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**CITY OF TAVARES
MINUTES OF REGULAR COUNCIL MEETING
DECEMBER 15, 2010
CITY COUNCIL CHAMBERS**

COUNCILMEMBERS PRESENT

ABSENT

Robert Wolfe, Mayor
Bob Grenier, Vice Mayor
Lori Pfister, Councilmember
Sandy Gamble, Councilmember
Kirby Smith, Councilmember

STAFF PRESENT

Lori Houghton, Finance Director/Acting City Administrator
Bob Williams, City Attorney
Nancy Barnett, City Clerk
Bill Neron, Economic Development Director
Lori Tucker, Human Resources Director
Chief Lubins, Police Department
Jacques Skutt, Director of Community Development
Chief Richard Keith, Fire Department
Chris Thompson, Interim Public Works Director
Tamera Rogers, Director of Community Services
Brad Hayes, Director of Utilities

(Note: Councilmember Pfister joined the meeting at 4:50 p.m.)

I. CALL TO ORDER

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

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Mark Andrews, Bridges, gave the invocation and those present recited the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Ms. Houghton advised that staff had no changes to the agenda.

MOTION

1 **Sandy Gamble moved for approval of the agenda, seconded by Bob Grenier. The motion**
2 **carried unanimously 4-0.**

3
4 **IV. APPROVAL OF MINUTES – October 20, 2010**

5
6 **MOTION**

7
8 **Kirby Smith moved for the approval of the minutes of October 20, 2010 as submitted,**
9 **seconded by Sandy Gamble. The motion carried unanimously 4-0.**

10
11 **V. PROCLAMATIONS/PRESENTATIONS**

12
13 None.

14
15 **VI) SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE CONTACTS**

16
17 Attorney Williams stated there were no quasi-judicial matters on the agenda.

18
19 **VII) READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD**

20
21 Ms. Barnett read the ordinance by title only:

22
23 **ORDINANCE 2010-22**

24
25 **AN ORDINANCE AMENDING ORDINANCE 2009-34 OF THE CITY OF**
26 **TAVARES, FLORIDA PERTAINING TO THE WAIVER OF IMPACT**
27 **FEES; EXTENDING THE WAIVER TO DECEMBER 31, 2011; AND**
28 **PROVIDING FOR AN EFFECTIVE DATE.**

29
30 **VIII) CONSENT AGENDA**

31
32 Mayor Wolfe asked if anyone in the audience had objections to the item on the Consent Agenda
33 or Council wished to discuss the item.

34
35 **MOTION**

36
37 **Bob Grenier moved to approve the Consent Agenda [Award of Bid for Replacement of**
38 **Digester Blower at Wastewater Treatment Plant], seconded by Kirby Smith. The motion**
39 **carried unanimously 4-0.**

40
41 **IX. ORDINANCES/RESOLUTIONS – PUBLIC HEARING**

42
43 **Tab 3) Ordinance #2010-22 – Amendment to Ordinance #2009-34 to Extend Impact Fee**
44 **Waiver Program for Additional Year**

1
2 Mr. Neron noted a full discussion of the proposal to extend the current impact fee waiver
3 program was held in November by Council. He said based on action taken by Council on
4 November 17th, first reading was held and this is the second reading. He said the ordinance
5 extends the program to December 31, 2011. He noted the program has been very successful in
6 encouraging non-residential development and in the past calendar year to date, the city has
7 almost tripled the amount in value of building plans that have been approved for the previous
8 fiscal year.

9
10 Mayor Wolfe asked if Council had further questions. He asked the audience for comment.

11
12 **MOTION**

13
14 **Kirby Smith moved to approve Ordinance #2010-22, seconded by Sandy Gamble. The**
15 **motion carried unanimously 4-0.**

16
17 **X. GENERAL GOVERNMENT**

18
19 **Tab 4) Policy on Solicitation of Funds for Events**

20
21 Councilmember Smith said he wished to discuss this because of the increase in the number of
22 events being held and that it appeared that the city did not have a good written policy on the
23 solicitation of funds or sponsorships. He said he wanted Council's viewpoint on how to go
24 forward so there is consistency.

