

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
December 12, 2017

City Council met in a regular meeting on Tuesday, December 12, 2017 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Bates, Travis and Goodgame. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and City Clerk Ackroyd Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Chicoye gave the invocation followed by the Pledge of Allegiance.

SELECTION OF MAYOR PRO TEM

Council Member Bates nominated Ms. Travis to serve as Mayor Pro Tem; seconded by Council Member Brishke. The motion passed with all members present voting aye.

PUBLIC COMMENTS

Cuqui Whitehead 700 Hooks Street wished everyone a Merry Christmas and Happy New Year and thanked Council for their service.

Cheryl Bedingfield, 15831 County Road 565A, informed Council of the 2018 Police Unity Tour. It is a 3 day, 250-mile bicycle ride from various locations in United States to Washington, D.C. The objective is to raise awareness of law enforcement officers who have been killed in the line of duty, their families and the National Law Enforcement Officer's Memorial.

Charlene Forth 939 W. Desoto Street, expressed concern with time limits.

Jim Purvis, 4206 Hammersmith Drive, commended staff for the holiday decorations in downtown. He inquired about a sign at Hancock Park commemorating how it came to be. City Manager Gray noted staff is replicating it.

REPORTS

City Manager Gray reported more than 15,000 attended this year's Light Up Clermont event on December 1. The new parade route went well and started it at 10am. City Hall will be closed on December 25 and 26 and January 1 for the holidays. The next Council meeting will be January 9, 2018. The December workshop is cancelled.

City Attorney Mantzaris – No report.

Council Member Bates thanked staff and City Manager Gray for doing a great job at the Light Up Clermont event. He congratulated Ms. Bloodsworth for induction into the Lake County Women's Hall of Fame.

Council Member Goodgame – No report.

Council Member Brishke – No report.

Council Member Travis – No report.

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Mayor Ash reported on the 29th annual Light up Clermont event. She thanked the Police, Fire and Recreation Departments. The parade was on Saturday with more than 50 groups represented. Lessons of Carols at the Performing Arts Center was the night of December 2. A 30 piece professional orchestra provided the music. She attended the ceremony to honor Doris Bloodsworth for her contributions to Lake County. Also, spoke to the Girl Scouts at Windy Hill Elementary. Mayor Ash attended the Hurricane recovery task force meeting on December 8 to help evacuees. This committee has been meeting for 2 months. New Beginnings Foundation on Montrose and Safe Neighborhood Center is collecting donations for the evacuees.

CONSENT AGENDA

Mayor Ash advised the next item on the Agenda for consideration was the Consent Agenda and requested anyone wishing to have any item pulled for discussion to please come forward at this time.

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| Item No. 1 – Meeting Minutes | Consider approval of the November 28, 2017 regular Council Meeting minutes. |
| Item No. 2 – 2018 Council Meeting Calendar | Consider approval of the 2018 City Council Meeting calendar. |
| Item No. 3 – Resolution No. 2017-60 | Consider approval of amending certain Parks and Recreation, City Clerk and Utility Billing Fees. |
| Item No. 4 – Resolution No. 2017-61 | Consider approval of the new Employment Policies Manual. |
| Item No. 5 – Resolution No. 2017-63 | Consider approval of FY 2018 Quarter 1 Budget Amendment Resolution. |
| Item No. 6 – Resolution No. 2017-64 | Consider for approval of Robert Guthrie as Special Magistrate in the annual budgeted amount of \$3,600. |
| Item No. 7 – Event and Road Closure Request | Consider Mega Food Truck event with road closures on January 20, 2018. |
| Item No. 8 – Event and Road Closure Request | Consider event and road closures request for the Clermont Downtown Partnership to host their annual “Vintage Market & Garden Show” on February 24, 2018. |
| Item No. 9 – Utility Impact Fee Credit Agreement | Consider agreement with Mattamy Orlando LLC, in the amount up to \$1,825,031 for Water, Sewer and Reclaimed Main up sizing. |

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Item No. 10 – Scope of Services

Consider approval of professional engineering services for Phase 1 of the Downtown Waterfront Corridor Project with BESH Engineering, Inc., in the budgeted amount of \$203,560.

Item No. 11 – Contract Award

Consider request to piggyback the Polk County B.C.C. contract with Asphalt Paving Systems, Inc. to provide pavement management alternative methods in the estimated budgeted amount of \$500,000.

