

**CITY OF TAVARES
MINUTES OF REGULAR COUNCIL MEETING
JULY 20, 2011
CITY COUNCIL CHAMBERS
4:00 p.m.**

COUNCILMEMBERS PRESENT

ABSENT

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

STAFF PRESENT

John Drury, City Administrator
Lori Houghton, Finance Director
Bob Williams, City Attorney
Susie Novack, Deputy City Clerk
Chief Stoney Lubins, Police Department
Jacques Skutt, Director of Community Development
Chief Richard Keith, Fire Department
Chris Thompson, Public Works Director
Joyce Ross, Communications Director
Bill Neron, Economic Development Director
Scott Aldrich, Recreation Project Manager
Brad Hayes, Utilities Director

I. CALL TO ORDER

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

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Bill Hartman, Lady Lake Assembly of God, gave the invocation and those present recited the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Mr. Drury stated he would like to pull Tab 10) Approval of Contract with Gator Sktch for Design of Public Safety Complex. He said this would be moved to the August 3, 2011 agenda.

Mayor Wolfe said he would like to move Tab7) Resolution 2011-17 – Remarketing Agreement to Extend the Sale of Taxable Bonds for Osprey Lodge Project to be heard prior to Tab 6) Ordinance 2011 – Large Scale Future Land Use Amendment Transmittal Far Reach Ranch.

1 **MOTION**

2
3 Kirby Smith moved to approve the agenda, seconded by Sandy Gamble. The motion
4 carried unanimously 5-0.

5
6 **IV. APPROVAL OF MINUTES**

7
8 **MOTION**

9
10 Bob Grenier moved to approve the minutes of July 6, 2011 as submitted, seconded by
11 Sandy Gamble. The motion carried unanimously 5-0.

12
13 **V. SWEARING IN BY CITY ATTORNEY AND DISCLOSURE OF EXPARTE CONTACTS**

14
15 Attorney Williams noted one item on the agenda is a quasi judicial matter (Tab 6) Ordinance
16 2011-06, Large Scale Future Land Use Amendment, Transmittal, Comprehensive Plan Text and
17 Map for Far Reach Ranch/Mead Trust Property, South Shore of Lake Dora, 1352 acres. Attorney
18 Williams swore in those who will be providing testimony on the land use matter.

19
20 Attorney Williams asked Council if any members have had any ex parte communications to
21 disclose; there were none.

22
23 **VI. READING OF ALL ORDINANCES/RESOLUTIONS INTO THE RECORD**

24
25 Ms. Novack read the following ordinances and resolutions into the record:

26
27 **ORDINANCE 2011-06**

28
29 **AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA, AMENDING THE**
30 **TAVARES COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT BY**
31 **ADOPTING A LAKESIDE MIXED USE FUTURE LAND USE CATEGORY**
32 **INCLUDING POLICIES ASSOCIATED WITH THIS CATEGORY; AND A**
33 **FUTURE LAND USE MAP AMENDMENT PROVIDING FOR A CHANGE OF**
34 **FUTURE LAND USE DESIGNATION ON APPROXIMATELY 1352 ACRES OF**
35 **PROPERTY FROM COUNTY SUBURBAN AND URBAN EXPANSION TO CITY**
36 **LAKESIDE MIXED USE FOR PROPERTY GENERALLY LOCATED ALONG**
37 **THE SOUTH SHORELINE OF LAKE DORA; PROVIDING FOR SEVERABILITY**
38 **AND CONFLICTS; PROVIDING FOR TRANSMITTAL, AND PROVIDING FOR**
39 **AN EFFECTIVE DATE.**

40
41 **RESOLUTION 2011-17**

42
43 **A RESOLUTION OF THE CITY OF TAVARES, FLORIDA AMENDING CITY**
44 **RESOLUTION NO. 2011.12 AS PREVIOUSLY AMENDED BY AUTHORIZING**
45 **THE ISSUANCE OF NOT EXCEEDING \$7,700,000 CITY OF TAVARES,**
46 **FLORIDA ADJUSTABLE RATE FIRST MORTGAGE TAXABLE REVENUE**

1 **BONDS, SERIES 2011C (OSPREY LODGE AT LAKEVIEW CREST); AND**
2 **PROVIDING AN EFFECTIVE DATE.**

3
4 **VII) CONSENT AGENDA**

5
6 Mayor Wolfe asked if anyone in the audience had objections to any item on the Consent Agenda;
7 there were none. He asked if Council wished to pull any item.

