



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA**

3:00 PM, Tuesday, December 9, 2025

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor or by majority vote of the Council. To avoid disruption of the meeting, speakers should avoid inappropriate language, personal attacks and derogatory statements and direct comments to the Council. Everyone is requested to be respectful of each other even when we disagree. All public comments should be directed to the Council, and the issue at hand. Everyone should avoid personal attacks and derogatory statements. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CONSENT AGENDA

The next portion of the meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

Item No. 1 - Meeting Minutes Approval

Consider minutes approval of the October 21, 2025, CRA/Council Joint Workshop and the October 28, 2025, Council Meeting.

Item No. 2 - Council Meeting Calendar Approval

Consider the 2026 meeting calendar.

Item No. 3 - Surplus Request

Consider declaring end-of-life inventory as surplus from Public Services, Parks and Recreation, Finance, and Information Technology and provide disposal per the Procurement Policy.

Item No. 4 - Surplus City Property

Consider declaring surplus property (5,222 sq. ft.) along Carroll Street as part of the Pendler Agreement.

Item No. 5 - Lake County Water Authority Agreement

Consider approval of the Lake County Water Authority Agreement from October 1, 2025 to September 30, 2026.

Item No. 6 - Change Order Approval
Vision and Activation Plan

Consider approval of Change Order 1 to the contract with ABA Ethos, LLC., for additional services in the budgeted amount of \$49,500.

Item No. 7 - Grant Application & Budget Amendment
FL Urban and Community Forestry

Consider approval to apply for the Florida Forest Services Tree Planting Grant Program and budget amendment.

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Item No. 8 - Grant Application & Budget
Amendment
FDEP Garbage Truck Project

Consider approval to apply for a Grant through the Florida Department of Environmental Protection and Budget Amendment.

Item No. 9 - Interlocal Agreement Amendment
Wellness Way Consulting Services

Consider approval of the third amendment to extend an additional 5 years to September 30, 2030, with the County providing funding not to exceed an additional \$35,000 per year and retroactive application to October 1, 2025.

Item No. 10 - Sole Source Agreement
Public Services

Consider sole-source term agreement approval with Xylem Water Solutions USA, Inc. for the acquisition of Flygt pumps, parts, and repairs.

Item No. 11 - Request For Proposal Award
Real Estate Broker and Appraisal

Consider award approval of the RFP and execute a Term Contract with The Urban Group, Cushman & Wakefield, and Saunders Real Estate to acquire brokerage and appraisal services.

Item No. 12 - Bid Award and Budget Amendment
Pier Removal

Consider approval to award the bid to Flo Construction Company for the demolition and removal of two hurricane-damaged piers in the total budget amendment amount of \$135,000.

Item No. 13 - Bid Award
Electrical Rehabilitation To Lift Stations

Consider awarding a bid to RCM Utilities, LLC to provide electrical rehabilitation to lift stations 15, E2, and E21 in the budget amount of \$224,760.

Item No. 14 - Bid Award
Grounds Maintenance Services for ARC facility

Consider approval to award a Term Contract to Quality By Design, Inc. to provide landscaping services for the Arts and Recreation Center.

Item No. 15 - Piggyback Term Agreement
Public Services

Consider piggyback approval of Seminole County Term Contract No. IFB-605032-25 with Ferguson Enterprises, LLC DBA Ferguson Waterworks for inventory parts for utilities operations.

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Item No. 16 - Piggyback Purchase Approval and
Budget Amendment
IT Equipment

Consider approval to purchase under
OMNIA Partners Contract Nos. NCPA
01-170 and 01-125 with Verteks
Consulting, Inc. and RingCentral, Inc.
for updated telecommunication system
and conferencing room equipment and
budget amendment of \$185,000.

Item No. 17 - Piggyback Purchase Approval
Brush Truck for Fire Station No. 5

Consider purchase approval under
Florida Sheriffs Association
Cooperative Purchasing Program
Contract No. FSA25-VEF19.0 with
Ten-8 Fire & Safety, LLC to purchase a
Type-6 wildland firefighting brush
truck in the budgeted amount of
\$570,000.

Item No. 18 - Piggyback Purchase Approval
FS No. 5 Temporary Site

Consider purchase approval under
Sourcewell Contract No. 120822-BXX
with BOXX Modular, Inc., for Fire
Station 5 temporary bunk house in the
amount of \$240,470.

Item No. 19 - Emergency Purchase Approval and
Budget Reallocation
FS No. 5 Temporary Site

Consider approval to execute an
emergency purchase with GP
Construction for the design and
construction of an apparatus bay,
equipment storage structure and install
living facility for the interim Fire
Station 5 and a budget reallocation in
the amount of \$621,184.

Item No. 20 - Board Appointments

Consider appointing Vincent Niemiec,
David Colby and Ebo Entsuah to the
Planning and Zoning Commission;
Kelly Cartier to the Police Officers
Pension Board of Trustees; and Debra
Vallier to the Code Enforcement Board.

UNFINISHED BUSINESS

Item No. 21 - Amendment to Resolution No.
2023-023R

Consider a waiver of condition to
resolution.

Item No. 22 - Ordinance No. 2025-039 *Intro/
Transmittal
Ivey Ridge LSCPA*

Consider the land use change from
Lake County Urban Low to City of
Clermont Low Density Residential.

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Item No. 23 - Ordinance No. 2025-040 *Intro
Ivey Ridge Rezoning*

Consider zoning change from Lake County Planned Unit Development to City of Clermont Planned Unit Development.

NEW BUSINESS

Item No. 24 - Variance Request
462 W. Osceola Street

Consider two variance requests to allow for a side yard setback from 7.5 ft to 0 ft and a rear yard setback from 25 ft to 23 ft for a detached garage to be installed.

Item No. 25 - Variance Request
NE of Ryan and Chestnut Street

Consider five variance requests to allow for a duplex to be constructed on a vacant parcel.

Item No. 26 - Variance Request
582 E. Desoto St.

Consider variance requests to allow for a secondary residential driveway access within 100 linear feet; and to allow a driveway to encroach into the rear yard setback to be less than the minimum requirements of the special setback.

Item No. 27 - Variance Request
Walmart

Consider two variance requests to allow for a fence to be more than six feet in a commercial district; and to allow for a shipping container to be used for a drone delivery service for a longer time period allowed under a temporary structure permit.

Item No. 28 - Ordinance No. 2026-001 *Intro
Accessory Dwelling Units*

Consider the introduction of the ordinance of the proposed impact fee reduction for ADU's.

REPORTS

PRESENTATIONS

Item No. 29 - Request For Proposal Award

Presentations of the top 3 bidders for the Public Communication, Social Media and Brand Management Services.

ADJOURN

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Public Notice

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Meeting agendas are available on the city website and are posted within the first floor of City Hall.

Should any person desire to appeal any decision of the City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (352) 241-7331 (Voice) no later than two (2) business days prior to the proceeding or by contacting the City Clerk's Office at cityclerk@clermontfl.org. TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the City Clerk for the City's records.