25
26 Attorney Williams said it is legal for cities to solicit and accept donations for city sponsored
27 events. He said most of the cases he had reviewed had verifiable guidelines on how donations
28 should be accepted. He said the common denominators of the policies he had reviewed were:
29 #1) That it be a city sponsored event that has been approved by the entire City Council; 2) The
30 method of the fund raising should be approved by Council—it should be an organized manner
31 that the city would follow as a whole; and 3) As soon as the funds are collected they are city
32 funds-- as with all city dollars they all have to be accounted for in generally accepted accounting
33 principles. He agreed with Councilmember Smith that it is good to have consistency. He noted
34 that the Attorney General opinion has been sought because of the potential for ethics violations.
35 He said the donation can come in the form of a complete voluntary donation or it can come in
36 the form of a sponsorship which has been done in exchange for promotional considerations. He
37 advised that there could be two programs: one for general donations and one for sponsorships.

38
39 Councilmember Gamble asked how the money was turned in for the Harvest Moon event. Ms.
40 Houghton said some of the funds were turned in at the City Council meeting which she
41 deposited and some of the funds came in via mail. She said the budget will be amended to
42 reflect the revenues and expenditures. She said a majority of the sponsorships are done
43 through the Community Development Department. She said staff can prepare a policy to

1 address the goals. She said most sponsorships have a tax incentive if there is not a personal
2 gain.

3
4 Vice Mayor Grenier asked Attorney Williams to comment on whether elected officials or staff or
5 both should solicit sponsorships. Attorney Williams said it does not matter legally although he
6 would recommend that cash donations be made at City Hall.

7
8 **Council expressed consensus to have staff develop a policy. Ms. Houghton encouraged**
9 **Council to send her any further suggestions that they might have.**

10
11 **Tab 5) Policy on Purchase of Art for the Prop Shop**

12
13 Mr. Neron said that the city has been approached by artists who have requested to sell their art
14 in the Prop Shop. The store has limited shelf space. Staff has reviewed the process of how art
15 would be purchased and has submitted a policy for Council approval that would establish a
16 committee who would solicit proposals from up to five artists once a year. The city would
17 purchase the art and then markup with an appropriate margin as is done with other goods and
18 services.

19
20 Mayor Wolfe asked if the audience had comments.

21
22 Charlotte Hope, Fox Run

23
24 Ms. Hope asked what would happen if the art does not sell. Mr. Neron said the art would be
25 marked down appropriately. He said due to accounting procedures it is not feasible for the city
26 to take art on consignment.

27
28 Betty Burleigh, 214 N. New Hampshire Ave.

29
30 Ms. Burleigh asked how much money would be spent to buy the art to begin with each year.
31 She said she believed it would be better to take a percentage of what was sold rather than
32 buying outright.

33
34 Mr. Neron said the funds have not been determined until the committee reviews what is
35 submitted.

36
37 Councilmember Smith asked if the decision on the art would have to come to Council. Mr.
38 Neron said the policy allows the Committee to make the decision with the City Administrator
39 having the final review.

40
41 Denise Laratta, Royal Harbor

42
43 Ms. Laratta said she thought it was a good idea to have the art work however she said she has
44 the same concern about the potential of not being able to sell it. She said if the reason could be

1 explained why it cannot be done on consignment it would be clearer but her preference would
2 be to take the art on consignment.

3
4 Ms. Houghton said the city was considering the impact to staff in terms of the accounting
5 requirements. In addition, she said it would be a purchase of just a small amount of inventory
6 (up to five pieces annually). She said if Council would like the city to sell the art on consignment,
7 however, the change to the policy would be made.

8
9 There was continued discussion about having a buy back program. Ms. Houghton commented
10 that staff has not looked at any insurance or risk management issues that may be associated
11 with consignment. She said the other issue is that there may be concern regarding placement of
12 the art in the store equally so that all the artists are treated consistently—another reason for
13 purchasing the art. Ms. Houghton said she would also suggest that Council consider having the
14 City purchase the art the first year and then make a determination the following year depending
15 on how the art sells.

16
17 Councilmember Smith said he would prefer to try the consignment process first.

18
19 Attorney Williams stated that selling on consignment was acceptable from a legal standpoint
20 and that an art committee could also make the decision.

21
22 Mr. Neron suggested that Council consider approving the policy with the amendment for it to be
23 sold on consignment.