8
9 **MOTION**

10
11 **Bob Grenier moved to approve the Consent Agenda, Tabs 2, 3, 4 and 5 [Approval of**
12 **Contract for Construction Management Services for Site Preparation & Ballfields**
13 **Construction at Woodlea Sports Complex, Mutual Aid Agreement with Howey in the Hills,**
14 **Acceptance of 2011 Edward Byrne Memorial Justice Assistance Grant for Officer Reserves**
15 **Program Equipment, Confirm Recommendation for Interim Special Magistrate for Code**
16 **Enforcement Board Hearing], seconded by Kirby Smith. The motion carried unanimously**
17 **5-0.**

18
19 **VIII) ORDINANCES/RESOLUTIONS – PUBLIC HEARING**

20
21 **Tab 7) Resolution 2011-17 – Amending City Resolution 2011-12 as Previously Amended by**
22 **Authorizing the Issuance of Taxable Revenue Bonds Series 2011C for the Osprey Lodge at**
23 **Lakeview Crest**

24
25 Mr. Neron noted Council has approved several resolutions relating to conduit bonds for Osprey
26 Lodge Assisted Living. He said the pre-closing was held on July 19, 2011 and this is the final
27 documentation that needs approval. This resolution takes a portion of the Series B bonds making
28 a Series C with adjustable mortgages. He said there is no debt capacity or commitment to the
29 project and there is no legal obligation on the city or residents for repayment of the bonds. Staff
30 recommends approval based on the advice of city and bond counsel.

31
32 Mayor Wolfe asked for any questions or comments.

33
34 Councilmember Smith reiterated that the city is not obligated in any way toward the resolution.

35
36 **MOTION**

37
38 **Sandy Gamble moved for approval of Resolution 2011-17, seconded by Bob Grenier. The**
39 **motion carried unanimously 5-0.**

40
41 **Tab 6) Ordinance 2011-06 – Comprehensive Plan Text Amendment Creating the Lakeside**
42 **Mixed Use Future Land Use Category and Large Scale Future Land Use Map Amendment –**
43 **Far Reach Ranch and Associated properties, 13039 South Dora Boulevard, 29546 Division**
44 **Street and 29781 Shirley Shores Road**

45
46 Mr. Drury said this ordinance is to provide the property with a broad based land use designation
47 which will follow with a zoning in the future. Mr. Drury noted the stakeholders of Tavares met for

1 a year to develop the future of the city and which included citizens, business community,
2 Chamber of Commerce, Historical Society, Rotarians, not for profits, churches and city
3 government. The vision determined Tavares as a capital waterfront city of Lake County building
4 upon a history and creating a business friendly community. The city then branded itself as
5 America's Seaplane City and an economic development strategy was developed and included
6 several employment centers (medical, government, downtown, tourism, retail, restaurants,
7 manufacturing, rail and housing). Tavares also created Florida's newest airport which was
8 approved by the FAA and Florida Department of Transportation Aviation Office. He said the
9 economic development team has pursued seaplane manufacturing and assembly companies to
10 come to Tavares and create high wage jobs for its citizens and including ICON. The Far Reach
11 Ranch has been identified as the best place for ICON and is just north of the existing commerce
12 park. Once a property is annexed into the city, a need to develop its future land use is required.
13

14 Mr. Skutt said this ordinance establishes a new land use category in the comprehensive plan
15 called Lakeside Mixed Use. This ordinance also applies the new category to the 1352 acres
16 annexed into the city in 2010. The new Lakeside Mixed Use category is designed to
17 accommodate employment, commercial and residential uses in a well proportioned and
18 economically sustainable balance, and in an area and manner that is physically and functionally
19 compatible with the lakeside environment. There is a large amount of flexibility built into the new
20 land use category and is therefore required that subsequent planned development zonings will be
21 applied to lands that bear this land use category. These zonings, when they occur, will
22 specifically define and regulate the ultimate uses that will eventually take place in this land use
23 designation. A conceptual plan is part of the ordinance. He said there are five sub areas on the
24 conceptual plan:
25

