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2
3 **CITY OF TAVARES**
4 **MINUTES OF REGULAR COUNCIL MEETING**
5 **APRIL 5, 2006**
6 **CITY COUNCIL CHAMBERS**
7
8

9 Vice Mayor Gamble called the meeting to order at 5:00 p.m.

10
11 **COUNCILMEMBERS PRESENT**

ABSENT

12
13 Sandy Gamble, Vice Mayor
14 Robert Abernathy, Councilmember
15 Councilmember Robert Speaks
16 Dennis Wilson, Councilmember
17

Nancy Clutts, Mayor

18 **STAFF PRESENT**

19
20 Dorothy A. Keedy, City Administrator
21 Robert Q. Williams, City Attorney
22 Nancy Barnett, City Clerk
23 Susan Jackson, Director of Community Development
24 Donna Saladin, Director of Community Services
25 Lori Houghton, Finance Director
26 Aaron Mercer, Public Works Director
27

28 Pastor Tim Green of the First Baptist Church, gave the invocation and those present recited
29 the Pledge of Allegiance.
30

31 **APPROVAL OF MINUTES**

32
33 **Robert Abernathy moved, seconded by Robert Speaks to approve the minutes of the city**
34 **Council Workshop of March 9, 2006, and the City Council Meeting of March 15, 2006 as**
35 **submitted. The motion was approved unanimously 4-0.**
36

37 **AGENDA REVIEW**

38
39 Vice Mayor Gamble noted that Mayor Clutts was unable to attend this meeting due to a
40 conflict and that she had requested that Items 8 [Ordinance #2006-24], Item 9 [Resolution

1 #2006-05 – Finding of Necessity, and Item 10 [Resolution #2006-06] be postponed to the
2 next Council meeting.

3
4 **Robert Abernathy moved to continue Items 8, 9, and 10 to the City Council meeting of**
5 **April 19, 2006 at 5:00 p.m., seconded by Robert Speaks.**

6
7 **The motion carried unanimously 4-0.**

8
9 **PROCLAMATION/PRESENTATIONS**

10
11 Attorney Bonifay with Akerman Senterfitt stated she would be introducing the persons
12 present who would be making presentations regarding the redevelopment of the Lake Region
13 property. She said a lot of time has been spent working through concepts and meeting with
14 staff to understand the current zoning requirements. She said at the conclusion of the
15 presentation there will be three areas that the developer will want to bring back to Council as
16 requests for changes in the existing zoning to accommodate some of the issues that have
17 evolved over time and to facilitate a shared partnership with the City.

18
19 Rodger Kooser of Ideal Florida Homes stated he was the developer who was planning to
20 develop the site of the former Lake Region Packing Plant. He said he would provide a brief
21 overview of his company's background. He said the objective of Florida Homes has been to
22 build beautiful lifestyle communities in Florida at a high quality. He said they looked forward
23 to working with the city and the staff to develop exciting residential lifestyle within the heart
24 of Tavares. He said they would like to create an environment to harbor economic
25 development in downtown Tavares and to develop a building that the community will be
26 proud of. He introduced his partner in Ideal Family Homes, Bruce Herman. He said they try to
27 create diverse styles that blend with the style of the city. He then showed a power point
28 presentation that depicted other projects in Florida.

29
30 Mr. Kooser stated that the team who will be working on the Tavares Station project is
31 comprised of Ideal Florida Homes, Dunkin Construction, and Central Design (architect).He
32 described he and his partner's development background.

33
34 Mr. Kooser stated the conceptual design consists currently of 25 townhomes, 200 residential
35 condominiums, 70,000 sq. ft. of office condos, and 15,000 sq. ft. of retail space and a
36 signature type restaurant which will be approximately 10,000 sq. ft. He said one of their
37 conceptual ideas is to tie in with the Dragonboat races and create a Dragonboat museum and
38 café along the water as well as creating a 99 boat slip private marina. He said it will be done
39 in three phases with the first being be town homes and the first section of the marina. The
40 townhomes are three stories and all will have elevators that go to the rooftop with summer

1 kitchens. Phase 2 will be the main building which will be residential condominiums, office
2 condos and retail condos. Clock towers will be incorporated as one of the focal points in all of
3 the structures in order to tie in with City Hall. There will be retail on the first level, office
4 condos on the second two levels and residential above. The amenities (such as gyms, spas,
5 conference rooms, etc) will cater to the offices as well as to the residential units. He said that
6 phase 3 will be the signature restaurant which will overlook the park, two single standing
7 office buildings and the Dragonboat museum café.
8

9 Mr. Kooser said that the time line is to renovate the existing building on site in May 2006 to
10 create a sales office and for project completion in the winter of 2008. He showed the overall
11 site plan which he noted is still somewhat conceptual.
12

13 Mr. Kooser then introduced John Dunkin.
14

15 John Dunkin stated he was the owner and president of Dunkin Construction. He said he will
16 head the construction management of the project. He discussed various aspects of the site plan
17 including vacating some roads, the railroad, and other development issues. He said there will
18 be public access to the waterfront and the project will tie in with the Tav Lee Trail. He said
19 they intend to incorporate the railway and landscaping around it. On the water's edge there
20 will be a combination walking trail and concession stand with public access.
21

