
Tab 11) Board Appointments – Police & Fire Pension Boards	**Mayor Smith**
Tab 12) Charter School Research Information	**John Drury**
Tab 13) Renaming of Civic Center	**Tammy Rogers**
Tab 14) Update on Purchase of Lake County Records Center Building	**John Drury**

XII. OLD BUSINESS

XIII. NEW BUSINESS

XIV. AUDIENCE TO BE HEARD

XV. REPORTS

Tab 15) City Administrator **John Drury**

Tab 16) Council Reports **City Councilmembers**

F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352) 253-4546.

CITY OF TAVARES
MINUTES OF REGULAR COUNCIL MEETING
JANUARY 21, 2015
CITY COUNCIL CHAMBERS
4:00 p.m.

COUNCILMEMBERS PRESENT **ABSENT**

Kirby Smith, Mayor
Bob Grenier, Vice Mayor
Lori Pfister, Councilmember
Lisa Johnson, Councilmember
Robert Speaks, Councilmember

STAFF PRESENT

John Drury, City Administrator
Robert Q. Williams, City Attorney
Susie Novack, Deputy City Clerk
Bill Neron, Economic Development Director
Brad Hayes, Utility Director
Lori Houghton, Finance Director
Chris Thompson, Public Works Director
Joyce Ross, Communications Director
Tammey Rogers, Community Services Director
Richard Keith, Fire Department
Jacques Skutt, Director of Community Development
Stoney Lubins, Police Chief

I.INVOCATION AND PLEDGE OF ALLEGIANCE

Chief Keith, Fire Department, gave the invocation and led those present in the Pledge of Allegiance.

II. CALL TO ORDER

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

Mayor Smith noted hearing devices available at the entrance table. He said Request to Speak forms are available for anyone who wished to speak to Council, and asked that the completed forms be turned in to Chief Lubins. Mayor Smith also requested that cell phones be silenced.

III. APPROVAL OF AGENDA

Mayor Smith asked if there were changes to the agenda. Mr. Drury said there were none. He noted that agenda summary updates for Tab 2 and Tab 14 have been provided.

MOTION

Robert Speaks moved to approve the agenda, seconded by Lisa Johnson. The motion carried unanimously 5-0.

IV. APPROVAL OF MINUTES

MOTION

Robert Speaks moved for the approval of the minutes of December 17, 2014 as submitted, seconded by Bob Grenier. The motion carried unanimously 5-0.

V. PUBLIC HEARING FOR ACCEPTANCE OF ASSESSMENT ROLL FOR SUNSET VIEW/THREE LAKES WATER & SEWER PROJECT

Tab 2) Public Hearing for Sunset View/Three Lakes Water & Sewer Project

Ms. Houghton said this is a Public Hearing for the Sunset View/Three Lakes Park to approve the special assessment roll and map to establish and determine the benefited properties for Water and Wastewater improvements, and a proportion of benefits to be derived by each property to be assessed for the Sunset View/Three Lakes Special Assessment area. Ms. Houghton provided the following report:

> City Council will determine whether benefited properties currently shown as excluded (no assessment agreement on file, but buildable lot/alternate key) on the Assessment Roll *shall be included* in determining the number of assessable properties for calculating the pro-rata share of each property's assessment with the City picking up the excludable properties assessment until such time as they request connection to City services or become a forced connection by action of law.
>
> The City has worked with homeowners at Sunset View subdivision for approximately five (5) years in order to provide water and sewer services to the Sunset View homes to address their failing septic tanks and poor drinking water situation.
>
> At the December 3, 2014 Council Meeting, Council requested the calculation for including all buildable properties within the Sunset View/Three Lakes Assessment area as this would reduce the assessment for each property. This would result in spreading the assessable costs over 63 properties instead of 53, and would reduce the assessment amount from $20,854.72 to $17,544.44 for each property. The City would then assess and collect on the current 53 lots that have signed agreements this year when they are connected, and postpone (and track) collection of the 10 remaining properties (shown as excluded) until the property owners request water/wastewater service connections. In the future at such time as those 10 property owners connect, they would pay:

- $17,544.44 plus interest for their share of the project costs – lump sum (no payment plan would be available)
- Impact fees as of date of connection – lump sum (impact fees are currently valued at $5,858.14)
- Meter and Connection Fees
- Any other fees in effect at the time of connection

The Assessment Roll currently shows the assessment for 53 properties with signed agreements, and the assessment if all 63 properties are included.