- 26 • Jurisdictional wetland areas on the conceptual plan are to remain as natural open space.
- 27 • Existing lakes (53 acres total)
- 28 • Employment Sub Area is located on westerly upland area and is characterized with light
29 industrial, office, aviation and institutional uses
- 30 • Village Center Sub Area is located in the center of the property and is characterized as
31 the business, residential and cultural hub (big box retail stores over 1000 sq ft. are not
32 allowed) and the focal point will be for water dependant and related uses in keeping with
33 the live, work and play balance. Residential uses are allowed and balanced with the
34 employment and cultural opportunities
- 35 • Ultra Low Density Residential Area is located to the east and is compatible with existing
36 subdivisions in the county.
37

38 Mr. Skutt noted that in the county the Suburban land use category allows residential density of 1
39 to 3 dwelling units per acre and this sub area is capped at 1.5 dwelling units per acre.
40

41 This property is serviced with large capacity city water and sewer lines that extend all the way to
42 Deer Island and is in the urban service boundary area. It has been annexed into the city and
43 therefore it requires a city future land use designation. It currently has a county future land use
44 designation of urban expansion and suburban. The proposed Lakeside Mixed Use category is an
45 appropriate blend of these existing categories that create a sustainable urbanized land area. The
46 Planning and Zoning Board voted 4-1 at the June 23, 2011 meeting to recommend approval and
47 staff is recommending that ordinance 2011-06 be approved for transmittal to the state. He said

1 he has also included in the council packet a list of residents that have expressed concern over
2 this ordinance and just prior to the meeting received a call from Mr. Roy Fudge of 1631 Sunshine
3 Lane who is objects to noise issues that may be associated with seaplanes. Mr. Skutt said he is
4 available for questions.

5
6 Mayor Wolfe asked for comments from the audience.

7
8 Clay Henderson, Holland and Knight Law Firm, representative for the property owner, provided a
9 background of the Community Planning Act and transmittal process for land use adoption. He
10 noted the proposed land use density is consistent with that which is currently allowed under the
11 county and that over 60% of the property will be protected green space. Mr. Henderson said that
12 after comments from the audience he would like the opportunity to respond to questions or
13 concerns. Environmental issues that may be raised will continue to be addressed as projects
14 come forward in the development and rezoning design and the city will be able to tailor the project
15 to meet those environmental concerns. There are two active eagles' nests which have a
16 sufficient buffer as well as a significant amount of natural buffer lands that are adjacent to the
17 nature park. Mr. Henderson noted his appreciation for the cooperation of the city in working
18 together to create a good economic development opportunity for the community. He said Gary
19 Inglehart, Principle Planner, Ty Maxey, Planner and Ted Wicks are available for questions.

20
21 The following audience members spoke regarding concerns of the future land use change which
22 included issues such as preserving the wetlands, lifestyle changes, loss of fishing spots and
23 wildlife:

- 24
- 25 • John Farnolie, Jr., 1628 Sunset Court, Dora Isles
- 26 • Sherrie Farnolie, 1628 Sunset Court, Dora Isles
- 27 • Maxine Gradell, 30029 Wisoki Drive, Lake County
- 28

29 The following audience members were sworn in by Attorney Williams individually and expressed
30 their support of the future land use change which included items such as wetlands that will be
31 protected, staff and Council working together to make a vision come to fruition, better tax base
32 balance, well planned development, economic development, growth in industries and retail
33 business and a community compatible plan:

- 34
- 35 • Charlotte Hope, 3221 Myakka River Road
- 36 • Denise Laratta, 3000 Lake Huron Lane
- 37 • Freddy Belton, Main Street, Tavares
- 38 • Lee Ridenoure, 3180 Antigua Bay Lane
- 39 • Lou Guigas, Tavares Antique Mall
- 40 • Rodger Kooser, ALS Landing, Downtown Property Owner
- 41

42
43 The following audience members were sworn in by Attorney Williams individually and expressed
44 their concerns regarding Florida panthers on the property, wetlands, loss of wildlife habitat,
45 school overcrowding, road traffic and cost of widening and additional flooding of the housing
46 market:

47

- 1 • Margaret Hussey, 14811 Lens Drive, Lake County
- 2 • Kimberly Toops, 11850 Bruce Hunt Road, Lake County
- 3 • Donna Wilbanks, 28833 Columbia Road, Lake County
- 4 • Sheila Blake

5
6
7 Dara Treadwell, 12944 Lake Dora Circle, Lake County, asked about a triangular area as depicted
8 on the map and the location of two eagles nests that were deemed to be inactive.