24
25 **MOTION**

26
27 **Sandy Gamble moved to approve the policy with the notation that it be sold under**
28 **consignment, seconded by Bob Grenier. The motion carried unanimously 4-0.**

29
30 **[Councilmember Pfister joined the City Council Meeting at 4:50 p.m.]**

31
32 **Tab 6) Application for Grant for Recharging Station**

33
34 Mr. Neron credited Cecilia Smith who worked with Commissioner Bill Feree from Eustis on this
35 project. Recently staff became aware of a federal grant program for local communities
36 sponsored by the Department of Energy regarding dedicated charging stations for electric
37 vehicles and golf carts. The city would have to pay an installation fee. He asked Ms. Smith to
38 distribute the maps of the proposed locations.

39
40 He explained that the city would receive four charging stations in the downtown area. The initial
41 installation will be done by Mr. Thompson and then there is an installation charge for each unit.
42 The estimate costs are about \$2600. Those funds will come from the TIF budget. He said the
43 data will go to a university who will compile the information however the units become the
44 property of the city. This program will be another element of the city's "green" initiatives.

1
2 Mayor Wolfe asked Mr. Neron if there is an estimate from other cities as to the cost of the
3 electricity. Mr. Neron suggested reviewing at the usage and whether it is worthwhile to set up
4 the customer charging component or just use it as part of the ambience of the downtown
5 community.
6
7 Councilmember Smith asked if the consumer pays for the electricity. Mr. Neron said the system
8 has that capability and for the first year they would be connected to city meters and then it
9 would be reviewed over time. Eventually the charging fee would be implemented.
10 Councilmember Smith asked how much it costs to power the units when a car is plugged into it.
11
12 William Ferree advised that the cost would depend on how many cars use the unit. He said the
13 units report to a web based data gathering system every five minutes which the city would have
14 access to. He said if it turns out that there is enough usage the City may want to turn it into a
15 revenue source. He said initially the usage should not be that high. He said he predicted the
16 electrical bill would be very low. He said each unit draws five watts per day or a penny and a
17 half per day to keep the unit powered up. He said a golf cart hooked up for an hour would draw
18 1500 watts and at .15 a kilowatt hour it would come to about 22 ½ cents for an hour's usage.
19
20 Mayor Wolfe said he would like to see the data checked after the first quarter. Mr. Ferree said
21 the data gathering is an important part of the grant to the Department of Energy.
22
23 Councilmember Smith asked if it was 100% grant. Mr. Neron said that was correct minus the
24 installation fee. Councilmember Smith asked about the annual charges. Mr. Ferree said the fee
25 is in order to continue the data gathering component.
26
27 Mr. Ferree showed an electric charging unit to Council.
28
29 Vice Mayor Grenier asked about power outages, etc. Mr. Ferree said the units have the ability to
30 be re-set. He said the California location would know when the units are down which is an asset
31 of the data gathering capability. He acknowledged he could not address the issue of a central
32 computer failure.
33
34 Councilmember Smith asked if any of the units had been installed in Florida. Mr. Ferree said in
35 Florida about 25 units have been installed and his company is working on having another 20
36 installed in the local area.
37
38 Mayor Wolfe invited audience comment.
39
40 **Norman Hope, Myakka River Road**
41
42 Mr. Hope said he thought the answers provided to Council have been vague. He asked if there
43 are other companies that make this product and could the same grant be obtained from DOE or
44 is this the only company. He said he would like to know how much it will cost the city and that

1 this would be putting a load on Public Works staff for installation and then also for maintenance.
2 He said if it was hit by a car would the company replace it or the City of Tavares.
3 Mr. Neron said the provider of the actual units is in Tampa but upon further research it was
4 discovered that WattNext is a local provider. He said there will be some costs but staff believes
5 they will be minimal. He said as a new program that is just getting started nationwide it does not
6 have a large track record.

7
8 Taylor Johnson with WattNext stood to speak. He discussed the charging in more detail.

9
10 Bill Stomp, 5892 Britannia

11
12 Mr. Stomp said that it seemed that each location would require a parking spot that could not be
13 used by anyone else. He said he was also concerned that although it is a great idea to start a
14 project it could be expensive to keep it going. He said he thought Council should do more
15 research on it before giving approval.

16
17 Councilmember Gamble said he would have liked to see two prices from two different
18 companies if available, but if not available, he would have liked to see that statement.

19
20 Mr. Neron stated that whether the Tampa company is used or the Eustis company, the charges
21 to install the units are the same.

