

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
March 13, 2018

The City Council met in a regular meeting on Tuesday, March 13, 2018 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, Travis, Bates, and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Brian Broadway gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Economic Development Director Schmidt paid honor to Sommer Sports and Fred Sommer for 35 years of Triathlon events. Mayor Ash presented Fred Sommer with a framed collage.

Fire Chief Bishop stated the Clermont Fire Department achieved International Accreditation as of today. This designation is only held by 170 Fire Departments worldwide. Fire Chief Bishop stated he was proud of his staff and thanked the Council and the City Manager for their support. Fire Chief Bishop presented a plaque to the City from the Clermont Fire Department.

PUBLIC COMMENTS

Choice Edwards congratulated Fred Sommers and Chief Bishop along with the Clermont Fire Department for their achievements. It has come to his attention that the ambulance service in the City may be relocated from its current location. Mr. Edwards requested the ambulance service to be close to Kings Ridge.

Jim Purvis, 4206 Hammersmith, commented on the room being populated due to Council Member Goodgame's response to Lake County's decision regarding ambulances. Mr. Purvis asked if the Council would give assurance to proactively look into ambulance services or have the County better improve their services.

Loni Perrelle, 1016 Everest Street, stated she received an email from Council Member Goodgame regarding ambulance services and requested Council to find a way to have ambulance services available 24 hours a day.

Stephanie Haddock, 846 W. Osceola, Lilly's on the Lake, commented on construction to expand the sidewalk and asked if construction can be pushed out. City Manager Gray replied that there is no sidewalk expansion in the near future by Lilly's on the Lake and asked her to see Capital Planning and Projects Director Kinzler in regards to any road closures.

Judy Proli, 1020 Everest Street, commented in favor of the City having an ambulance service available after 8:00 PM.

Charlene Forth, 939 W. Desoto Street, stated residents come first and cannot imagine not having an ambulance service.

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City Manager Gray addressed the EMS issue stating he received a call from the Lake County Manager wherein the County Manager stated Lake County is not cutting services in south Lake County. Further, every City fire truck has paramedics on it. The ambulances provide the transportation. The City has paramedics who can do the same thing except for transporting. The City has a taxing revenue structure wherein the City owns the ambulance system. One thing council discussed prior was the change to the organizational makeup as the ambulance services will now be under the control of the Board of County Commissioners. The Council would like to discuss taking over that service for the City at a workshop. Mayor Ash added she would like all Council Members present at the workshop discussing this matter.

REPORTS

City Manager Gray reported the Pig on the Pond event was successful over the weekend. He further stated this will be Economic Development Director Schmidt's last Council meeting. He also welcomed back Doris Bloodsworth to help with communications for the City.

City Attorney Mantzaris reported the Senate and the House of Representatives recently passed a bill signed by the Governor titled the Marjory Stoneman Douglas High School Public Safety Act. The City does not need to adopt the ordinance discussed at the previous Council Meeting.

Council Member Bates – No report.

Council Member Goodgame reported he appreciated everyone coming tonight regarding the EMS. He received a letter from the County Manager. City Manager Gray and the Council will work together to come up with a plan to solve EMS issues. He attended the Pig on the Pond event on Saturday wherein they did an excellent job. After Pig on the Pond, he attended an Assisted Living Production at the Performing Arts Center. He attended the accreditation service for the Fire Department with the rest of Council. He went to the soft opening of Lucky's Market.

Council Member Brishke reported on March 1, she attended the Citizens Academy at the Police Department. Chief Broadway gave a brief presentation and a tour of the police headquarters. On March 3, she attended the South Lake Charity Gala wherein South Lake Hospital raised over \$9,000. On March 5, she went to the Lucky's Market's opening. On March 8, she attended the Citizens Academy hosted by Environmental Services where they met the Environmental Services team and was given demonstrations of the workings of certain equipment. This morning, she was proud to attend the Fire Department's accreditation.

Council Member Travis reported on February 28, she went to dinner at Chili's for the Tip a Cop program for the Special Olympics. She also attended Lucky's bacon cutting. Today she attended the meeting for the accreditation of the Fire Department. She also attended the South Lake Hospital Gala fundraiser earlier in the month.