9
10 Ms. Blake asked if the village center wraps around a lake on the property.

11
12 Mr. Henderson said that the property is currently under the county land use designation for
13 Suburban and Urban Expansion where there are no requirements for wetlands to be set aside of
14 any kind and as a result the property can be divided up just like the adjacent county property. He
15 said that what is different about the proposal is that it is a mixed use proposal which requires that
16 a substantial amount of the property be kept in its natural condition. He noted that there will still
17 be environmental controls when this comes back for rezoning and development

18
19 Mr. Henderson said the triangle area depicted in the map is four acres that is adjacent to the
20 employment area. It is an upland area and located by itself and therefore will likely remain
21 undeveloped.

22
23 Mr. Henderson said the economic and residential areas are limited and will be enveloped by
24 green space. Wildlife issues will be addressed later in the process and which will include
25 comments from the Fish and Wildlife Conservation Commission. He said Mr. Wicks has a map
26 available which depicts the location of eagle nests. Mr. Drury asked Ms. Treadwell to leave her
27 contact information with Mr. Skutt and a map will be provided which depict where the eagles are
28 located that are currently identified. He asked her to advise the city if there are any eagle nests
29 that need to be added. Mr. Drury confirmed that the village center wraps around a lake and it is
30 the upland area designated for the village center.

31
32 Councilmember Gamble asked how much of the lakeshore area would be utilized by ICON. Mr.
33 Drury said there would be an access ramp. Mr. Henderson said the development areas are set
34 back from the lake but there is a policy to allow the employment are to have access to the lake
35 and would be limited for those purposes.

36
37 Councilmember Smith said it is his understanding that 60% of the property will be protected and
38 40% developed leaving plenty of buffer between any of the current residential and plenty of space
39 for wildlife. Mr. Henderson confirmed.

40
41 Mr. Farnolie reiterated his environmental concerns.

42
43 **MOTION**

44
45 **Kirby Smith moved for approval of Ordinance 2011-06, Large Scale Future Land Use**
46 **Amendment, seconded by Bob Grenier.**

47

1 Attorney Williams said for clarification, Council is approving the ordinance for the transmittal and
2 this is not the final adoption. He said it will come back before Council for another public hearing.

3
4 Councilmember Gamble said he has been in Lake County since 1958 and a lot of residences
5 today were either woods or orange groves. He said when the city went through the visioning
6 process and everyone in Tavares was invited to help develop where we want to go. He said this
7 project and Osprey Lodge will help level the tax base burden and the city has an opportunity that
8 will benefit all of the citizens.

9
10 Vice Mayor Grenier said he concurs and one of the three hats he wears is historical preservation
11 and conservation. He said he sees a good balance between development and the protection of
12 wildlife as well as doing what we need to do to preserve the past while moving forward.

13
14 Mayor Wolfe said the city is moving toward leveling the business/resident tax base and that
15 Tavares is America's Seaplane City. He said he feels this will benefit all of the citizens in
16 Tavares.

17
18 **The motion carried unanimously 5-0.**

19
20 *Mayor Wolfe adjourned the meeting at 5:27; Mayor Wolfe re-adjourned the meeting at 5:34.*

21
22 **IX GENERAL GOVERNMENT**

23
24 **City Administrator Performance Evaluation**

25
26 Mayor Wolfe noted that each Councilmember's evaluation was included in the agenda packet.
27 He said that Mr. Drury has done a great job and according to the evaluations has met or
28 exceeded expectations from each Councilmember.

29
30 Mr. Drury asked if Council would prefer that he leave the meeting during discussions;
31 Councilmember Gamble and Councilmember Smith said no.