Council Member Goodgame moved for approval; seconded by Council Member Bates. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 12 – Ordinance No. 2017-38 *Final Hearing*

City Clerk Ackroyd Howe read Ordinance No. 2017-38 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large scale Comprehensive Plan amendment for the City of Clermont, Florida, Pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the large scale Comprehensive Plan amendment; setting forth the purpose and intent of the large scale Comprehensive Plan amendment; providing for the adoption of the large scale Comprehensive Plan amendment; establishing the legal status of the large scale Comprehensive Plan amendment; providing a severability clause and providing an effective date.

Council Member Goodgame moved to table Ordinance 2017-38 to January 23; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 13 – Boat Ramp

City Manager Gray noted the City Council previously discussed this item. City staff reviewed potential sites and is working with other agencies. The city hired Richard Levey as a consultant and he will be presenting the information.

Richard Levey commented the boat ramp is set to close on December 17 due to the Victory Pointe project and presented the key components of the plan.

Mr. Levey reviewed the history of the downtown waterfront master plan, the environmental objective, Master Plan interpretation, recent boat ramp timeline, and identified nine potential relocation sites. He highlighted the strengths and weaknesses of each location to include Bell Ceramics, Lake Hiawatha, Lake Minneola West, Lake Palatlahaha Park, Clermont Public Works, Cypress Cove Marina, Hull Road/Palatlahaha River Park, West Beach and Lake Susan Lodge. Furthermore, Mr. Levey reviewed a

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summary of the previous public comments, and identified traffic concerns on County Road 561 and East Avenue. He compared the Butler Chain of Lakes to the Clermont Chain of Lakes.

The recommendation is to proceed with Lake Minneola West as the selected option for either a full site plan with on-site parking or boat ramp only with parking in Lake Hiawatha Preserve. Authorize the City Manager to negotiate the use of one or more of the interim options, consistent with the city's purchasing policies. In addition, direct the City Manager to pursue discussions with Lake County regarding the development of a management plan for the Clermont Chain of Lakes.

Mayor Ash opened the public hearing and requested the public to complete the sign in sheet to provide name and address.

The following citizens spoke regarding the boat ramp agenda item:

Charlene Forth, 939 W. Desoto Street
Cuqui Whitehead, 700 Hook Street
Pat Kelly, City of Minneola
Peggy Cox, Lake County Water Authority District 1 Trustee
Nicholas Mueller, 829 High Pointe Circle, Minneola
Renee Jones, 1203 Diane Place
Gary Voigt, 4552 Barrister Drive
Steve Hanna, 1251 Fran Mar Court
Tod Howard, 1674 Bowman Street
Joy Ray, 156 Nautica Mile Drive
Dillon Franklin, 378 12th Street
Justin Rickman, 11336 Sweetwater Court
Karen Shaver, 500 Shady Nook Drive
Roy Davis, 1445 Lake Avenue
Mark Graff, 1944 Brantley Circle
Mike Perry, Lake County Water Authority
Johann Krieger, 10340 Lake Minneola Shores
Michelle Barnard Pines, 1420 15th Street
Kristie Hershner, 11143 Harder Road
Robert McGirr, 281 Crestview Drive
Steve Farkas, 10140 Canal Zone Way
Stephen Franklin, 378 12th Street
Logan Franklin, 378 12th Street
Greg Amann, 550 East Avenue
Zach Broome, Bowen & Schroth, P.A.
Taco Proper, 565 Blue Cypress Drive
Libby Hanna, 1251 Fran Mar Court
Ash Condon, 13147 Casper Lane
Gary Nelson, 10920 Lake Minneola Shores, Minneola
Dr. Bob Wilson, 1290 Dianne Place
William Delaney, 10312 Lake Minneola Shores
Shawna Vaughan, 473 Blue Cypress Drive
Don Tracy, 800 West Lakeshore Drive
Stephanie Hattock, 846 Osceola Street

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Mayor Ash recessed the meeting at 8:43p.m.; the meeting reconvened at 9:00p.m.

Richard Levey clarified notices were sent to property owners in the city. In reference to the comment the boat ramp is not an appropriate use at Lake Minneola West, it is a passive park and it does include a boat ramp.

Council Member Bates commented Council previously decided to put the boat ramp at Lake Hiawatha prior to closure of the current boat ramp. Those residents expressed concerns so the Council backed away from that location. Mr. Bates asked the Water Authority about the recommended Bell Ceramics site.