Staff has received inquiries from some residents as to whether a hardship program would be available. Preliminary research indicates that Cities that do offer a hardship program do so by reducing or waiving impact fees. In this case all impact fees have been waived for the 53 who plan to connect this year.

Below is a summary of the things the City has done to reduce any hardships on the 53 who are connecting this year:

1. The City has waived impact fees for this project which reduces the cost for each of the 53 connections by $5,858.14.
2. The City will provide financing (for those who need it) of the assessment cost over 10 years instead of requiring a lump sum payment. This reduces the cost from a lump sum fee of $20,854 down to monthly payments estimated at $209.31.
3. Should the Council include all 63 properties within the assessment area the cost is further reduced from $20,854 down to $17,544.44 or additional $3,310 in savings per property. This also reduces the estimated monthly payments from $209.31 down to $176.09.

If the City puts forth additional Hardship programs beyond the above, then the City would need to identify a source of funding, establish criteria for what would constitute financial hardship and then obtain the following information from property owners that apply in order to sustain that a financial hardship is present:

<u>OPTIONS</u>:

1. Move to approve the Sunset View/Three Lakes Assessment Roll and include only the signed 53 properties in determining the cost for each assessed property. (The total cost of $1,105,300 is divided by 53 with each of the 53 properties paying $20,354.72 plus interest amortized over 10 years, and Alternate Key 1308046 [Buzzard Beach Bar] will pay an additional $16,000.)

2. Move to approve the Sunset View/Three Lakes Assessment Roll and include all buildable properties as indicated on the assessment roll, 63 properties. (The total

cost of $1,105,300 is divided by 63 with each of the 53 signed properties paying $17,544.44 plus interest amortized over 10 years, and Alternate Key 1308046 [Buzzard Beach Bar] will pay an additional $16,000. The 10 properties indicated as excluded will be required to pay the assessment amount of $17,544.44 plus interest at the time of connection plus impact fees, meter fees, and connection fees.

Ms. Houghton said staff recommends approval of Option No. 2 - Move to approve the Sunset View/Three Lakes Assessment Roll and include all 63 buildable properties as indicated on the assessment roll, with each of the 53 signed properties paying $17,544.44 plus interest amortized over 10 years. Ms. Houghton said the debt service for the loan will be paid from special assessments received from the benefited properties.

Attorney Williams said any assessed owner also has the opportunity to pay the assessment in full with no interest.

Mayor Smith asked Council for any questions or comments.

Mayor Smith invited comment from the audience.

Bob Burney, 12314 U.S. 441, Lot 15, noted his support for Option 2. He asked if the same system was being used on the 11.6 acres that was annexed into the City in December. Mr. Drury said Palm Gardens was not provided a financing option.

David Betts, Three Lakes Park, 12215 U.S. 441, inquired about installing a pump grinder every 4 to 8 houses instead of each individual house for cost savings. Mr. Hayes said a grinder pumps will be owned by each homeowner to make it fair and equitable with no issues regarding who would be responsible for maintenance. Mr. Betts asked if the Park could be responsible for maintaining the pumps on every 4 to 8 homes. Mr. Drury said that could have been an option negotiated with the HOA but it was not done in this case.

Roy Carter, 12227 Lakeside Lane, Sunset View, provided a copy of his presentation to Ms. Novack. Mr. Carter said he represents a majority of the Sunset View residents who agree with the Staff recommendation. He said he would like to see the following addendums:

- Requested no pre-payment penalty. Attorney Williams said there were none.
- Requested the plan to be set up under simple interest. Attorney Williams said that is not included in the actual agreement but that is what the State Statute requires.
- Requested that the residents account deposits of $175 be waived.

Robert Manguy, Three Lakes Park, 12315 U.S. Hwy 441, inquired about the not-to-exceed cost to the residents. He said that it could be arranged for the HOA to pay for and maintain the grinder pumps. Mr. Drury said there will be one more meeting at the end of the project where the true costs will be determined and the city is confident that the price indicated is accurate. Mr. Drury said the maximum not to exceed is $25,000. Attorney

Williams said the only way the cost would go up [from $17,544.44] is if there was an unforeseen circumstance and costs, or it was completed at a lesser cost. Mr. Drury said the time to have considered reducing the number of pumps would have been 3-4 years ago when the city was negotiating with the HOA. There would now be costs associated with re-designing, reengineering and rebidding for larger pumps. Mr. Manguy noted his preference for Option 2.