32
33 Mayor Wolfe stated Mr. Drury was not seeking an increase in pay or benefit compensation.
34 Mayor Wolfe said he would like Council to consider approving a 3% State Retirement Fund (SRF)
35 increase which was implemented for all other affected employees.

36
37 Councilmember Smith said that he is in favor of a 3% increase and that he has worked too hard
38 to take a 3% decrease in his annual compensation.

39
40 Councilmember Pfister said it was her understanding that last year Mr. Drury agreed to a two
41 year contract and that she would like to honor that contract. She said she felt Mr. Drury has done
42 an excellent job.

43
44 Vice Mayor Grenier noted that he is in favor of a 3% FRS increase.

45
46

1 Councilmember Gamble said he would like to see the actual numbers and more information to
2 ensure that a 3% increase would not actually be a decrease in annual salary after taxes et al are
3 calculated.

4
5 Attorney Williams said that traditional compensation is considered when Council evaluates the
6 City Administrator and which can take place at the next meeting.

7
8 Councilmember Pfister requested to have the minutes of the 2010 negotiations for the City
9 Administrators salary to be provided at the next meeting.

10
11 Councilmember Gamble stated for the record his support for a 3% increase as Mr. Drury should
12 have the rights of all of the employees.

13
14 **MOTION**

15
16 **Kirby Smith moved to table the discussion until the next meeting and to be provided with**
17 **the minutes of the negotiation that happened in 2010, seconded by Lori Pfister. The**
18 **motion carried unanimously 5-0.**

19
20 **City Administrator Annual Project Goals**

21
22 Mr. Drury said that as part of his annual review, he looks for Council's goals for the upcoming
23 year. He said that he has also provided last year's list with an update on each of the 14 goals
24 from May 1, 2010 to April 30, 2011. He read the list of goals for the upcoming year into the
25 record and then asked Council to provide a consensus if each goal is on or off of the list.

26
27 Mayor Robert Wolfe

- 28
29
1. *Get Lake Building property settled with Nick Magrone*
 2. *Start to design/build Public Safety Facility*
 3. *Work with sister city to establish economic relationship*
 4. *Start Pavilion Project one way or another*
 5. *Look into expanding the splash park (Possible Phase II)*
 6. *Get Royal Harbor water problem solved*
 7. *Continue to establish and implement Golden Triangle Fire District*
 8. *Try to secure TDC money*
- 30
31
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37

38 Vice Mayor Bobby Grenier

- 39
40 1. *Continue to work on the previous year's 14 items:*

41
42 *Council Goals For the period May 1, 2010 – April 30, 2011:*

- 43
44
1. *Replace School Bus Barn with Public Safety Facility (Negotiations complete, Property closed)*
 2. *Develop plan for replacement of Public Works Complex (Options presented to Council with Woodlea Road site selected by Council)*
 3. *Continue to redevelop the down town (New business continue to arrive)*
- 45
46
47
48

- 1 4. Complete Seaplane Marina Project (95% complete. Contractor to address
- 2 a few more punch list items and dock connection improvements.)
- 3 5. Implement green initiatives (Hosted second Green fair in Tavares, put in
- 4 place four down town charging stations, developed a green committee,
- 5 Community Back Yard project at Aesop Park including community Garden
- 6 75% complete)
- 7 6. Pursue the financing of the purchase of the Major Alexander St. Clair
- 8 Abrams House and turn into a tourist attraction (No funds placed in the
- 9 budget for this and no grants available for this – project on hold)
- 10 7. Relieve traffic congestion on Alfred Street (Funding secured, design
- 11 contract let and project at 30% design).
- 12 8. Develop a Water Reclamation Facility (Obtained a \$900,000 grant and
- 13 DEP loan, designed project, bid out project and received Council approval
- 14 to award bid at the May 2011 meeting.)
- 15 9. Implement the Tavares brand (From KIOSK and alleyway naming to
- 16 uniforms and decals on vehicles and water tower – the brand is out there
- 17 in full force and plain view across Florida and the United States)
- 18 10. Develop a partnership with Lake County on Parks and recreation
- 19 programs (Received a \$250,000 grant to construct the sports park. Sports
- 20 park under construction)
- 21 11. Develop a Freight Village (We are in a “tee-up” mode by finishing the
- 22 Comp Plan Amendment for Land Use Zoning that permits a Freight village
- 23 and by upgrading rail infrastructure from Tavares to Orlando to make the
- 24 rail lines competitive. Comp Plan is complete and has been submitted to
- 25 DCA, Rail Road Grants have been secured and rail road upgrades
- 26 underway at Dora Canal Bridge)
- 27 12. Extend the nature observation walking board walk at Squib Park (No funds
- 28 budgeted and no grants available – project on hold)
- 29 13. Develop the Woodlea Community Sports Park (under construction).
- 30 14. Gateway Beautification (Developed a Horizon Project team that has
- 31 identified locations for signs and is working on obtaining approval from
- 32 FDOT)
- 33
- 34 2. Work on Economic development initiatives through-out the city
- 35 3. Move forward with Rail Road Depot and Pavilion
- 36

