

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
April 10, 2018

The City Council met in a regular meeting on Tuesday, April 10, 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 Oyewale, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Ramiro Colon gave the invocation followed by the Pledge of Allegiance.

PROCLAMATIONS

City Clerk Howe read the North American Occupational Safety and Health proclamation aloud. Mayor Ash presented the proclamation to Deymond Hill.

City Clerk Howe read the Drinking Water Week proclamation aloud. Mayor Ash presented the proclamation to Environmental Services Director Westrick.

PRESENTATIONS

Police Chief Broadway introduced David Colon who gave an update on the Oakhurst Community policing.

Police Chief Broadway recognized and presented the Community Service Award to Officer Jeremiah Avila, the Civilian of the Year Award to Desiree Cicco, the Officer of the Year to Officer Patrick McBride, the Supervisor of the year to Sergeant Jason Sayre and Sergeant Malcolm Draper, the Life Saving Award to Officer Patrick McBride, Officer Peutlthai Scharschmidt, Officer Andrew Wilkins, Officer Uziel Dubi, Officer Mohamed Nasser, Officer Erin Razo, and Officer Brittney Wegner as well as the Valor Award to Sergeant Nicholas Bloom. Officer McMaster presented Police Chief Broadway with the Lifesaving Award.

PUBLIC COMMENTS

Allison Strange, PFX Athletics, reported the Spring Games concluded for the eleventh year and thanked the Council, Mayor Ash, and City Manager Gray for their support. Ms. Strange also thanked Chief Broadway, Officer Kruse and the Police Department for their work as there were no incidents this year. She also thanked Fire Chief Bishop and his staff for being available. A total of 315 college softball teams participated in the Spring Games which included 1,489 games over 36 days. All games played were in Lake County with 80% of those games taking place in the City of Clermont. They were able to donate 550 t-shirts to students at Clermont Elementary. There are 40 teams which have registered for next year already. The Sun Conference is May 3, 2018 to May 5, 2018. The NAI World Series occurs May 23, 2018 to May 31, 2018. On May 23, 2018, the Champions of Character Event takes place in which the young athletes have the opportunity to meet the 10 championship teams along with Olympians and professionals in the track and field division. On May 25, 2018, the opening ceremonies occur at 6:30 PM.

Shawna Vaughan, 473 Blue Cypress Drive, congratulated Bec Gange for her accomplishment as the 2018 women's world championship wakeboarder.

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Ms. MJ Coleman, President of Lake County Rowing Association, expressed gratitude for the boathouse. Recent accomplishments include four members receiving college scholarships and giving back \$9 million while focusing on attracting teams from across the area.

REPORTS

City Manager Gray reported there will be a Council Workshop tomorrow regarding Lake EMS at 6:30pm in the Council Chambers. One change to the agenda is item 6, the variance request, is asking to be tabled to May 22, 2018.

Council Member Goodgame moved to table variance request to May 22, 2018; seconded by Council Member Bates. The motion passed with all members voting aye.

City Attorney Oyewale reported she was present on behalf of City Attorney Mantzaris.

Council Member Bates – No report.

Council Member Goodgame reported there were two EMS summits at Summit Greens and at the City Arts and Recreation Center regarding understanding how the EMS operates. There was a good attendance at both meetings.

Council Member Brishke reported she accepted a position with the Board of Directors for the South Lake Animal League which is a non-profit no kill animal shelter.

Council Member Travis reported attending a quarterly division Tourism Development Council meeting yesterday. The Tourism Development Council was working on modifying their website and she will be suggesting our splash pad be added to it.

Mayor Ash reported on March 28 she welcomed students to the Partner for Success event at the City's Arts and Recreation Center which highlighted special programs in the City's High Schools. On March 29, she attended the Lake County Parks and Trails meeting at the Cooper Library wherein existing parks, trails and the new South Lake Regional Park were discussed. She started Clermont's first Cycle and Seek at Waterfront Park on March 31. On April 2, she attended the swearing in of Officer Sean Coons. On April 6, she took part in the groundbreaking of South Lake Regional Park. The park is located on Max Hooks Road in Groveland. Then, she welcomed residents to the commemoration at City Hall Park which was hosted by the Veterans Association and the Clermont Downtown Partnership. That same night, the veterans staged a vintage car show in downtown. Mayor Ash also congratulated Council Member Travis for winning the bronze medal at the National USAT Duathlon Sprint Run on April 7 and for winning gold medals on March 10 and March 24.

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.

Item No. 1 – Meeting Minutes

Consider approval of the March 27, 2018 Regular Council Meeting Minutes.

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Item No. 2 – Resolution 2018-09

Consider approval of Interlocal Agreement amendment with Lake County relating to a 5-cent local option fuel tax.

Item No. 3 – Bid Award

Consider award to Folsom Services, Inc. to provide electrical services for lift station E14 in the total budgeted amount of \$56,963.