Dave Schell, Three Lakes Park, 12314 U.S. Hwy 441, Lot 27, said he is a current board member of the Three Lakes Park. He thanked the City and said the grinder pump issue never came before his board. He said the design of having each homeowner responsible for their own pump is preferred. He said that there is a consensus of those in the park that favor a fair assessment of all of the 63 properties participating.

Attorney Williams said he has been working with Three Lakes and Sunset View for many years. He said the TLP area has had substandard utilities and water systems and that this project has been designed so that there would be a municipal quality of Utilities provided that will be sustainable and last for many years.

Mayor Smith asked for questions and comments from Council.

MOTION

Lori Pfister moved for approval of Option 2, seconded by Bob Grenier. The motion carried unanimously 5-0.

VI. PROCLAMATIONS/PRESENTATIONS

Tab 3) Recognition of Retirement of Bill Neron

Mayor Smith presented Mr. Neron with a Proclamation in honor of his retirement after a successful 8 years as Economic Development Director with the City of Tavares and 46 years in Florida government.

Tab 4) Presentation by the Metropolitan Planning Organization Regarding Paving Management Program

Mr. Thompson said the city entered into a contract with Southeastern Surveying to conduct a pavement condition inventory of all the City's streets and an interlocal agreement was entered with Lake-Sumter Metropolitan Planning Organization to develop a multi-year pavement management and budget program.

T.J. Fish, Director, Lake-Sumter MPO, introduced Gordon Dearing, Vanasse Hangen Brustlin, Inc., who made a presentation on the pavement management and budget program report which included background information on pavement management concepts, an updated pavement index, recommended maintenance methods and costs, along with multiple budget scenarios.

Mr. Drury said that each year an annual budget will be developed with a capital improvement program which will include resurfacing roads. He said the goal was to have an independent review and road recommendations. He said the city has done a good job on maintaining its streets and it is important to inventory all streets in our older subdivisions to have a roadmap and plan for the future that can be used in the budgeting process.

Mayor Smith asked for questions and comments from Council.

Councilmember Speaks stated his support for road maintenance.

Mr. Fish welcomed Councilmember Johnson to the MPO governing board and said the annual MPO Horizon Awards will be held Wednesday, January 28, 2015. Mr. Fish said the City of Tavares has been nominated for the Alfred and Caroline Street Project. He said it has been great working with Mr. Neron.

VII. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EX PARTE CONTACTS

Attorney Williams advised that there are two variance requests that are quasi-judicial matters, Tab 7 (Resolution 2014-31) and Tab 8 (Resolution 2014-32). He asked those who wished to speak to stand and be sworn in. He asked Council if they wished to declare any ex parte communications. Councilmember Speaks said he spoke with Mr. Cutler regarding Tab 8, and Mayor Smith said he spoke with Mr. Belanger regarding Tab 7.

VIII. READING OF ALL ORDINANCES/RESOLUTIONS

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

ORDINANCE NO. 2014-20

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, WHICH GRANTS A FRANCHISE TO SUMTER ELECTRIC COOPERATIVE FOR CONSTRUCTING, MAINTAINING AND OPERATING AN ELECTRIC DISTRIBUTION SYSTEM IN THE CITY OF TAVARES, FLORIDA; EXTENDING THE TERM OF THE FRANCHISE UNTIL DECEMBER 31, 2044; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2014-21

AN ORDINANCE AMENDING SECTIONS 17-75 AND 17-77 OF THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS PERTAINING TO STORM WATER DRAINAGE UTILITY FEES; INCREASING SAID FEE TO $7.00/ESFU AS APPROVED IN THE FISCAL YEAR 2015 ADOPTED BUDGET; PROVIDING FOR AN EFFECTIVE DATE

RESOLUTION 2014-31

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS, MINIMUM FRONT YARD, REAR YARD, AND SIDE YARD SETBACKS FOR A RESIDENTIAL SINGLE FAMILY (RSF-A) ZONING FOR PROPERTY LOCATED AT 1420 LAKE DORA DRIVE, TAVARES, FL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

RESOLUTION 2014-32

A RESOLUTION OF THE CITY OF TAVARES, FLORIDA, GRANTING A VARIANCE TO THE CITY OF TAVARES LAND DEVELOPMENT REGULATIONS, MINIMUM REAR YARD SETBACK FOR A RESIDENTIAL SINGLE FAMILY (RSF-1) ZONING FOR PROPERTY LOCATED AT 116 E DELAWARE ST, TAVARES, FL; SUBJECT TO THE RULES, REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.