37 Council Member Sandy Gamble

- 38
- 39 1. Continue to move forward with Public Safety Complex
- 40 2. Continue development of Woodlea Community Sports Park
- 41 3. Purchase of property adjacent to New Public Safety Complex
- 42

43 Council Member Lori Pfister

- 44
- 45 1. Pavilion
- 46 2. Aesops
- 47 3. Senior Center
- 48 4. Alfred Street
- 49 5. Amphitheater
- 50 6. Green initiatives
- 51

52 Council Member Kirby Smith

- 1
- 2
- 3 1. *Aggressively seek Economic Development ventures*
- 4 2. *Assisting the Tavares chamber and downtown business district in taking over some special events*
- 5 3. *Rail Road Improvements*
- 6 4. *Continue in building our brand of "Americas Seaplane City"*

7 Councilmember Smith inquired about the establishing Sister City and economic development
8 relations with little or no monies included in the budget. Mr. Drury said that \$2,500 has been
9 included in the budget and there is a group of business leaders throughout the community that
10 meet every 2-3 months and are working with the Mayor to build the Sister City relationship at no
11 cost to the city. He said Tavares business owners are looking for opportunities in Taiwan and
12 currently working toward writing letters to the Mayor, getting the Rotary Clubs active in Taiwan
13 and with our local Rotary Club, starting an international student program and continuing the
14 cultural program such as Dragon Boat. Discussion followed and Mr. Drury identified that Council
15 wishes to continue those meetings to build the relationships.

16
17 Councilmember Pfister and Councilmember Smith stated their support for the Sister City program
18 at no cost and no increase to the budget.

19
20 Mayor Wolfe said he would like to look into expanding Wooton Park/Splash Park toward a 10-13
21 year old age group. Mr. Drury said this might include a figure 8 design and connecting to the
22 same system but as a separate area to the splash park. Councilmember Gamble said his
23 concern would be area taken away from the existing park as well as how much more parking area
24 would be needed to facilitate an expansion. Mr. Drury said staff will provide an in-house
25 conceptual plan, financing, grant opportunities, costs and staffing for Council consideration.

26
27 Vice Mayor Grenier said he would like to continue with the 14 items that are included in last
28 year's goals. He said if a grant funding becomes available on some of the projects that are on
29 hold then we can move forward.

30
31 Mr. Drury asked for feedback regarding the railroad depot. Vice Mayor Grenier suggested grants,
32 providing a conceptual design and finishing the railroad station.

33
34 Councilmember Pfister clarified that she placed the amphitheater on the list however she is
35 referring to acquiring the property and not building an amphitheater. She said that if the city
36 continues searching for grant monies perhaps one day an amphitheater can be built but that she
37 would like the city to secure the property. Mr. Drury said Council has instructed staff to work with
38 the property owner and Trust for Public Lands to come up with alternative ideas for park
39 expansion only (no amphitheater) and that those discussions are 70% complete. He said staff
40 will bring ideas for Council consideration in approximately thirty days. Councilmember Gamble
41 said it is his understanding that a land purchase would go back to the voters for final approval.
42 Mr. Drury said it would be a Council decision.

43
44 Mr. Drury noted that the Senior Center is an initiative for Tavares to begin providing services on a
45 city level and which is currently handled by the County. He said staff and Councilmember Pfister
46 met with Lake County, who is looking to add a food distribution facility in Tavares. He said staff is
47 negotiating how that will look at Ingraham Park which will come back before Council within the

1 next two months. He said the city is moving forward with senior center initiatives starting with
2 meals.