Mayor Ash reported on March 1, she attended the Citizens Academy at the Police Department. On March 3, she attended the Hospital Gala. On March 7, she attended Lucky's bacon cutting. On March 8, the Environmental Services Department hosted the Citizens Academy. On March 10, she attended Pig on the Pond and met with Colin Raye. The proceeds from Pig on the Pond go to scholarships for children in our community. On March 11, she attended the third annual tea ceremony hosted by Caribbean American Association of Lake County of which the proceeds support the Lake Steel Band Orchestra. On March 12, she was at the Public Works' facility to meet with staff. This morning she was present at the accreditation

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of the City's Fire Department. She expressed concerns with Council Member Goodgame's comments in the South Lake Tablet regarding the Lake EMS. The City Manager and Fire Department have been working on the Lake EMS services for over a year. Once all of the information is gathered and ready, the Council will discuss the topic at a workshop and then move to a public council meeting wherein decisions will be made. Until that time, Council Members cannot discuss the matter amongst one another. The workshop and meeting agendas will be posted to the city website for the public to be made aware. This matter will not be taken lightly.

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 February 27, 2018 Regular Council Meeting minutes. |
| Item No. 2 – Easement | Consider Electric Energy Easement with Duke Energy Florida, LLC for installation and maintenance of electrical energy to Victory Pointe Park. |
| Item No. 3 – Resolution No. 2018-07 | Consider authorizing surplus and a quit claim of city property (.022 acres) to Victory Pointe, LLC. |
| Item No. 4 – Event and Road Closure Request | Consider Father's Day Mega Food Truck with road closures on June 16, 2018. |
| Item No. 5 – Event and Road Closure Request | Consider approving the Mega Food Truck Rally with road closures January 19, 2019 from 12:00 PM to 10:00 PM. |
| Item No. 6 – Communications Agreement | Consider approval of professional communication services for the City of Clermont with Crosswords Communication Company, LLC in the amount of \$2,500 per month. |

Council Member Goodgame moved to approve the Consent Agenda; seconded by Council Member Bates. This motion passed with all members voting aye.

UNFINISHED BUSINESS

Item No. 7 – Withdrawal of Boat Ramp Permit

City Manager Gray stated after much research, reflection and discussion with boat owners, property owners, business owners, and the citizens, staff is recommending to withdraw the St. John's River Water Management permit to construct the boat ramp at Lake Hiawatha preserve. He also requested approval to work on two sites with the public and the council to keep the boat ramp at its current location or to

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relocate the boat ramp to the Bell Ceramics site. In 30 days, staff would come back with conceptual designs and at the April 10, 2018 Council Meeting the Council can choose one to move forward with.

Mayor Ash opened the public hearing.

The following were in support of the withdrawal of the boat ramp permit:

Robert Olson, 1290 Dianna Place, representative of Clermont Chain of Lakes Foundation
Steve Hanna, 1251 Fran Mar
Ron Feltner, 12140 Sapphire Drive
Michelle Pines, 1430 15th Street
Libby Hannah, 1251 Fran Mar Court
Shawna Vaughan, 473 Blue Cypress Drive
Mark Plussa, 10845 Bronson Road
Stephen Franklin, 378 12th Street

Mike Perry, Executive Director of Lake County Water Authority, presented bathymetry findings for Lake Hiawatha to the Council and recommended the Bell Ceramics site as the viable site.

Charlene Forth, 939 W. Desoto Street, expressed disappointment in Council's actions.

Council Member Travis requested civility of the citizens. Her vote was based on the consultant's opinion which stated the site was the best place for the City's Master Plan. Now the Council is looking at the Water Authority's opinion to possibly remove the permit and looking at other sites.

Mayor Ash closed the public hearing.

Council Member Brishke noted the wrong decision was made. Her vote was based on safety concerns as safety is her primary concern.

Council Member Bates stated the Council voted on what was thought to be right at the time. At the moment Council appears to be in agreement to rescind the previous vote and move forward.

Mayor Ash noted her vote was based off of staff and engineers' recommendation.

Council Member Bates expressed appreciation that the citizens became organized to support their beliefs.

City Attorney Mantzaris stated staff would like the motion to be to withdraw the St. Johns River Water Management permit for Lake Hiawatha site and consider the two alternative sites of Bell Ceramics and the current boat ramp site.

City Manager Gray stated staff is recommending to look at the existing site where the boat ramp is now as well as the Bells Ceramics site and then staff will return in thirty days with conceptual designs at which point Council can choose one to move forward with. Furthermore, he thanked the boating community and citizens which have met with him consistently to help by suggesting possible options and designs for the boat ramp. The boat ramp options and designs will be posted on the City's website for everyone to see before returning to Council.

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Council Member Goodgame moved to withdraw the St. Johns River Water Management permit for Lake Hiawatha site and consider the two alternative sites of Bell Ceramics and the current boat ramp site; seconded by Council Member Bates. This motion passed with all members voting aye.