RESOLUTION 2015-01

A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAVARES, FLORIDA, THANKING THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AND THE EMPLOYEES OF THE LAKE COUNTY PUBLIC WORKS DEPARTMENT FOR THEIR SUPPORT, PROFESSIONAL MANAGEMENT AND OUTSTANDING PUBLIC RELATIONS DEMONSTRATED THROUGHOUT THE ALFRED AND CAROLINE STREET ONE-WAY PAIR CONSTRUCTION PROJECT IN THE CITY OF TAVARES.

IX. CONSENT AGENDA

None.

X. ORDINANCES/RESOLUTIONS

ORDINANCES - FIRST READING

ORDINANCES - SECOND READING

Tab 5) Ordinance 2014-20 – Extension of Franchise Agreement with Sumter Electric Cooperative

Attorney Williams said this is the renewal of a franchise agreement with Sumter Electric Cooperative where the utility company compensates the city with a franchise fee for the right to use the city streets and rights of way for wiring. He said this general revenue resource is approximately $500,000 per year.

MOTION

Robert Speaks moved for approval of Ordinance 2014-20, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 6) Ordinance 2014-21 – Amendment to Stormwater Ordinance to Reflect Approved FY 2015 Budget

Ms. Houghton said this is a housekeeping measure to bring our Ordinances up to compliance with the 2015 Adopted Budget. Ordinance 2014-12 amends Section 17.75 (A) of the Land Development Regulations for Stormwater rates. She said that during the FY 2015 budget preparation stormwater fees were adjusted to $7.00 per ERU to create a balanced budget. The city's rate consultant, Mike Rocca, Raftelis and Associates, prepared and presented a rate study for the Water, Sewer, Reclaim and Stormwater utilities to meet operational costs and debt service obligations for the Downtown CRA Stormwater Improvement Program. The City Land Development Regulations need to be updated to reflect this rate. Ms. Houghton said staff recommends approval of Ordinance 2014-21.

Mayor Smith asked what happens if the Ordinance does not pass. Ms. Houghton the budget would need to be adjusted. He noted that he is not in support of a stormwater increase.

Mayor Smith asked for questions and comments from Council.

MOTION

Robert Speaks moved for Approval of Option 1 [Approve Ordinance 2014-21, which amends Section 17.75 (A) of the Land Development Regulations to reflect the monthly Storm water drainage utility fee of $7.00 per month for each single family dwelling unit], seconded by Bob Grenier. The motion carried 4-1 as follows:

Bob Grenier:	**Yes**
Lisa Johnson:	**Yes**
Lori Pfister:	**Yes**
Kirby Smith:	**No**
Robert Speaks:	**Yes**

RESOLUTIONS

Tab 7) Resolution 2014-31 – Residential Setback Variance – 1420 Lake Dora Drive

Mr. Skutt said this is an application for a variance to reduce the front, rear, and side yard setbacks for property located at 1420 Lake Dora Drive. He said the property owner wishes to remodel his home and construct a porte-cochere on the front of the existing home with a front yard setback of 5 feet 9 inches from the right of way which translates into 19 feet from the edge of the pavement. He also wishes to put an addition to the rear of the existing home with a rear yard setback of 26 feet 3 inches, and a shed in the rear yard with a western side yard setback of 5 feet. The property is a legal non-conforming, undersized lot in the RSF-A zoning district. He said

many of the homes and accessory structures on the same section of Lake Dora Drive project into the required front, rear, and side yard setbacks and are undersized lots. The Planning and Zoning Board voted unanimously to recommend approval; Staff recommends approval. No objections have been received regarding the application.

Daniel Belanger, 1420 Lake Dora Drive, said this will be a great improvement to the property.

Mayor Smith asked for questions and comments from Council. Mayor Smith said he looked at the property and it appears that it will be an enhancement to Lake Dora Drive.

MOTION

Lori Pfister moved for approval, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 8) Resolution 2014-32 – Residential Setback Variance – 116 E Delaware Street

Mr. Skutt said this is a variance application to reduce the rear yard setback at 116 E Delaware Street. The applicant, William Cutler, has requested a reduction of the required rear yard setback of 20 feet to 17 feet 4 inches to construct a screened enclosure with a hard roof. The property is zoned RSF-1 and backs up to a wetland area and should not impact a neighboring single family resident. The Planning and Zoning Board voted unanimously to recommend approval; Staff recommends approval. No objections have been received regarding the application.

Mayor Smith asked for questions and comments from Council.