22 Leonard Dyslvestro of Central Design stood to speak. He distributed a site plan showing a
23 slight variation of the concept that had been presented. He said the concept since the
24 beginning of the project has been to relate the City of Tavares with this project so that the
25 residents will feel connected. He discussed the Dragonboat Museum/restaurant and its
26 accessibility to the public using the park. He discussed the sport of dragonboat racing and its
27 increased popularity which he felt would be an asset to bringing people downtown.
28

29 Mr. Dunkin added that he looked forward to working with the city on the project.
30

31 Ms. Bonifay stated that although she knew this was not a formal meeting, there are some
32 issues that the owner will be bringing back to Council to request as a formal amendment to
33 the existing zoning. She said at the time of the adoption of the current zoning, the owner was
34 not sure exactly what the acreage in the site was—it was estimated between eight and 10
35 acres. She said it has taken time to resolve this issue as she felt it had not been surveyed for
36 many years and there has been a lot of title work involved. She said there will be requests for
37 road vacations. In addition the owner will request either to remove the cap of 200 units
38 (because there was a question of whether it was 25 units per acre) or request to establish a
39 new limit on units. With the current design there are probably around 215 or 220; depending
40 on the final negotiations with the acreage and with the railroad, there may be as many as 240

1 units. She said in addition with the plans for Wooton Park, making Joanna a boardwalk down
2 to the lake area, the owner would like to look at some joint or shared retention—the owner
3 would install the reflection pond provide maintenance and this would combine stormwater for
4 that area. She said she would like some indication from Council that they are going in the
5 right direction and then would like to bring back a modified amendment to the ordinance with
6 these three or four points for formal action by the Council.

7
8 Vice Mayor Gamble said he thought the concept looked good and that it will help downtown
9 Tavares. He said he thought the developer was headed in the right direction and asked that
10 they continue to work with staff.

11
12 Florida Department of Environmental Protection – Upper Ocklawaha Basin Management
13 Action Plan

14
15 Terry Pride stated she had attended a previous Council meeting and discussed the Basin
16 Planning Management effort initiated by the Department of Environmental Protection. She
17 noted that materials had been provided in the agenda packets to provide background
18 information. She said she would be replacing that information with some draft Basin
19 Management action plans. She said she would be reviewing some of the key parts of the plan.
20 Ms. Pride thanked Mr. Mercer for being on the Basin Working Group. She noted Mayor
21 Clutts had been the elected official liaison and Councilmember Speaks is now the liaison
22 member. Some of the points reviewed by Ms. Pride were as follows:

- 23
24
- 25 • The Total Maximum Daily Load program is based on federal law that requires the
26 states to set water quality targets for waters that are impaired. It became law in the
27 early 1970's but was never enforced by EPA until recently.
 - 28 • A total maximum daily load is the total amount of pollutant that can go into a water
29 body and still have it maintain its designated uses.
 - 30 • Class 3 uses applies to the waters in this area – they need to be healthy enough to
31 support recreation, physical contact, propagation and maintenance of a healthy and
32 well-balanced population of fish and wildlife.
 - 33 • This plan deals specifically with the reduction of total phosphorous into surface waters
34 of 10 water bodies in this area – the Basin Working group determined to focus on this
35 issue in order to make progress.
 - 36 • Ms. Pride pointed out the maximum amount of TMD that the department has
37 determined can go into a water body. She noted the baseline information was the
38 amount that was actually going into the water body at the time the department did the
39 assessment. The data period ended sometime in the late 1990's.
 - The plan involves a long term process and will be reviewed on a five year cycle.

- 1 • Noted that not all the projects contained in the B-map had associated load reduction
- 2 numbers but they are good practices; e.g. streetsweeping, environmental education
- 3 • MS4 – Municipal Separate Stormwater Sewer System. There are specific requirements
- 4 that each MS4 has to meet and those are incorporated into the Basin Management
- 5 Action Plan.
- 6 • She noted types of actions that are being conducted such as stormwater retrofits, urban
- 7 b&p's, land acquisition, etc.
- 8 • Expectations of load restrictions are reductions in the frequency of albumins,
- 9 increased water transparency, re-reestablishment of beneficial aquatic plants, reducing
- 10 the resuspension of sediments that stir up pollutants, and improving habitat quality for
- 11 sport fish.
- 12 • City of Tavares projects: construction of stormwater baffle boxes, stormwater
- 13 retention projects, implementing the St. Johns Water Management District stormwater
- 14 rules, streetsweeping, etc.
- 15 • There will be a follow up process, the implementation of the projects will be tracked
- 16 and the Basin Working Group will continue to meet every six months.
- 17 • The plan will be adopted by secretarial order. The City will be asked at a future
- 18 meeting, either May or June, to issue a resolution supporting implementation of the
- 19 plan
- 20 • Noted that the reductions can be made but if additional pollution is not prevented from
- 21 entering the water bodies, the projected progress may not be possible
- 22

23 Mr. Mercer noted that the City Council had discussed the stormwater management process
24 and has indicated its intention to focus more on the TMDL type projects rather than
25 baffleboxes. He said staff expects to have some projects next year to submit to the Water
26 Authority or FDEP for grant funding to meet this type of legislation.