Mayor Ash recessed the meeting at 8:03pm. Mayor Ash reconvened the meeting at 8:14pm

The following three items were heard consecutively and voted on separately.

Item No. 8 – Ordinance No. 2017-37, Final, Hancock Public Works/Keating

City Clerk Howe read Ordinance No. 2017-37 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.

Item No. 9 – Ordinance No. 2017-38, Final, Hancock Public Works/Keating

City Clerk 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.

Item No. 10 – Ordinance No. 2017-39, Final, Hancock Road Industrial Park

City Clerk Howe read Ordinance No. 2017-39 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.

Senior Planner Kruse presented the request for annexation, rezoning and future land use for a future public works facility. Staff recommends approval of the annexation. The City has received comments from state agencies which provided a review for the large-scale comprehensive plan amendment wherein no objections were found. Staff recommends approval of the large scale comprehensive plan amendment to change the future land use. The applicant is requesting rezoning on 21 acres. Applicant has requested a total of ten waivers to allow development flexibility. Two additional changes have been drafted regarding clarification of condominium language and, under exhibit B, the permitted uses section has been changed

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for the ability to allow clinics. Staff recommends approval of Ordinance 2017-39 with the presented changes.

John Keating, 250 E Colonial Drive, Applicant, concurred with staff's recommendation.

Mayor Ash opened the public hearing. There were no comments. Mayor Ash closed the public hearing.

Council Member Bates questioned Exhibit B and requested clarification regarding the clinics. Mr. Keating replied he was thinking of a possibility of a Centra Care type of business in the front.

Mayor Ash questioned the location of the fencing. Senior Planner Kruse responded the fencing would be in area A. Mr. Keating clarified the fencing would serve to secure the area and he would work with Duke Energy to make sure the fences would not conflict with their access.

Senior Planner Kruse clarified there are no prohibited uses on the outdoor storage.

City Manager Gray stated the Sanitation Department starts at 6:00 am and will miss morning traffic. Public Works Director Brunson clarified Sanitation has roughly thirteen operational trucks that operate four days a week and starts at 6:00 am. Staff starts between 6:00 am to 8:00 am and leaves between 3:00 pm to 5:00 pm.

Council Member Bates moved for approval of Ordinance 2017-37; seconded by Council Member Goodgame. The motion passed 5 to 0 with a roll call vote.

Council Member Bates moved for approval of Ordinance 2017-38; seconded by Council Member Council Member Goodgame. The motion passed 5 to 0 with a roll call vote.

Council Member Bates moved for approval of Ordinance 2017-39 as amended; seconded by Council Member Goodgame. The motion passed 5 to 0 with a roll call vote.

NEW BUSINESS

Item No. 11 – Variance Request, *At Home*

Assistant Development Services Director Henschel presented the variance request to allow a wall sign area greater than 200 square feet and to allow a second wall sign with an area of 77 square feet. The existing Kmart store located on this property does have 3 wall signs. The variances will provide more visibility without the signs being out of character with the surrounding area. Staff recommends approval of the variance request.

Jimmy Fuller, representing the applicant, commended staff and expressed the desire to improve the quality of the shopping center.

Mayor Ash opened the public hearing.

Jim Purvis, supported the request.

Mayor Ash closed the public hearing.

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Council Member Travis and Council Member Brishke expressed agreeance with Mr. Purvis' comments.

Council Member Goodgame requested a Go Dark clause be included. City Attorney Mantzaris stated it would be inappropriate to add a condition that is not related to the variance.

Council Member Travis moved to approve the variance request; seconded by Council Member Brishke. This motion passed with all member voting aye.

Item No. 12 – Ordinance No. 2018-10, *Introduction, Citrus Tower Commerce Center*

City Clerk Howe read Ordinance No. 2018-10 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 2018-10; seconded by Council Member Goodgame. The motion passed with all members voting aye.

Item No. 13 – Ordinance No. 2018-11, *Introduction, Anderson Hill*

City Clerk Howe read Ordinance No. 2018-11 aloud by title only.

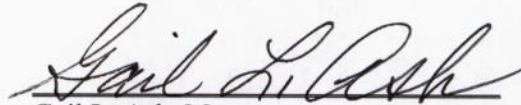
An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida, amending the official zoning map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability,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

Council Member Bates moved to introduce Ordinance 2018-11; seconded by Council Member Goodgame. The motion passed with all members voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:49pm.

APPROVED:


Gail L. Ash, Mayor

ATTEST:


Tracy Ackroyd Howe, City Clerk