22
23 Mr. Ferree said the referenced company in Tampa is actually the regional distributor. He said
24 his company is a partner with the Tampa based regional distributor. He said the only direct
25 charge that Tavares will have is the provisional charge which is \$550 for each of the units. He
26 provided further information about the program.

27
28 Mr. Neron suggested that Council give direction to staff to report back after it has been in use
29 for six months.

30
31 **MOTION**

32
33 **Sandy Gamble moved to approve the signing of the grant award contract to receive four**
34 **electrical vehicle charging stations with the addendum of the six month period when it**
35 **would be brought back to Council for a consideration of charging fees, seconded by**
36 **Kirby Smith. The motion carried unanimously 5-0.**

37
38 Ms. Houghton noted that the Finance Department has reviewed this program and it would not
39 be a problem for her staff to implement a system of charging.

40
41 **Tab 7) Appointment to Fire Pension Board**

42
43 Mayor Wolfe noted he had received an application from Charlotte Hope for the vacancy on the
44 Fire Pension Board. He recommended appointment of Ms. Hope to the position.

1
2 **MOTION**
3

4 **Kirby Smith moved to approve the appointment of Charlotte Hope to the Fire Pension**
5 **Board, seconded by Bob Grenier. The motion carried unanimously 5-0.**
6

7 **Tab 8) Malcolm Pirnie Contract for Construction Management Services for Reclaimed**
8 **Water Project**
9

10 Mr. Hayes gave the following report:

11
12 *The objective is to consider the approval of a contract with Malcolm Pirnie in the amount of*
13 *\$373,636 to oversee the construction of the Phase 1 Reclaim Infrastructure Project including the*
14 *preparation of the bid documents, bidding out the project, coordinating with FDOT and all*
15 *utility companies, on site resident engineering, construction management, financial and grant*
16 *compliance management (“Construction Management Services”).*
17

18 *Six years ago the City made application to renew its consumptive use permit to continue the*
19 *withdrawal of water from the aquifer to supply its city with clean reliable potable water from St.*
20 *Johns River Water Management District (SJRWMD). A condition of that permit was to develop*
21 *an alternative water supply management plan which included reclaimed water. A plan was*
22 *developed and approved by SJRWMD and FDEP which called for a \$17.5 million reclaimed*
23 *water system throughout the city in four phases.*
24

25 *Phase I has been designed and is ready for bidding and construction. As it relates to the cost of*
26 *providing “construction management services”, industry guidelines, as approved by FDEP, call*
27 *for that cost to be in the 10% range of the total project cost. The estimated cost for phase I is*
28 *\$5.5 million. At 10% the “Construction Management” fee should be in the \$550,000 range. Staff*
29 *has spent a considerable amount of time negotiation an efficient scope of services with Malcolm*
30 *Pirnie in the amount of \$373,636.00 (6.8% of project cost) which FDEP and SJRWMD have*
31 *approved an allowance for and have included in their grant and loan allocations. SJRWMD has*
32 *allocated a \$1.1 million grant towards phase I and FDEP as committed to a low interest loan for*
33 *the remainder of the cost for phase I.*
34

35 *It should be noted that the city is in the CUP renewal application process again and this work*
36 *will assist greatly in securing a longer term CUP than previously obtained.*
37

38 *This work authorization for Construction Management Services authorizes Malcolm Pirnie to*
39 *prepare the bid documents, bid out the project, coordinate with FDOT and all utility companies,*
40 *provide on-site resident engineering services, construction management services, and financial*

1 *and grant compliance management services. The project is estimated to take 12 months in*
2 *duration.*

3
4 Councilmember Smith asked for clarification that this fee included oversight of the construction.
5 Mr. Hayes confirmed that was correct. Mr. Hayes explained the water mandate issue that has
6 come from St. Johns Water Management District for alternative water sources.

7
8 Mayor Wolfe asked for comment from the audience.

9
10 **Bill Stomp**

11
12 Mr. Stomp said he understood a line would run to Hickory Point Park and that he was assuming
13 Royal Harbor would be required to be connected to it.

14
15 Attorney Williams said the final ordinance is not in place as yet but the draft ordinance will make
16 it mandatory to connect if it is available which will be defined as the line being in the right of way
17 in front of the house. He said until such time as the city has lines that are in place, mandatory
18 connections will not apply. He said some subdivisions have dry lines that are ready to be
19 connected.