Item No. 4 – Bid Award

Consider award to LJ Power, Inc. for generator maintenance and repair services in the budgeted annual amount of \$63,850.

Council Member Goodgame requested item 2 be pulled for discussion.

Council Member Bates moved to approve items 1, 3 and 4; seconded by Council Member Travis. This motion passed with all members voting aye.

Council Member Goodgame stated Item 2 was an agreement relating to a 5-cent local fuel tax. The funds will go to our roads however, the County and City are growing so fast that the fuel tax cannot keep up with the roads.

City Manager Gray noted this is a tax the County Commission will place on the ballot in November. This agreement is to receive the funds from the local gas tax if it gets approved by the voters.

Council Member Goodgame moved for approval of item 2; second by Council Member Bates. This motion passed with all members voting aye.

UNFINISHED BUSINESS

Item No. 5 – Boat Ramp

City Manager Gray presented two boat ramp concepts. Concept 1 is for the existing site. This concept would need to remove the current boat house and build a new boat house at Bell Ceramics. The cost of this concept is estimated at \$1.443 million. Completion of Concept 1 would be 18 months. This site would have limited expansion and has safety concerns with motorized versus non-motorized water vehicles. Other impacts found with this concept would be increasing traffic congestion at this site. Concept 2 is the former Bell Ceramics property. This was the original recommended site from 2015. Concept 2 has the same number of parking spaces as Concept 1 but with room for potential expansion. Access to Concept 2 would be off of East Avenue and the City would add turning lanes through the use of the right-of-ways owned by the City. The Clermont boathouse would remain at the existing location. The estimated cost of Concept 2 is \$1.553 million with the cost of re-routing the trail included. This concept would take approximately two years to complete with obtaining a permit from St. Johns River Water Management District. This site would separate the motorized from the non-motorized water vehicles while providing room for expansion. The City received feedback from over 80 people online and in person. City Manager Gray distributed public comments to the Council.

Mayor Ash opened the public hearing.

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Stephen Franklin, 12th Street, requested to keep the existing boathouse and build a boat ramp at Bell Ceramics.

Linda Gilbert, 161 Nautica Mile Drive, expressed safety concerns with Concept 2.

Jill Huntington-Smith, 224 Nautica Mile Drive, expressed preference to Concept 1 and safety concerns with Concept 2.

Nick Mueller, 529 High Pointe Circle, Minneola, expressed support for Concept 2.

Sean Walker, 188 Nautica Mile, opposed Concept 2 due to not seeing any advantage over the existing site.

Joy Roy, 156 Nautica Mile Drive, expressed concern with safety in regards to Concept 2.

Gina Wagman, 204 Nautica Mile Drive, conveyed concern with traffic congestion and safety of Concept 2.

Wesley Powers, 16418 Lakeshore Drive, expressed support for the Bell Ceramics site.

Shawna Vaughan, 473 Blue Cypress Drive, questioned costs and conveyed support for the Bell Ceramics site.

Debbie Kylie, 10812 Crescent Lake Court, expressed concern with moving the boathouse.

Mark Plussa, 10845 Bronson Road, asked for the results of the poll and expressed support for Bell Ceramics.

Libby Hanna, 1251 Fran Mar Court, stated there is more access at Bell Ceramics.

Don Townsend 15841 Tower View, conveyed support for the Bell Ceramics site.

Brian Marony, Blue Cypress Drive, expressed support for the Bell Ceramics site.

Dr. Robert Olson, 1290 Dianne Place, expressed support for the Bell Ceramics site as the boathouse needs that space and separation for the future.

Paul McPherson, founding member and Board Member of Lake County rowing, 15635 State Road 50, expressed preference to leaving the boathouse where it is.

Mayor Ash closed the public hearing.

Mayor Ash recessed at 8:20pm. The meeting was reconvened at 8:31pm.

City Manager Gray responded to the public comments by stating the current work being done at the Bell Ceramics property is to install a lift for the Fire Department's boat, however there are no future plans for the Bell Ceramics site. The response from the feedback include nineteen votes for Concept 1 and forty-two votes for Concept 2. Of those, 24 people identified as living in the city and three people identified as living

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in the County. In reference to the public comment made regarding moving the beach area, the City is not allowed to move the beach area without a permit from the State which are rarely given out. Victory Pointe is the stormwater project which is crucial to the lake system and the chain of lakes. The City has funded Victory Pointe through the extra penny tax from the private sector.

Capital Planning & Projects Director Kinzler presented cost estimates of an estimated total of \$1.4 million roughly for Concept 1 and an estimated total of \$1.5 million for Concept 2.

City Manager Gray stated Bell Ceramics was the original location when developing the master plan as it had room for over flow as well as separated the motorized from non-motorized activity. Since there is also room to re-route the trail around Concept 2, staff returned to the original recommendation of Bell Ceramics for the new boat ramp.