3
4 Mr. Drury said the city is upgrading the Dora Canal bridge this year and lining up the funding for
5 the railroad tracks next year.

6
7 Mr. Drury asked if there should be any additions to the list. He said he will provide a status
8 update on all of the above projects next year.

9
10 *There was a consensus from Council that all of the above goals remain on the list for the*
11 *upcoming year.*

12
13 **Award of Bid for Woodlea Sports Complex for Site Preparation & Construction of Ballfields**

14
15 Mr. Aldrich said the overall objective is to approve the recommended low bidder for the grading of
16 land and construction of one field and the greening of the adjacent land to prepare for future fields
17 and authorize staff to negotiate a contract with the selected bidder. He said on June 12, 2011,
18 the city advertised an Invitation to Bid for the Woodlea Sports Complex Green Space Grading
19 and Ball Field Construction. Four companies responded to the invitation with Pillar Construction
20 Group, LLC of Clermont, Florida, Being the lowest bidder at \$453,971.16. The submission by this
21 company has been reviewed by staff and by the engineer of record, DMC, and has met
22 compliance in all areas. The project is funded through the Infrastructure Sales Tax fund and
23 through an Interlocal agreement with Lake County Board of County Commissioners. The project
24 is expected to be completed by September 30, 2011 or soon thereafter. Mr. Aldrich said that staff
25 recommends moving forward with the selection of the lowest bidder, Pillar Construction Group,
26 LLC, in the amount of \$453.971.16.

27
28 Mayor Wolfe asked for comments from the audience.

29
30 **MOTION**

31
32 **Sandy Gamble moved to approve the staff recommendation by staff [Approve the**
33 **recommended low bidder, Pillar Construction Group, LLC, for the grading of land, the**
34 **construction of one ball field and the “greening” of land in preparation for future ball fields**
35 **and to authorize staff to negotiate a contract with selected bidder.], seconded by Kirby**
36 **Smith. The motion carried unanimously 5-0.**

37
38 **Confirm IAFF Fire Union Negotiations Management Representatives**

39
40 Mr. Drury stated that each year the Council puts together an IAFF negotiations management
41 team. One meeting has been held with the fire union and the current management
42 representation consisting of the City Administrator, Mayor and Fire Chief. Mr. Drury asked for
43 confirmation that it is Councils wish to continue with the same representatives on the negotiations
44 team.

45
46 **MOTION**

47

1 **Sandy Gamble moved to approve the appointment of the Mayor, City Administrator and**
2 **Fire Chief to represent the city in contract negotiations with the IAFF for 2011, seconded**
3 **by Bob Grenier. The motion carried unanimously 5-0.**
4

5 **X. FIRSCAL YEAR 2011-2012 BUDGET**
6

7 **Presentation of Five Year Capital Improvement Plan**
8

9 Ms. Houghton presented the Five Year Capital Improvement Plan for Fiscal Year Proposed
10 Budget 2011-2012 with a brief overview of program areas as well as the Fiscal Year 2012
11 Proposed Operating Budget Special Revenue Funds and Water/Wastewater Restricted Funds
12 and their locations/descriptions in the proposed budget that has been provided to Council.
13

14 Ms. Houghton noted that the total amount of the projects identified for 11 program areas is
15 \$153,094,260. The total amount of Special Revenue Funds is \$1,931,270 and the
16 Water/Wastewater Restricted Funds is \$6,193,445.
17

18 Mr. Drury noted that a more in depth description and discussion of the projects included in the
19 capital improvement plan will take place during the next budget workshop.
20

21 **Fiscal Year Budget 2011-2012 Discussion**
22

23 Mr. Drury said the budget was delivered at the last meeting (July 6, 2011) and the tentative
24 maximum millage rate will be set at the next meeting (August 3, 2011). He said once the
25 maximum millage rate is set it can go down but not up. He said the budget that has been
26 presented and recommends a slight reduction in the millage rate from 6.95 mils to 6.89 mils and
27 calls for a reduction in reserves. Mr. Drury noted this is Council's opportunity to discuss and
28 decide where the budget will go and any comments or questions during the Council's budget
29 discussions will be answered or researched and then brought back to the following meeting.
30