27
28 Ms. Pride stated that an annual progress report would be requested from the city of one to two
29 pages to indicate what projects have been implemented during a time period

30
31 **Tavares High School Request to Place a Field House at Stover Field**

32
33 Tommy Scott stood to speak. He referred to the diagram of the Fred Stover Sports Complex
34 that had been provided. He said he had been involved in high school sports for 10-15 years
35 and with the Babe Ruth baseball program. He requested to place a wood portable building (to
36 be provided by Lake County) at Fred Stover as a field house to have a place where the
37 students can meet before game time and store their equipment. He said he had discussed this
38 with the parks staff. He described the past volunteer efforts by the Athletic Boosters in similar
39 projects that he said would be repeated for this building.

40

1 Vice Mayor Gamble asked if there would be bathrooms in the building. Mr. Scott answered
2 that it was not necessary to have bathrooms as there are bathrooms on the premises.

3
4 Councilmember Wilson stated his support for Mr. Scott's request.

5
6 Mr. Scott complimented the parks staff on their maintenance of the fields.

7
8 Vice Mayor Gamble asked if staff or council had comments.

9
10 Councilmember Speaks asked if electricity would be needed and would there be security
11 issues. Mr. Scott responded that they would be running electricity and the Athletic Boosters
12 would be providing maintenance. He said they had discussed the possibility of installing a
13 fence for security if it is needed.

14
15 Vice Mayor Gamble summarized that Mr. Scott was requesting to place the building on site
16 and proceed on the project and that there would be no costs to the City.

17
18 Attorney Williams stated that Council would be granting either the Boosters or the High
19 School a ground lease or license to locate a building on that location. He said the building will
20 not belong to the City. He said at some time in the future if the building fell into disrepair or
21 the City decided it did not want the building located there, the City should have the ability to
22 remove the building as well as to allow it to be there. He said he would prepare an interlocal
23 agreement. He asked Mr. Scott if the agreement would be with the high school or the Athletic
24 Boosters Club. Mr. Scott responded that the agreement would be with Tavares High School.
25 Attorney Williams said if Council authorized the City Administrator to sign the agreement he
26 would not need to bring it back as an agenda item.

27
28 **MOTION**

29
30 **Robert Abernathy moved to approve the request of Mr. Scott, seconded by Dennis**
31 **Wilson. The motion carried unanimously 4-0.**

32
33 Mr. Scott stated he knew that property had been purchased to proceed with more baseball. He
34 said the program is maxed out between the two complexes. He requested Council to start
35 thinking seriously about letting Administration proceed to get grants to get started on the
36 Woodlea project. He said he had been contacted by the Parks and Recreation Department to
37 ask if he would sit on the committee to get some donations and funding to help the City to
38 start proceeding in that direction. He said with the Committee that he will be participating on,
39 they can move forward to help the City get the 10 fields built on Woodlea field. He said if the
40 City waits many more years that Council will have parents complaining. He said with the

1 numbers of children being added to the recreation league and with the numbers that are
2 growing throughout the area with AAU and high school ball, there is a space shortage.

3
4 **PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS**

5
6 **Ordinance #2006-15 –Anderson Property, South of U.S. 441 and East of David Walker**
7 **Drive – First Reading**

8
9 Ms. Barnett read the ordinance by title only:

10
11 **ORDINANCE 2006-15**

12
13 **AN ORDINANCE OF THE CITY OF TAVARES REZONING**
14 **APPROXIMATELY 13.5 ACRES LOCATED ON THE SOUTHERN**
15 **SIDE OF US 441, WEST OF DILLARD ROAD AND NORTH OF DORA**
16 **AVENUE FROM CITY OF TAVARES PD (PLANNED**
17 **DEVELOPMENT) TO CITY OF TAVARES C-2 (HIGHWAY**
18 **COMMERCIAL); SUBJECT TO THE RULES, REGULATIONS AND**
19 **OBLIGATIONS ORDAINED BY THE CITY OF TAVARES COUNCIL;**
20 **PROVIDING AN EFFECTIVE DATE.**

21
22 Attorney Williams gave the oath for the Quasi-Judicial Hearing to Susan Jackson, Community
23 Development Director.

24
25 Ms. Jackson stated that this is a 13.5 acre site. It is within the city’s jurisdiction located
26 between U.S. 441 and Dora Avenue. Ms. Jackson reviewed the property’s location via a slide
27 presentation. She said the property is currently zoned Planned Unit Development for
28 Commercial purposes, however, it is an outdated planned development. The applicant
29 originally wanted to locate a movie theater and the PUD would not permit that without a
30 special use. Staff and the applicant agreed it would be most appropriate to rezone the property
31 to a C-2 zoning district which would allow for a movie theater. She noted all U.S. 441
32 frontage within the City is zoned C-2. She said any development that goes onto the property
33 will have to comply with city codes. Staff recommended approval and the Planning & Zoning
34 Board voted in favor 7-0.