MOTION

Robert Speaks moved for approval of Resolution 2014-32, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 9) Resolution 2015-01 – Appreciation to Lake County Public Works Department and Board of County Commissioners for Completion of Alfred Street One Way Pair Project

Mr. Skutt said this is a resolution that memorializes our appreciation to Lake County Board of County Commissioners as well as the Lake County Public Works Department for their support provided to the City in the completion of the Alfred Street Project. The Alfred Street Project has been a 10 year endeavor, the Lake County Board of County Commissioners funded the project and their staff has assisted Tavares with funding, technical advise, and inspection oversight. Throughout the entire project, Lake County staff has consistently shown professionalism and outstanding customer service to the City of Tavares, residents, and businesses. He said staff would like to present the resolution to the county at their next commission meeting. Staff recommends approval.

Mr. Drury said he would like to add the County Attorney's office in the resolution as they assisted the city with all of the contracts.

Mayor Smith asked for questions and comments from Council.

MOTION

Robert Speaks moved for approval of Resolution 2015-01, with the recommendation that the County Attorney be added, seconded by Bob Grenier. The motion carried unanimously 5-0.

Mr. Drury asked the Mayor to join him in presenting the resolution at a County Commission meeting. He said at that time the resolution will be read into their record.

XI. GENERAL GOVERNMENT

Tab 10) Update on Golf Cart Crossing at US 441 and Saint Clair Abrams – FDOT Application

Mr. Skutt said that during the summer of 2014, staff recommended FDOT grant the city a golf cart crossing at St. Clair Abrams and U.S. 441. He said the city has received a response back from FDOT stating that they have identified too many safety concerns to permit the requested golf cart crossing. He said their main concern was the number of lanes to be crossed. Staff recommends a move to accept FDOT's decision to deny a golf cart crossing over US 441.

Mr. Drury said the city could revisit the request in a year after other FDOT grant projects and negotiations are completed.

Councilmember Pfister said she would like to continue to pursue the request by requesting assistance through the state representatives. She said the city could also contact FDOT regarding the replacement of the bridge cross-walk that was removed with the widening of U.S. 441.

Mayor Smith noted his support in FDOT replacing the bridge cross-walk if they do not wish to allow golf cart crossing.

Vice Mayor Grenier noted his support for continuing the line of communication open regarding the golf cart crossing.

Councilmember Speaks suggested contacting the Lake County constituency in Tallahassee such as Alan Hays and Jennifer Sullivan.

There was a consensus from Council to pursue the golf cart crossing as expressed.

Tab 11) Board Appointments – Police and Fire Pension Boards

Mayor Smith recommended the appointment of Richard Keith to the Fire Pension Board and Sarah Coursey to the Police Pension Board.

MOTION

Bob Grenier moved for approval, seconded Robert Speaks. The motion carried unanimously 5-0.

Tab 12) Charter School Research Information

Mr. Drury said the board requested staff to conduct research on Charter Schools. He said the research was educational and the information has been provided including laws, budgets, and starting a charter school. He said that it is a long process generally grass-roots driven. Mr. Drury said if Council wishes to move forward then funds will need to be budgeted and a professional consultant will need to be hired. He said he is available for questions.

Councilmember Pfister said the city cannot afford the cost at this time without an endowment and encouraged the public to become involved.

Mayor Smith thanked staff for providing the research information.

Tab 13) Renaming of Civic Center

Ms. Rogers said that during the December 3, 2014 City Council Meeting, Councilmember Pfister requested that consideration be made into renaming the Tavares Civic Center to the Tavares Senior Center. Ms. Rogers provided a background of programs that are currently provided at the Civic Center as well as some options for discussion.

Councilmember Pfister said she does not want any senior programs to be moved out of the downtown and would like to see even more programs available. Ms. Pfister said that a dedicated Senior Center may provide the city with additional grant monies. Ms. Pfister said she would like the demographics of the city.

Mayor Smith, Councilmember Speaks, Vice Mayor Grenier, and Councilmember Johnson stated their preference to keep the name as the Tavares Civic Center. Vice Mayor Grenier said the Civic Center façade needs improvement.

MOTION

Lori Pfister moved to keep the Tavares Civic Center name, seconded by Bob Grenier. The motion carried unanimously 5-0.