31 Mayor Wolfe stated that he is still reviewing the budget and asked for comments from Council.
32

33 **Councilmember Smith**
34

- 35 • Asked Ms. Houghton about the increase in Legal Services and said she will be bringing
36 back a line item breakdown.
- 37 • Asked for information regarding major collection of Library books at \$35,000 for \$70,000
38 toward books in two years.
- 39 • Asked for information regarding Youth Spring Baseball at \$43,000.
40

41 Ms. Houghton said there are revenue items in the general fund revenues that offset that
42 expenditure and one is team sponsorship and the other is for the fees that the city collects.
43

- 44 • Asked for information regarding \$28,000 (General Services) per year for the traffic lights
45 to the county and would like to know how many traffic lights are in the city
46

1 Ms. Houghton stated that the general fund revenues include an offset under intergovernmental
2 revenues and the city receives some monies from the state to offset the cost of maintenance for
3 the traffic lights. Mr. Drury said staff will provide information regarding costs and reimbursements
4 to the city for traffic lights.

- 5
- 6 • Asked for information regarding 25 tents for the Farmers Market (Seaplane Base and Marina)
7 which was removed (\$2,475) and then added back at a cost of \$4,000.
- 8

9 Councilmember Smith said he will not be present for the August 20,2011 Budget Workshop. He
10 said he would like the maximum millage rate to be as stated in the budget or lower. He said he
11 does not like to see the use of reserves and would like to work towards putting it back into the
12 general budget without increasing the recommended maximum millage rate of 6.89 mils.

13
14 Councilmember Smith noted the Gateway Sign project was not included in the budget.

15
16 Councilmember Gamble

- 17
- 18 • Asked for information regarding the flag pole and lights at the cemetery that was taken out
19 of the budget. He asked if there is something wrong with the existing lights or is this a
20 new item.
- 21 • Asked for information regarding going paperless and would like to look at potential
22 savings.
- 23

24 Mr. Drury said there are long run savings and upfront capital cost. He said Ms. Barnett will
25 provide her thoughts and ideas at the next meeting.

26
27 Councilmember Pfister

- 28
- 29 • Asked for information regarding \$10,000 coming out of reserves and was paid by impact
30 fees previously
- 31

32 Ms. Houghton said it is a Special Revenue Fund called Reserves and collected in one year and
33 appropriated the following year. She said the city does not have any new impact fees coming
34 and are using what has been previously collected to purchase a LED sign.

- 35
- 36 • Asked for information regarding events such as which line items they are placed, why they
37 are placed in different departments, and the change in approval process.
- 38

39 Discussion was held regarding the changing process of event and grant funding approval within
40 the past few years. Ms. Houghton said she will provide a summary of all events, what funds they
41 are being paid out of including line item and page number and a list of those events or
42 contributions to civic groups that were cut.

43
44 Mayor Wolfe asked for comments from the audience.

1 Norman Hope, Myakka River Road, said the budget is not available on the web site. Ms.
2 Houghton said the budget should be uploaded onto the website by the end of the week. Mr.
3 Drury said you can request a paper copy from staff.
4

5 **XI. OLD BUSINESS**

6
7 None.
8

9 **XII. AUDIENCE TO BE HEARD**

10
11 None.
12

13 **XII. REPORTS**

14
15 **Tab 12) City Administrator**

16
17 None.
18

19 **Utility Director**

20
21 Mr. Hayes said the contractors are on site for the reclaimed water project with groundbreaking in
22 approximately two weeks.
23

24 **Tab 14) City Council**

25
26 **Councilmember Pfister**

27
28 None
29

30 **Councilmember Gamble**

31
32 None.
33

34 **Vice Mayor Grenier**

35
36 Councilmember Grenier said Mary Treadway Custar, wife of Ralph Custar and sister of David and
37 Margaret Treadway, passed away this week. He said she was a lifetime resident. He noted that
38 he conducted interviews five years ago of many life residents for historical purposes including
39 Mrs. Custar.
40

41 **Councilmember Smith**

42
43 None.
44

45 **Mayor Wolfe**

46
47 None.

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11

Adjournment

There was no further business and the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

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