35
36 **Applicant**

37
38 Attorney Bruce Duncan representing the applicant stood to address Council. He said the
39 proposed end user for the property will be a movie theater company. (He noted the applicant
40 had received a call from the first movie theater company backing out of a contract but that

1 another movie theater company was presently involved in negotiations.) He said at the time
2 the previous PUD ordinance was implemented by Council there were no design standards in
3 place. He said the design standards in place now in the City will protect the City under a
4 straight C-2 zoning.

5
6 Councilmember Speaks asked what other uses would be allowed other than a movie theater.
7 Ms. Jackson responded that it would allow general retail (e.g. grocery store or strip center) or
8 any type of intense commercial use. Councilmember Speaks asked if that would include a car
9 lot. Ms. Jackson said that was correct. Councilmember Speaks indicated he was not interested
10 in having a car lot at that site.

11
12 Attorney Duncan said there had been some discussions regarding prohibitions. He said he did
13 not think the applicant would have any objection to adding a prohibition against car lots in the
14 ordinance.

15
16 Councilmember Wilson noted that the Planning & Zoning Board had approved the rezoning
17 without hearing the latest change and did they need to hear about the change [change in
18 proposed end user]?

19
20 Ms. Jackson answered they would not need to hear about the change. Attorney Duncan
21 affirmed that it was not a change in the request but just unfortunate in that it will be a different
22 person under contract to purchase the property.

23
24 Councilmember Wilson said he agreed with Councilmember Speaks about not being in favor
25 of a used car lot. He said the Planning & Zoning Board did not anticipate a used car lot.

26
27 Attorney Williams cautioned that the ordinance being heard is to go to C-2 and that if Council
28 rezones the property to C-2 it is not possible to make “add-on’s” to C-2 because this is not an
29 “add-on” district. He said if Council is concerned about automobile dealerships the only
30 remedy would to do another planned district to allow all the C-2 uses except for car lots.

31
32 Attorney Duncan suggested that the developer would voluntary agree to sign an agreement
33 outside of the ordinance that would stipulate that the property will not be developed as a car
34 lot. Attorney Williams answered that he would not have a problem with a recordable
35 developer’s agreement that would run with the land. Attorney Duncan said the applicant
36 would commit to that agreement.

37
38 Attorney Williams said the agreement would be provided by second reading.

39
40 **MOTION**

1
2 **Robert Speaks moved for approval of Ordinance #2006-16 to include a recordable**
3 **developer’s agreement at 2nd reading, seconded by Robert Abernathy.**

4
5 **The motion carried unanimously 4-0.**

6
7 **CITY COUNCIL ADJOURNS AND RECONVENES AS THE LOCAL PLANNING**
8 **AGENCY**

9
10 Ms. Barnett announced that there is a form at the podium for anyone in the audience to sign
11 who wishes information from the Department of Community Affairs regarding this small
12 scale amendment.

13
14 **Ordinance #2006-21 – Dora Canal Plaza – Small Scale Future Land Use Amendment –**
15 **Recommendation to Council**

16
17 Ms. Barnett read the ordinance by title only:

18
19 **ORDINANCE 2006-21**

20
21 **AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA,**
22 **AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE**
23 **LAND USE MAP 2010, PROVIDING FOR A CHANGE OF FUTURE**
24 **LAND USE DESIGNATION FROM CITY OF TAVARES MIXED USE**
25 **COMMERCIAL TO CITY OF TAVARES COMMERCIAL FOR**
26 **PROPERTY LOCATED ON THE SOUTHEASTERN CORNER OF**
27 **DUNCAN DRIVE AND LAKE HARRIS DRIVE, COMMONLY**
28 **REFERRED TO AS DORA CANAL PLAZA; PROVIDING FOR**
29 **SEVERABILITY AND CONFLICTS; PROVIDING FOR**
30 **TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

31
32 Ms. Jackson stated that this request involves an existing commercial shopping center known
33 as Dora Canal Plaza. She noted it is located at SR 19 and Lake Harris Drive and it is currently
34 under renovation. She said this is a staff initiated amendment to rezone the property and do
35 Small Scale Future Land Use Amendment from Mixed Commercial land use to a Commercial
36 Future Land Use Designation and then a concurrent rezoning from Mixed Use Commercial
37 zoning to a C-1 zoning district. The property is under new ownership and the owner has
38 applied for a sign permit to put up a sign along SR 19. The old signs were not in compliance
39 with the Mixed Use Commercial District and the improvements to the sign were also not in
40 compliance with the Mixed Use Commercial nor was the shopping center itself in

1 compliance. It is not a use that would be permitted in a Mixed Use District. Therefore, at
2 staff's suggestion, the owner has agreed to the rezoning of C-1 commercial uses. She said is
3 appropriate that this property be zoned C-1 because of the type of use and the sign has been
4 permitted under the C-1 district because it is appropriately placed along SR 19. She said the
5 owner has put a lot of effort into upgrading the shopping center. There is a new façade, the
6 landscaping is being updated and the interiors are being renovated. She said that staff
7 recommends approval of the re-designation from Mixed Use Commercial to Commercial
8 future land use. The Planning & Zoning Board recommended approval 7-0.