20
21 Mr. Stomp asked who would pay for the lines to be run through the residential areas. Attorney
22 Williams said in existing developed neighborhoods that may not happen because of the
23 expense of retrofitting but for future developments it will be an advantage. Attorney Williams
24 said that the city will not mandate the residents in Royal Harbor to run a line to connect to their
25 house.

26
27 **MOTION**

28
29 **Bob Grenier moved to approve Option 1 [Approve the contract for Construction**
30 **Management Services with Malcolm Pirnie in the amount of \$373,636 for Phase I of the**
31 **Tavares Reclaim Infrastructure Project], seconded by Kirby Smith**

32
33 Councilmember Smith said he wanted to be sure that it was understood that there would be no
34 further costs from Malcolm Pirnie after the bid has been awarded during the construction phase.
35 Mr. Hayes stated that was correct.

36
37 **The motion carried unanimously 5-0.**

38
39 **Tab 9) Discussion of Expansion of Wooton Park**

40
41 Councilmember Pfister noted this had been discussed at the last meeting. She noted the vote
42 was close but the result of the referendum vote was to not purchase the property or make the
43 improvements. She said since then she believed the city has received letters from people who
44 were in favor of the project and that she had been approached by people who had opposed the

1 project but who had been confused as to the meaning of the referendum. She said she felt it
2 was her responsibility on behalf of the residents to ask council if they wished to look for other
3 ways of funding it or to bring it back to the residents for a vote and to consider whether the city
4 should just look at purchasing the property alone.
5

6 Mayor Wolfe said one issue would be determining if the owner of the property is still interested
7 in selling the property.
8

9 Attorney Williams said that when the amphitheater project was conceived, the City received help
10 from the Trust for Public Land. He said that agency did some polling and the polling revealed
11 there was interest in acquiring the land. He said unfortunately because of the way the
12 referendum laws work, the language could not offer options. Therefore the option of acquiring
13 the property and doing the entire build out was offered as the option. He said based on the
14 polling results and the closeness of the vote, staff has discussed some scaled down options that
15 could be brought back to Council if there is interest. He said he believed the option for the city to
16 purchase the property is still open under the current contract until February.
17

18 Councilmember Smith said he has been approached by people who were not against the land
19 acquisition but were against the amphitheater. He said he would like to see an appraisal of the
20 property. He said he would not agree on anything that would not be brought back to the voters.
21 He said he would like to see it repackaged and sent out to the voters for a re-vote.
22

23 Councilmember Grenier said he had also been approached by voters and there seemed to be
24 interest in the land. He said he would like to see if the property could be purchased.
25

26 Councilmember Gamble said he did not have a problem with this as long as there was nothing
27 to discredit the efforts of Mr. and Mrs. Hope and the PAC. He added that he was not in favor of
28 circumventing the citizens of Tavares.
29

30 Mayor Wolfe said he had received little negative feedback about the amphitheater and still
31 thought it would be a good acquisition for the city.
32

33 Norman Hope
34

35 Mr. Hope said he was only one person on the Committee. He said when he had spent time at
36 the park one day no one seemed to be opposed to the idea of the property acquisition or the
37 amphitheater but they did not like the added expense to their property taxes. He said he was in
38 favor of the city purchasing the property but that the action needed to be open and the citizens
39 advised as to reason for the acquisition. He said he still supported acquiring the property as
40 long as the public was fully aware of the Council's actions.
41

42 Gene Smith
43

1 Mr. Smith gave some suggestions to consider for financing the property. He said he had spoken
2 to Mr. Kooser about his suggestion which is first to get a new appraisal on the property.

3
4 Freddie Belton

5
6 Mr. Belton said is not easy to raise the millage but he would encourage the city to do whatever it
7 takes to obtain the property. He suggested getting the County involved in the financing.

8
9 Dee Johns, 801 Madison Street

10
11 Ms. Johns thanked everyone who helped with the referendum. She said she continued to be in
12 support of the project. She discussed the actions of the committee and noted the Trust for
13 Public Lands has grants that could assist the city.

14
15 Andrew O'Keefe, O'Keefe's Irish Pub

16
17 Mr. O'Keefe thanked everyone who worked on the PAC. He said he agreed there would have
18 been more votes in favor had it just been for the land. He said he would like to see the city move
19 forward to acquire the land.