Council Member Bates conveyed concern regarding permitting for the Bell Ceramics site and desire to find possible outside funding for the new boat ramp. City Manager Gray replied staff could request the permit to be expedited as St. John's is aware of the situation. The estimated completion time for the new boat ramp at Bell Ceramics would be two years with the longest part being permitting for the site. Lake County and Lake County Water Authority would be willing to participate in the funding of the boat ramp at Bell Ceramics.

Council Member Goodgame expressed interest in separating motorized activities from non-motorized activities.

Council Member Brishke stated her first priority is safety. She met with the Police Chief and Fire Chief to discuss the possibilities of each boat ramp. The Police Chief and Fire Chief expressed concerns to her of traffic on East Avenue. As a result, Council Member Brishke would like to see another traffic study done. City Manager Gray clarified the Metropolitan Planning Organization did a traffic study for East Avenue which stated East Avenue had 5,600 cars per day at peak time. There is still capacity on East Avenue at the level of service it has today.

Council Member Brishke suggested using the old Public Works grounds for off-site parking and to keep the boat ramp where it is. City Manager Gray responded the property, which is 8 or 9 acres, is owned by the City and would reduce the cost of Concept 1 significantly.

Mayor Ash conveyed concern with the cost of parking and moving of the boathouse. At Bell Ceramics, traffic and parking is an issue. The boat ramp decision is a vital decision for the Council which will determine the future use of the City's lakefront.

City Manager Gray stated East Avenue will be revamped from the lake to Highway 50 and currently needs to be rebuilt as it is. The City would add a turn lane on East Avenue to help traffic flow.

Mayor Ash asked for a traffic light to be installed at East Avenue and the entrance into the park to control the traffic flow.

City Manager Gray stated the trail will be realigned to make it safer.

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Council Member Brishke suggested revisiting the boat ramp on 5th Street. City Manager Gray replied staff did look at the original site on 5th Street. Downtown roads are not set up for boat traffic and the water depth is not as deep. This site might require more dredging than the other sites and the main concern would be boat traffic going through the neighborhoods.

Mayor Ash expressed concerns with volume of vehicles if the boat ramp were moved to 5th Street.

Council Member Bates moved to approve the Bell Ceramics site to move forward; seconded by Council Member Goodgame. The motion passed 4 to 1 with Council Member Brishke voting nay.

Mayor Ash stated her vote came with hesitation due to traffic concerns for East Avenue and requests the City to continue to address traffic issues to minimize concerns.

NEW BUSINESS

Item No. 6 – Variance Request, *New Beginnings Greenhouse*

This item was tabled to the May 22 meeting.

Item No. 7 – Ordinance No. 2018-08, *Introduction, Magnolia Center Rezoning*

Deputy City Clerk Zinker read Ordinance No. 2018-08 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 No. 2018-08; seconded by Council Member Goodgame. The motion passed with all members voting aye.

Item No. 8 – Ordinance No. 2018-12, *Introduction, 607 & 619 Lake Ave Comprehensive Plan Amendment*

Deputy City Clerk Zinker read Ordinance No. 2018-12 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, 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 No. 2018-12; seconded by Council Member Goodgame. The motion passed with all members voting aye.

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Item No. 9 – Ordinance No. 2018-13, *Introduction, 607 & 619 Lake Ave Rezoning*

Deputy City Clerk Zinker read Ordinance No. 2018-13 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 No. 2018-13; seconded by Council Member Goodgame. The motion passed with all members voting aye.

Item No. 10 – Ordinance No. 2018-15, *Introduction, Goodman Commerce Center Annexation*

Deputy City Clerk Zinker read Ordinance No. 2018-15 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 No. 2018-15; seconded by Council Member Goodgame. The motion passed with all members voting aye.

Item No. 11 – Ordinance No. 2018-16, *Introduction, Goodman Comprehensive Plan Amendment*

Deputy City Clerk Zinker read Ordinance No. 2018-16 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, 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 No. 2018-16; seconded by Council Member Goodgame. The motion passed with all members voting aye.

Item No. 12 – Ordinance No. 2018-17, *Introduction, Goodman Commerce Center Rezoning*

Deputy City Clerk Zinker read Ordinance No. 2018-17 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.

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Council Member Bates moved to introduce Ordinance No. 2018-17; seconded by Council Member Goodgame. The motion passed with all members voting aye.

Item No. 13 – Ordinance No. 2018-18, Introduction, Victory Pointe, LLC Comprehensive Plan Amendment

Deputy City Clerk Zinker read Ordinance No. 2018-18 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, 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 No. 2018-18; seconded by Council Member Goodgame. The motion passed with all members voting aye.

Item No. 14 – Ordinance No. 2018-19, Introduction, Victory Pointe, LLC Rezoning

Deputy City Clerk Zinker read Ordinance No. 2018-19 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 No. 2018-19; 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 9:33pm.

APPROVED:


Gail L. Ash, Mayor

ATTEST:


Tracy Ackroyd Howe, City Clerk