9
10 **MOTION**

11
12 **Robert Speaks moved for the approval of Ordinance #2006-21, seconded by Robert**
13 **Abernathy. The motion carried unanimously 4-0.**

14
15 **LOCAL PLANNING AGENCY ADJOURNS AND RECONVENES AS THE CITY**
16 **COUNCIL**

17
18 **Ordinance #2006-21 – Dora Canal Plaza – Small Scale Future Land Use Amendment –**
19 **First Reading**

20
21 Ms. Barnett read the ordinance by title only:

22
23 **ORDINANCE 2006-21**

24
25 **AN ORDINANCE OF THE CITY OF TAVARES, FLORIDA,**
26 **AMENDING THE TAVARES COMPREHENSIVE PLAN FUTURE**
27 **LAND USE MAP 2010, PROVIDING FOR A CHANGE OF FUTURE**
28 **LAND USE DESIGNATION FROM CITY OF TAVARES MIXED USE**
29 **COMMERCIAL TO CITY OF TAVARES COMMERCIAL FOR**
30 **PROPERTY LOCATED ON THE SOUTHEASTERN CORNER OF**
31 **DUNCAN DRIVE AND LAKE HARRIS DRIVE, COMMONLY**
32 **REFERRED TO AS DORA CANAL PLAZA; PROVIDING FOR**
33 **SEVERABILITY AND CONFLICTS; PROVIDING FOR**
34 **TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

35
36 Ms. Jackson stated this is the same Future Land Use Amendment which is now being heard
37 by this body as the City Council. She said she had nothing further to add to her presentation.

38
39 **MOTION**

1 **Robert Abernathy moved to accept Ordinance #2006-21, seconded by Dennis Wilson.**
2 **The motion carried unanimously 3-0 (Councilmember Speaks was not in the room**
3 **during the vote.)**

4
5 **Ordinance #2006-16 – Dora Canal Plaza – Rezoning from Mixed Use to General**
6 **Commercial – First Reading**

7
8
9 Ms. Barnett read the ordinance by title only:

10
11 **ORDINANCE 2006-16**

12
13 **AN ORDINANCE OF THE CITY OF TAVARES REZONING**
14 **APPROXIMATELY 1.9 ACRES LOCATED ON THE SOUTHEAST**
15 **CORNER OF DUNCAN DRIVE AND LAKE HARRIS DRIVE,**
16 **COMMONLY REFERRED TO AS DORA CANAL PLAZA, FROM**
17 **CITY OF TAVARES MU (MIXED USE) TO CITY OF TAVARES C-1**
18 **(GENERAL COMMERCIAL); SUBJECT TO THE RULES,**
19 **REGULATIONS AND OBLIGATIONS ORDAINED BY THE CITY OF**
20 **TAVARES COUNCIL; PROVIDING AN EFFECTIVE DATE.**

21
22 Ms. Jackson stated that this was the rezoning that accompanied the Future Land Use
23 Amendment. She showed a slide of the new sign. She said the request is to change to C-1
24 zoning district which is compatible and commensurate with the Commercial Future Land Use
25 Designation. Staff recommended approval and the Planning & Zoning Board recommended
26 approval 7-0.

27
28 **MOTION**

29
30 **Dennis Wilson moved for approval of Ordinance #2006-16, seconded by Robert**
31 **Abernathy. The motion carried unanimously 4-0.**

32
33 **CONSENT AGENDA**

34
35 Vice Mayor Gamble asked if Council wished to pull any items from the Consent Agenda for
36 discussion.

37
38 **MOTION**

1 **Robert Speaks moved for approval of the Consent Agenda Items 11, 12, 13, and 14**
2 **[Chelsea Oaks Utility Agreement, Proposal for Engineering Services for Lane Park**
3 **WTP Capital Improvements, Resolution #2006-07 – Budget Amendments, and**
4 **Firefighters Assistance Grant for Second Thermal Imaging Camera], seconded by**
5 **Robert Abernathy. The motion carried unanimously 4-0.**

6
7 **AUDIENCE TO BE HEARD**

8
9 Vice Mayor Gamble asked if anyone in the audience wished to speak regarding anything not
10 on the agenda.

11
12 **OLD BUSINESS**

13
14 **Carl Ludecke Property – Request for Water Service Only**

15
16 Attorney Williams stated he had sent a memo to Council in response to Council’s request for
17 a background of the history and the positions that Council has taken in the past. He said this
18 involves policy issues. He said he believed staff had provided Council with master plan maps.
19 He said the city has master planned the water and sewer areas for the city since the first
20 impact fee was created in 1986. The maps shows the areas that the city intends to serve with
21 water and sewer. He said on the maps the dark lines represent capital lines, the cost of which
22 is calculated to be paid for by impact fees. The impact fees that are charges for water and
23 sewer are used for two purposes: there is a plant component and there is a capital line facility
24 component to pay for the capital lift stations, and sewer lines that are part of the master plan.
25 He said he had provided the maps in response to a question regarding the city’s plans for
26 future growth in the area. He said ultimately at build out the city contemplates both water and
27 sewer down along Old 441 to Fairview.