Mike Perry displayed graphic illustrations of the proposed sites. The Water Authority worked with staff and Mr. Levey to scour other areas in the city that might work. When the Board looked at the Lake Hiawatha site they noted this is the lowest depth of the side of the lake and the City would have to do substantial dredging. The Board looked at the Bell Ceramics site and noted this site would have less environmental impact as well as possible benefits for local businesses. The Water Authority's view was any time you effect a natural area then that situation is less desirable. Mr. Perry has staff that is very familiar with this area who have spent time probing and looking at water depth. It is deeper on this side than it would be along Lake Hiawatha. This conclusion is based on professional knowledge and not any physical data gathered. As it relates to cost, it is often based on how far to move the materials. The depth would be determined by the size of the boats using the ramp.

Council Member Bates asked staff about time frame. James Kinzler, Director of Capital Projects commented a new location would be two years, but the existing location could be six months.

Council Member Bates inquired if the city has the authority to place signs on the lake to control speed and wake. City Manager Gray replied the City has no jurisdiction on the lake. The City has begun working with the State to place signs on the lake. City Attorney Mantzaris commented the City is working through the process to have signs along the lake. The vast majority of the items discussed regarding management of the lake would require cooperation from other entities.

Council Member Goodgame asked if it was possible to put a culvert from the outflow of Victory Pointe retention pond out to the lake. James Kinzler, Director of Capital Projects, stated a culvert can be done, but the design would need to be modified a bit. A redesign would have to be done to account for the flow, but it could be done notwithstanding cost or timeframe.

Council Member Travis inquired about an estimated cost. James Kinzler, Director of Capital Projects, could not provide an estimate, but only that the culvert could be costly. The major impact would be to the pavilion as well as the event and festival area.

Mayor Ash reiterated the culvert would be a temporary fix and the boat ramp itself would remain the same.

Director of Capital Projects, Kinzler commented the City would lose a million dollars in grants as well as cost a million dollars in changes to the plan to keep the full boat ramp operational permanently.

Council Member Goodgame inquired about the length of the boat ramp. James Kinzler, Director of Capital Projects explained the distance is relatively similar. The difference is the amount of dredging. It's a double ramp to allow twice as many boats.

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Council Member Goodgame inquired whether the design of the parking at Minneola West is equal to the current amount. City Manager Gray stated that was correct however there would be additional grass parking as well. The moving of the road to expand parking was a proposal previously brought to the Council by Lake County.

Mayor Ash expressed concern with delaying the completion of Victory Pointe by keeping the boat ramp open. Director of Capital Projects, Kinzler explained a portion of the boat ramp could stay open while Victory Pointe moves forward, but majority of the parking would be eliminated.

Mayor Ash commented the primary issue is the lack of a boat ramp for six months or two years. If the Council can address the issue with a temporary culvert and arrange for parking elsewhere, then maybe the Council can resolve the primary issue. Then, the Council can decide on a location for the new boat ramp.

City Manager Gray brought up his conversation with CBS Lumber Yard Property about keeping the boat ramp open until the new one is built in which case CBS Lumber Yard Property would be willing to work with the city on parking. This agreement has not yet been finalized.

Mayor Ash requested adding the parking arrangement with CBS Lumber Yard Property to the motion regarding boat ramp relocation. Ms. Ash further requested the City maintain the current boat ramp until the other location is open by using either a culvert or other means. However, people may have to park further down the beach.

City Attorney Mantzaris suggested having two separate motions.

Council Member Goodgame commented that in order to keep the boat ramp open, the Council would like Director of Capital Projects Kinzler to do all that it takes to keep outflow of water to the retention pond so that citizens can have access to the ramp.

City Manager Gray offered to come up with costs and to bring them to the next Council meeting. If Council authorizes, a contract can be put together with CBS Lumber Yard Properties for the next meeting.

Council Member Bates conveyed concerns about potential costs.

Director of Capital Projects, Kinzler confirmed the Mayor's suggested scenario is very economical for short term. City Manager Gray noted this is not a budgeted item and it would have to return to Council.

Council Member Goodgame motioned for the temporary working of the boat ramp as it is; seconded by Council Member Bates. The motion passed with all members present voting aye.

Council Member Bates voiced concern about dredging and environmental impact at Lake Minneola West.

City Manager Gray noted the City has not done anything at Bell Ceramics. The process for building a new boat ramp would have to be started all over again and could take up to two years.

Council Member Travis stated the issues with the Bell Ceramics site is it is too densely populated, the site is on East Avenue and it has too much traffic. She prefers Lake Minneola West.

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Mayor Ash noted Council will not profit from this decision. The city paid over \$1.5 million for the property at Bells Ceramics. Ms. Ash further clarified the property was not donated.

Council Member Travis motioned to move the boat ramp to the Lake Minneola West site; seconded by Council Member Brishke. The motion passed 3 to 2 with Council Members Goodgame and Bates opposing.