20
21 Denise Laratta

22
23 Ms. Laratta said she would like to hear from Mr. Kooser. She spoke in support of the purchase
24 of the property. She said she felt the city was fortunate to have business owners like Mr. Kooser
25 who are willing to work with the city.

26
27 Roger Kooser

28
29 Mr. Kooser said he has been approached by a lot of people since the vote. He said he
30 continued to believe in the project. He said he could not put everything on hold indefinitely but
31 that he would not be breaking ground by February. He said he would be willing to discuss
32 options with the city.

33
34 Roberta Sims

35
36 Ms. Sims said she was on the PAC and she still owned the domain name on the web for the
37 expansion committee which would be available for the next nine months. She stated her support
38 for the project.

39
40 Councilmember Pfister asked if Council was willing to get an appraisal and continue working
41 with TPL and Mr. Kooser.

42
43 Attorney Williams said that there is no charge for TPL to work for the City which would include
44 some of their appraisal and polling work that has been done.

1
2 Councilmember Smith said as long as there is an updated appraisal he would agree.

3
4 Mr. Neron said that he has discussed this with TPL who has indicated they are still willing to
5 work with the city.

6
7 **MOTION**

8
9 **Lori Pfister moved to direct staff to continue with the Wooton Park expansion project,**
10 **seconded by Bob Grenier. The motion passed unanimously 5-0.**

11
12 **Tab 10) Update on County's Meeting with All Cities Concerning Fire & EMS Services**

13
14 Councilmember Pfister reported on the meeting she had attended with Lake County and other
15 municipalities. She said the meeting was very informative and that at the meeting it seemed that
16 there was little cooperation between the Fire Departments. She said examples were shown
17 where sometimes the closer fire station was not the station that would respond. She said the
18 purpose of the meeting was not to do away with anyone's fire department but to look at the
19 ways the services are divided up because the residents are not getting the most qualified and
20 the fastest and most efficient service under the current scenario.

21
22 Councilmember Pfister said the county has requested information on the city's equipment and
23 data so that they can analyze and determine if there is a better way to provide the service. She
24 said council needed to determine if they would like Chief Keith to continue with the process. She
25 said they also would like a liaison from the city and she said she would be willing to do that and
26 in addition they would like a staff liaison such as Chief Keith.

27
28 Mayor Wolfe asked Chief Keith to comment. Chief Keith said he had attended the meeting. He
29 said there is a lot of misinformation and that the Fire Departments do work closely together. He
30 said the city has Interlocal agreements with Eustis and Mt. Dora and has mutual aid agreements
31 with everyone else. He said there were some inconsistencies in Mr. Cadwell's report at the
32 meeting. He said he could provide many instances where what the municipalities can provide is
33 preferable to what the county can provide, which was demonstrated in the response times
34 shown by Mr. Cadwell; i.e. it takes the county a long time to respond to properties that are
35 county enclaves in the municipalities. He said they are requesting to look at reducing
36 redundancies, improving efficiencies among Fire Service providers, and decreasing response
37 times. Chief Keith spoke in support of this goal. He said one of the issues that will come up is
38 the ability of the municipalities to charge the County for covering fire services for their residents.
39 He said at the meeting Mr. Cadwell had acknowledged that a fee might be paid.

40
41 **MOTION**

42
43 **Bob Grenier moved to appoint Chief Keith and Councilmember Lori Pfister to be**
44 **representatives to attend future meetings to continue to look at fire services with the**

1 **County and other municipalities, seconded by Kirby Smith. The motion carried**
2 **unanimously 5-0.**

3
4 **Tab 11) Update on the Bus Barn Acquisition**

5
6 Mayor Wolfe made the following report on the Bus Barn property acquisition and noted the
7 following actions had been taken:

- 8
9
 - 10 • *appraisals on the bus barn properties and the City's Woodlea site;*
 - 11 • *Level I and II environmental assessments of the bus barn site;*
 - 12 • *title research;*
 - 13 • *the Alfred Street design/construction project ;*
 - 14 • *the County's decision to construct its EOC at the Judicial Center site;*
 - 15 • *The City's receipt of \$500,000 in grant funding for its Public Safety Complex to*
16 *move forward.*