28
29 Tim Hoban stood to speak stating he was present with Carl Ludecke and Charlie Johnson
30 Builder. He said they are requesting water service only, no sewer and no dry lines and they
31 are asking to sign a mandatory annexation agreement after the houses after been built.

32
33 He referred to the minutes of 1994 that were included in the agenda packet. He noted that a
34 Tavares Council prior to 1994 had allowed Lake Junietta to be constructed with no annexation
35 agreement. He said the earlier Tavares council could have required an annexation agreement
36 but chose not to. He said the 1994 Council was frustrated and they were faced with the issue
37 that the houses were built, Tavares water was being used, and Tavares services and there was
38 no way to annex the property without the owners’ permission. He said it had been his
39 experience that once a family has paid for a septic tank, they will strongly oppose any attempt
40 to connect them on to sewer. He said that Lake County has already given the developer

1 permission to build with private wells and septic tanks. He said Council tonight is simply
2 deciding whether to create another Lake Junietta. He said they are requesting water only
3 because they can do small lots and small houses and do sewer but they cannot economically
4 do big houses, big lots, and do sewer. He said their hands are tied by Lake County and they
5 are not contiguous to Tavares which is why they are requesting only to have water service. He
6 said the reason they are requesting to sign a mandatory annexation agreement that allows the
7 property to be annexed after the houses have been built because they wish to avoid a law suit
8 with the Department of Community Affairs.

9
10 Councilmember Speaks questioned the burden on future city taxpayers.

11
12 Councilmember Abernathy stated he thought it was catch 22 but he was in favor of the
13 request.

14
15 **MOTION**

16
17 **Robert Abernathy moved to approve the request for water only.**

18
19 Vice Mayor Gamble asked Councilmember Abernathy how did he feel about the 90% build
20 out?

21
22 **Robert Abernathy added to his motion that it should include that stipulation.**

23
24 Tim Hoban stated that Mr. Ludecke asked to make some comments.

25
26 Carl Ludecke asked Councilmember Speaks why it would cost the taxpayers of Tavares any
27 money.

28
29 Councilmember Speaks answered that the city will eventually have to run sewer out to that
30 direction and without Mr. Ludecke's participation, the taxpayers will pay for it, instead of the
31 normal procedure when sewer is expanded.

32
33 Mr. Ludecke responded that there is really no more land to be developed in that area and there
34 is nothing on Old 441.

35
36 Councilmember Speaks asked for clarification that the water service is available now at the
37 edge of Mr. Ludecke's property. Mr. Ludecke said there is no water now and he will have to
38 put in 3500 feet of 10" inch main.

1 Councilmember Speaks asked Mr. Mercer what runs out to the property now. Mr. Mercer
2 answered that the water and sewer both stop at Anderson's property and the Chelsea Oaks
3 subdivision is running a sewer force main at the corner of David Walker and Alfred which is
4 just a few hundred feet from their nearest property corner. He noted that the Chelsea Oaks
5 utility agreement had just been approved on the Consent Agenda so that line will be coming.
6

7 Mr. Ludecke said to run sewer down to Old 441 would be more of a detriment because there
8 are a lot of pollution issues on those sites. He said what they do in some of the shops could
9 pose a lot of sewer problems to the sewer plant. He said in terms of residential development
10 further down the road, he did not see any vacant land available. He said he intends to do the
11 project with or without city water. He said they have an 8 inch well on the property which was
12 an irrigation well which would be usable. He said of the 39 lots, 19 houses are already under
13 construction and the homes sell from about \$350,000 to \$450,000. He said he had thought this
14 was good offer and he did not need the City sewer.
15

16 Vice Mayor Gamble asked about the total lots in the development. Mr. Ludecke stated there
17 are 42 acres of useable land and if the well and septic is done, there may be about 60 half acre
18 tracts. Mr. Hoban answered that final engineering has not been done but they can built 62 lots
19 with well and septic tank, approximately 80 lots with central water. He said that sinking a
20 well would have required it to be very near the wetlands. He said when they went before the
21 County Commissioners they gave their word of honor that they would come to Tavares and
22 under these conditions would request water only and that is what the County gave permission
23 for them to do--to build with water only and not have to do sewer. He said that is why they
24 exempted them from everything. He said if Council wants to fill the room with angry people,
25 propose digging up streets, ripping up septic tanks, and installing sewer.
26

27 Vice Mayor Gamble asked for clarification on the number of houses that have been built. Mr.
28 Ludecke answered there are 19 houses in the ground. Vice Mayor Gamble asked what
29 property does the city have that is contiguous or close to being contiguous? Mr. Mercer
30 answered it would be Chelsea Oaks which is north of the corner of Alfred and David Walker.
31

32 Vice Mayor Gamble asked how long it would take the project to be completed, noting that
33 Mr. Ludecke was asking for 90% build out before annexation. He said if the City doesn't have
34 anyone that is contiguous, the owners still could not annex at that time.
35

36 Mr. Ludecke stated with the new project it would about a 3 year cycle. He said the same thing
37 happened with Park Place in Eustis; it got pretty well built out and then they were contiguous
38 and we brought in to the City. He said the property on the north side of old 441 is all
39 developed with small businesses. He said the only time this project will become contiguous is

1 when one of those annexes and currently they have no reason to annex. However he said he
2 could see it coming because of the environmental issues with wells and septic tanks.