Tab 14) Update on Purchase of Lake County Records Center Building

Mr. Drury stated the history and background of the Lake County Records Center building purchase. He said the Interlocal agreement signed with the County in 2010 authorized City and County to obtain their own appraisals or share one appraisal. The city obtained an appraisal for the building and generator at a total appraisal amount of $950,000. The county obtained an appraisal for the building and generator at a total appraisal amount of $1,210,000. The agreement process to purchase is to take an average of the two appraisals ($1,080,000), provide the County with a 5% deposit ($54,000), and close in 60 days. The County has recommended

the closing to be in 4 months instead of 60 days. Staff recommends moving forward with the agreement to purchase the building and close in 4 months.

Mayor Smith asked when the beginning of the 4 months starts. Attorney Williams said it starts when the city notifies the County that the price has been accepted and an escrow deposit of 5% of the purchase price is made to bind the sale.

Mayor Smith inquired about the funding. Ms. Houghton said it will be purchased with an internal borrowing from the Utility Enterprise to the General Fund.

Councilmember Speaks inquired about the County's appraisal. Mr. Drury provided a copy of the County appraisal to Mr. Speaks.

MOTION

Lori Pfister moved to approve Option 2 [receive update and authorize purchase within four (4) months], seconded by Bob Grenier. The motion carried unanimously 5-0.

XII. OLD BUSINESS

Mayor Smith requested a letter be drafted to the Lake County Water Authority asking if they would voluntarily annex into the City of Tavares. Attorney Williams said he would forward a letter.

XIII. NEW BUSINESS

None.

XIV. AUDIENCE TO BE HEARD

Mayor Smith invited comment from the audience.

Betty Burleigh said that on this date in 1969, the owners of La Dora Manor (44 lot mobile home community) announced it as open to the public. She said the one-way streets need larger signs. Mayor Smith said they may need to be lowered for a better field of vision.

Brenda Smith commended Council for being personable and attentive to citizen concerns. Ms. Smith invited those present to the Tavares Historical Society luncheon on January 26, 2015 when Ms. Burleigh will be honored as the Historian of the Year.

Randy Hokenson, Fox Run, congratulated Council for keeping the golf cart crossing on U.S. 441 alive.

XV. REPORTS

Tab 14) City Administrator

City Clerk

Ms. Novack said she enjoyed working with Mr. Neron and will miss him.

Human Resources

Public Works

Mr. Thompson said Mr. Neron will be missed.

Utilities

Mr. Hayes said Mr. Neron will be missed.

Public Communications

Ms. Ross said there will be a big hole in the Directors group without Mr. Neron.

Police Chief

Chief Lubins said it has been wonderful working with Mr. Neron, he said that he made Economic Development cool, and will be missed.

Fire Chief

Chief Keith said Mr. Neron will be missed.

Community Services Director

Ms. Rogers said Mr. Neron has been a mentor, teacher, and inspiration.

Finance Director

Ms. Houghton said Mr. Neron has been a mentor, friend, and teammate who will be missed.

Community Services

Mr. Skutt said Mr. Neron has always had immeasurable enthusiasm for the City and he will be missed.

Economic Development

City Attorney

Attorney Williams thanked Mr. Neron and said he is a good friend, have loved working with him, and he will be missed.

Tab 15) City Council

Councilmember Pfister

Councilmember Pfister said it has been a great ride and Mr. Neron will be missed.

Vice Mayor Grenier

Vice Mayor Grenier said he expects to see Mr. Neron in his Majors uniform at the Rifle, Rails, and History event in September. He said that Mr. Neron is a treasure to the City and will be missed.

Councilmember Speaks

Councilmember Speaks welcomed Mr. Neron to the world of retirement. He said his alma mater [Ohio State Buckeyes] is the college football National Champion.

Councilmember Johnson

Councilmember Johnson said she has completed her department tours including one with Mr. Neron who shared his visions with her. She said she met with Senator Alan Hays with Chief Keith regarding funding for the Public Safety Complex. She thanked each of the departments.

Mayor Smith

Mayor Smith noted that Tavares High School football players Tadarrius Patrick was named FACA First Team All State for class 5A and Ezekiel Thomas was named FACA First Team Honorable Mention. He said this is the first time that a Tavares High School football player has been named the First Team or Honorable Mention since 2006.

Mayor Smith said the city is actively seeking Library Board appointments. He said anyone who is interested can obtain an application from the City Clerk's Office.

Mayor Smith noted the Tavares flag which is also available for purchase at the Prop Shop.

Adjournment

Mayor Smith passed the gavel to Mr. Neron to close out his last meeting. Mr. Neron thanked everyone and said it has been a great ride. Mr. Neron adjourned the meeting.

Respectfully submitted,

Susie Novack

Susie Novack, M.M.C.
Deputy City Clerk