17 *Through this multi-year and multi governmental jurisdictional negotiations process, the*
18 *following salient points have been negotiated and the Horizon Project Team seeks*
19 *approval from Council to solidify these points into a binding agreement to be brought*
20 *back to Council at a future Council meeting for final approval as follows:*

21
22 *Based on the appraisals the parties have tentatively agreed to an exchange of the*
23 *Woodlea property for the Bus Barn, plus \$750,000, which is at or below the appraised*
24 *value of the Bus Barn site. The City and County propose (through cash, land exchange*
25 *and ROW easements) to pay that amount to School Board as follows:*

- 26
27
28
 1. *City will transfer title to the 21 acre Woodlea property for a future elementary*
29 *school site. The appraised value of that site is \$1,270,000.*
 - 30 2. *In addition, the City will provide ingress/egress easements to the 21 acre*
31 *Woodlea property over additional property that the City owns immediately west of*
32 *the site. .*
 - 33 3. *As part of its School Board will conduct an environmental assessment on the*
34 *Woodlea property. The City and County have already performed a Level I and II*
35 *environmental assessment on the bus barn property and found it to be*
36 *acceptable.*
 - 37 4. *School Board will transfer title to bus barn to City and County (City and County*
38 *shall have separate agreement splitting out property between themselves. (See*
39 *exhibit A)*
 - 40 5. *The School Board will have the right to remain on the Bus Barn property for one*
41 *(1) year as they transition their fleet maintenance to a new and more central*

1 *location. At the end of that time, the School Board has agreed to demolish and*
2 *clear all structures from the city portion of the bus barn property for \$100,000.*
3 *The County will use the buildings on their portion of the bus barn property. The*
4 *City will have the option to do its own demolition of the property as part of the*
5 *eventual construction.*

- 6 6. *School Board will receive \$750,000 for the transfer of bus barn property from the*
7 *County and the City. The apportionment of these funds is still being discussed,*
8 *but we anticipate that approximately \$450,00.000 will come from County and*
9 *approximately \$300,000 will come from the City)*
10 7. *As part of the consideration, the School Board will transfer to the County various*
11 *properties in Leesburg and Fruitland Park that are needed by the County for right*
12 *of way issues. As a result, County funds that were earmarked for right of way*
13 *acquisition can be used to fund this purchase.*
14 8. *Final transfer of property is all subject to the School Board acquiring a bus barn*
15 *replacement property in central Lake County. The School Board has a pending*
16 *contract for that replacement property.*

17
18 *The \$300,000 City cash contribution would come from a reserve portion in the Budget*
19 *(unappropriated infrastructure fund reserves) and the \$100,000 demolition would be*
20 *incorporated into the Public Safety Complex budget. At this time the city has a \$500,000*
21 *Federal Grant to move forward with the design of the Public Safety Complex and the*
22 *engineers are making application for additional grants to complete the design and*
23 *construction which would include this \$100,000 demolition cost. If the city is unable to*
24 *secure the additional funding within a year for the Public Safety Complex then*
25 *demolition would not occur until the funding is secured.*

26
27 Attorney Williams discussed how the properties would be allocated per the map provided in the
28 agenda packet. He said as part of the eventual one way pairing the city would vacate the
29 property at the curve. He said he has been at the city long enough to recall the acquisition of the
30 parcel that is proposed to be traded. He said it was acquired at a cost of about \$60,000 and has
31 been appraised now at about 1.2M. He said about a year ago there was a contract for one
32 million to purchase a far inferior site that did not have good road access and that being able to
33 acquire the gateway property (which is larger and has better access) for \$300,000 was a good
34 deal in contrast.

35
36 Mayor Wolfe asked if the audience wished to comment.

37
38 Denise Laratta

39
40 Ms. Laratta spoke in support of the project and said she appreciated hearing Attorney William's
41 history of the project.

1 **MOTION**

2
3 **Kirby Smith moved to authorize the Horizon Project Team to finalize the negotiations**
4 **between the County and the School Board, seconded by Bob Grenier. The motion carried**
5 **unanimously 5-0.**

6
7 **XI. OLD BUSINESS**

8
9 **Tab 12) Water Tower Painting Update**

10
11 Mr. Hayes reviewed the contract proposal that had been brought to Council at the previous
12 meeting. He said staff has been unsuccessful negotiating a lower price.