3
4 Councilmember Wilson said he had never objected to Mr. Hoban's request. He said he was
5 concerned about DCA's response and asked what was the worst scenario. Mr. Hoban
6 answered that if they were to annex early and were halfway through construction plans, DCA
7 would have the right to question it based on the fact that there has to be somewhere in Tavares
8 plans that sewer is required. He said they would be present with approved construction plans,
9 trying to annex into the City and DCA would have the right to haul them into a Chapter 120
10 lawsuit which would involve two years of litigation. He said they are involved with a similar
11 situation with DCA based on down zoning a property in Eustis.

12
13 Mr. Ludecke responded that if the property were 90% built out there would be nothing DCA
14 would do once a development is annexed. He said everything Eustis is sending up gets
15 bounced by DCA and they are trying to avoid that problem.

16
17 Councilmember Speaks questioned the 90% built out number.

18
19 Mr. Hoban stated that reason for 90% is because of the DCA response to require that all lots
20 be aggregated under common ownership [referring to a situation in Umatilla]. He said they
21 were looking for this subdivision to be mainly sold out, so worst case scenario they are not
22 forced to aggregate all the lots together.

23
24 Vice Mayor Gamble asked Mr. Mercer what was the city's cost to provide the water. Mr.
25 Mercer answered there were zero costs as they will pay to extend the lines.

26
27 Ms. Keedy said the only cost of not annexing in is that they will use the City services and the
28 city will not get revenue. She said, for example, they will use the library and the city will
29 respond to fires. Mr. Hoban said it was just the opposite. Ms. Keedy asked Mr. Hoban if he
30 could guarantee that none of the residents would not use city services. Mr. Hoban said he
31 could guarantee that if they build on private well and septic tank that every resident will use
32 Tavares services and no one will pay city taxes. He repeated that once they have reached that
33 90% build out and becomes contiguous the city would have the right to annex the
34 development. Ms. Keedy commented that be a long way down the road.

35
36 Vice Mayor Gamble questioned Ms. Keedy about her comment that they would be using city
37 services other than the library. Ms. Keedy answered it would be similar to other county
38 residents using the city's services such as Fire response. Vice Mayor Gamble said even if they
39 did not use the city water the Fire Department would still respond. Ms. Keedy said it is good

1 urban planning if the city is going to provide services to have the property in the city. She said
2 it is a policy decision.

3
4 Councilmember Speaks said if the property became contiguous before they were 90% built
5 out he would not want to have to wait to annex the development.

6
7 Ms. Keedy asked Mr. Williams how the covenants would work. Attorney Williams said the
8 covenant would be recorded at the time the water was provided. He said the covenant runs
9 with the land and it will show up in everyone's title and it will bind every subsequent property
10 owner. Ms. Keedy clarified that all the infrastructure would be included in that. Mr. Hoban
11 agreed.

12
13 Attorney Williams said it will be a legal covenant that covers the entire property.

14
15 Mr. Ludecke noted that when the water line is extended it will have to be done under the
16 scrutiny of the city and be built under city specs.

17
18 Councilmember Speaks asked Mr. Mercer if he would foresee any problems with water
19 pressure. Mr. Mercer said he did not anticipate that. Mr. Ludecke answered it would have to
20 looped back. Mr. Mercer clarified that the extension of the water line would be from
21 Anderson Drive at the warehouses east and a portion north of David Walker to the south
22 terminus of the Chelsea Oaks water line. They would then be required to extend it east on Old
23 441 to the east limits of their property. This may be beyond where they turn and go south. He
24 clarified with Mr. Hoban and Mr. Ludecke that they will extend the law to the corner of their
25 property not just the nearest point of connection. He said it needs to be taken all the way east
26 beyond Lake Eustis Roofing all the way past the railroad tracks to the east property line. He
27 said that is consistent with what the Board has required other developers to do. He said that
28 way if the Industrial Park on the other side of Fairview needs water in the future that could be
29 facilitated. Mr. Hoban confirmed that the developer would be willing to extend the lines to the
30 end of their property limits.

31
32 Vice Mayor Gamble noted that under the covenant provided by Mr. Williams it states "once
33 their property becomes contiguous and legally annexable." Attorney Williams replied that that
34 is the current covenant format, but not what Mr. Hoban is requesting-- their proposed
35 covenant has different language. He said he would word the covenant based on Council
36 direction.

37
38 Vice Mayor Gamble noted he had made an error. He said there is a motion to approve this
39 (adding that he had thought it was meant as a comment) by Mr. Abernathy.