NEW BUSINESS

Item No. 14 – Appointments

City Manager Gray noted two available openings on the Police Officers Pension Board with the only applicant being John Baker who has requested reappointment.

Council Member Goodgame moved to reappoint John Baker; seconded by Council Member Bates. The motion passed with all members present voting aye.

City Manager Gray noted two available openings on the Fire Fighters Pension Board with both current members seeking reappointment and no other applicants.

Council Member Goodgame moved to reappoint Jim Purvis and Sy Holzman; seconded by Council Member Bates. The motion passed with all members present voting aye.

City Manager Gray noted three available openings on the Planning and Zoning Commission each serving for a two-year term. All three current serving members seek reappointment.

Mayor Ash asked if the present applicants for the Planning and Zoning Commission wishes to speak before the Council.

The following applicants addressed the Council:

David Colby, 3072 Santa Maria Avenue
Max Krzyminski, 3497 Embers Lane
Julie Santos, 725 East Avenue

Council Member Travis moved to reappoint Tony Hubbard; seconded by Council Member Bates. The motion passed 4 to 1 with Council Member Goodgame opposed.

Council Member Goodgame moved to reappoint Nick Jones. The motion died for the lack of a second to the motion.

Council Member Travis moved to appoint David Colby; seconded by Council Member Brishke. The motion passed with all members present voting aye.

Council Member Travis moved to appoint Julie Santos. Mayor Ash passed the gavel to second the motion. The motion passed 3 to 2 with Council Members

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Bates and Goodgame opposed.

City Manager Gray stated the next appointments would be Outside Agency appointments and that Council Member Brishke has stated interest in the South Lake Chamber of Commerce.

Council Member Bates moved to appoint Council Member Brishke to the Chamber; seconded by Council Member Travis. The motion passed with all Members present voting aye.

City Manager Gray stated the next open appointment was for the League of Cities and that Council Member Bates has indicated his desire to stay on that board.

Council Member Goodgame moved to appoint Council Member Bates to the League of Cities; seconded by Council Member Travis. The motion passed with all members present voting aye.

City Manager Gray stated the next open appointment was for Metropolitan Planning Organization governing board which Council Member Goodgame expressed interest of staying on the board.

Council Member Bates moved to appoint Council Member Goodgame to the Metropolitan Planning Organization and Council Member Travis as the alternate; seconded by Council Member Brishke. The motion passed with all members present voting aye.

City Manager Gray stated the next open appointment was for MPO Bicycle which Roman Brana, the owner of Epic Cycles has expressed interest in being appointed for the committee.

Council Member Travis moved to appoint Roman Brana; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 15 – Ordinance No. 2017-46 Introduction

City Clerk Ackroyd Howe read Ordinance No. 2017-46 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land contiguous to the present city boundaries; providing for an effective date, severability, recording, and publication.

Council Member Bates moved to introduce Ordinance 2017-46; seconded by Council Member Brishke. The motion passed with all members present voting aye.

Item No. 16 – Ordinance No. 2017-47 Introduction

City Clerk Ackroyd Howe read Ordinance No. 2017-47 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida,

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adopting the small scale Comprehensive Plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small scale Comprehensive Plan amendment; setting forth the purpose and intent of the small scale Comprehensive Plan amendment; providing for the adoption of the small scale Comprehensive Plan amendment; establishing the legal status of the small scale Comprehensive Plan amendment; providing a severability clause and providing an effective date.

Council Member Bates moved to introduce Ordinance 2017-47; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 17 – Ordinance No. 2017-48 Introduction

City Clerk Ackroyd Howe read Ordinance No. 2017-48 aloud by title only.

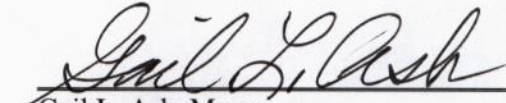
An Ordinance under the code of Ordinances of the City of Clermont, Lake County, Florida, amending the Official Zoning Map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

Council Member Bates moved to introduce Ordinance 2017-48; seconded by Council Member Brishke. The motion passed with all members present voting aye.

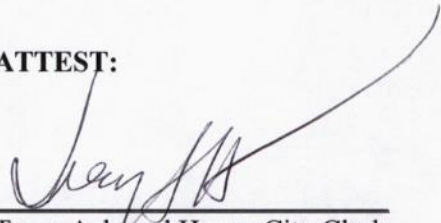
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ADJOURN: With no further comments, this meeting adjourned at 10:01pm.

APPROVED:


Gail L. Ash, Mayor

ATTEST:


Tracy Ackroyd Howe, City Clerk