13
14 Attorney Williams said he thought the contract was authorized but that council had requested
15 Mr. Hayes to try to renegotiate.

16
17 Councilmember Smith said he thought that Council had only authorized the color and he was
18 not in agreement with \$16,000.

19
20 Attorney Williams asked Ms. Barnett if she could confirm Council's action.

21
22 Ms. Barnett said she could not quote the exact motion as she had not done the minutes
23 however her "City Council Actions Taken" document reflected that it was approved to "paint the
24 Ingraham Tower and new city logo and staff directed to bring back a renegotiated contract."

25
26 Attorney Williams said Council could vote on whether or not to approve the contract.

27
28 **MOTION**

29
30 **Bob Grenier moved to go ahead with the painting contract, seconded by Lori Pfister.**

31
32 Mayor Wolfe asked if there was audience comment.

33
34 **Charlotte Hope, Fox Run'**

35
36 Ms. Hope said if Council votes against the contract it means that the city will not have the new
37 logo and was that correct. Mayor Wolfe answered that was correct.

38
39 **Discussion**

40
41 Councilmember Smith said that although he supported branding that the money could be used
42 on a wayfinding sign or monies could be saved in the water tower budget. He said it could be
43 postponed until after the wayfinding signs are done.

1 Councilmember Gamble noted he has spoken to some taxpayers and when he has explained
2 the details of the contract, they have been in agreement.

3
4 **The motion carried 4-1 as follows:**

5
6 **Robert Wolfe** **Yes**
7 **Lori Pfister** **Yes**
8 **Sandy Gamble** **Yes**
9 **Kirby Smith** **No**
10 **Bob Grenier** **Yes**

11
12 **XII. NEW BUSINESS**

13
14 None.

15
16 **XIII. AUDIENCE TO BE HEARD**

17
18 Betty Burleigh, 214 N. New Hampshire Avenue

19
20 Ms. Burleigh thanked the city workers for the Light Up Event. She said she was very
21 disappointed that the traditional lighting of the park was not held. She said she hoped that it
22 would be put in the budget for next year.

23
24 **XV. REPORTS**

25
26 **Tab 19) City Administrator**

27
28 Ms. Houghton directed Council's attention to the report of upcoming meetings.

29
30 **Human Resources**

31
32 Ms. Tucker wished everyone a Merry Christmas and Happy New Year.

33
34 **Utility Director**

35
36 Mr. Hayes said he had received notification from the State Department of Health that the Utility
37 Department was awarded a \$20,000 grant to upgrade the fluoride equipment at Water
38 Treatment Plant #1 and that he would be bringing a contract to Council for approval.

39
40 **Community Development Director**

41
42 Ms. Rogers wished everyone a Merry Christmas.

43
44 **City Attorney**

1
2 Mr. Williams wished everyone a Merry Christmas.
3

4 **Tab 20) City Council**
5 **Councilmember Pfister**
6

7 None.
8

9 **Councilmember Gamble**

- 10 • Noted a resident in Royal Harbor still complains about water pressure
11 • Stated that Mr. Drury's is attending a meeting with his daughter to find out what foreign
12 county she will be attending next year as a junior through a program sponsored by the
13 Rotary Club
14 • Observed that on the label of the water bottle he was using he did not see nutritional
15 content
16 • Signs: on the north side of US Hwy 441 by Waterman: There is a very old City of
17 Tavares sign and he asked if that would be replaced soon
18

19 Mr. Skutt said the city is planning on two gateway signs. One of them would be in that vicinity so
20 that sign would be coming down.
21

22 **Vice Mayor Grenier**

23 Wished a Merry and safe Christmas to everyone.
24

25 **Councilmember Smith**

26 Wished everyone a Merry Christmas and Happy New Year
27

28 **Mayor Wolfe**

29 Commented on the successful traffic safety stop held recently. Chief Lubins said Officer Paynter
30 spearheaded the project and did an excellent job.
31

32 Mayor Wolfe said it was a great Light Up event and that he agreed with Ms. Burleigh and heard
33 a lot of feedback on the same topic. He wished everyone a Merry Christmas and Happy New
34 Year.
35

36 **Adjournment**

37 There was no further business and the meeting was adjourned at 6:13 p.m.
38

39 Respectfully submitted,
40
41

42 _____
43 Nancy A. Barnett, C.M.C.
44 City Clerk