40

1 **Robert Abernathy stated the rest of his motion had been a stipulation that there must be**
2 **a covenant to annex as soon as they are contiguous.**

3
4 **Mr. Hoban asked for clarification. Mr. Abernathy said it was to approve the water**
5 **services but with the understanding that the covenant in each sale was going to annex**
6 **that property**

7
8 Mr. Hoban answered there are legal reasons to do things and there are practical reasons to do
9 things and Mr. Williams is legally correct when he says the proper way to do it is to put the
10 whole property under a recordable covenant to annex. He said from a practical view point, it
11 makes good sense that every time a new property owner comes in to get water service, have
12 them sign Attorney Williams' normal annexation agreement. It tells every single property
13 owner that one day the city will annex them. He said it it makes sense from a public relations
14 standpoint.

15
16 **Vice Mayor Gamble noted there was a motion on the floor. Councilmember Wilson**
17 **seconded the motion.**

18
19 Attorney Williams said he is not sure which covenant Mr. Abernathy is recommending. He
20 asked Mr. Abernathy if he was agreeing with Mr. Hoban, regarding the delayed covenant to
21 annex? Mr. Abernathy answered in the affirmative.

22
23 Vice Mayor Gamble stated the only question he has is regarding the 90%. He said he would
24 really like to see that at a lower number so that the annexation could take effect. He said as
25 long as it is understood that once it becomes contiguous he did not have a problem with it.

26
27 Attorney Williams answered it is not once it becomes contiguous; he said it is once it
28 becomes contiguous and 90% of the lots are sold. Two things have to happen. Ms. Keedy
29 added that she thought it was sold and built out.

30
31 Mr. Hoban asked if Council would prefer it to say that 90% of the lots are sold.

32
33 Vice Mayor Gamble said that Attorney Williams will word the agreement the way that
34 council is going to direct and then it will be brought back.

35
36 Mr. Ludecke said they are not looking at CO's they are looking at property transfers so it will
37 be a faster issue.

38
39 Councilmember Speaks said he disliked seeing the septic tanks when they property is not that
40 far from the lake.

1
2 Ms. Jackson asked for clarification. She asked Mr. Williams if the property comes in and they
3 are 90% built and contiguous, she asked if she would be required to get applications and
4 signatures from every individual owner or could the developer be the signatory for all of the
5 applications?
6

7 Attorney Williams said the Developer's Covenant will bind all the owners. He said if the city
8 wants to require another form when they come to get water and sewer for public relations that
9 could be done, however that would not be the covenant that the city would rely on.
10

11 **Vice Mayor Gamble asked if there was further discussion and then requested the vote.**

12
13 **The motion carried unanimously 4-0.**

14
15 **NEW BUSINESS**

16
17 **REPORTS**

18
19 **Councilmember Wilson**

20
21 Councilmember Wilson asked if there was any new information on the Fire Chief or the
22 Assistant Fire Chief.
23

24 Ms. Keedy stated she had an interview scheduled the following day with one of the
25 candidates.
26

27 Councilmember Wilson stated as he was leaving his house he was told that an email had
28 arrived from the city that had information stating that the assistant fire chief would not be
29 back because he is going out on disability. He said he was usually the last to check emails and
30 assumed that everyone else had theirs.
31

32 Ms. Keedy asked if it was today. Councilmember Wilson answered it was sent today about
33 5:25 [4:25]. Ms. Keedy answered that she had not sent an email about Chief Pearce since
34 about a week and a half ago.
35

36 Councilmember Wilson said his wife was trying to communicate as she read the email that the
37 assistant fire chief is trying to take the same leave as the fire chief. Ms. Keedy said that email
38 was not sent by her. Ms. Keedy stated that the Assistant Fire Chief is out on Workers Comp.
39

40 Vice Mayor Gamble asked when the Assistant Fire Chief would be returning.

1
2 Ms. Keedy answered she did not know yet. Attorney Williams said he had also not sent an
3 email.
4
5 Councilmember Wilson asked if Captain Luckock was allowed to respond regarding the
6 email. Ms. Keedy said she did not know who the email was from or what it was about.
7
8 Ms. Keedy added that Assistant Chief Pearce is out on Workman's Comp and he has not
9 requested any permanent disability. He has not asked the Pension Board to meet.
10
11 Councilmember Wilson asked Ms. Keedy if she did not know anything about his possibly
12 applying for a disability.
13
14 Ms. Keedy responded she did not know what would happen when Mr. Pearce's doctor
15 releases him.
16
17 Councilmember Wilson stated he was asking Ms. Keedy if she knew anything about Assistant
18 Chief filing for disability retirement.
19
20 Ms. Keedy replied that she knew nothing about that.
21
22 Councilmember Wilson said when he got home he would be glad to let everyone know.
23
24 Vice Mayor Gamble said he thought that Ms. Keedy had advised at a previous meeting that he
25 was back on Workman's Comp for another three to four weeks. Ms. Keedy responded that
26 until his doctor releases him, Assistant Chief Pearce had estimated it might be four weeks but
27 she would not know that yet for sure.
28
29 Councilmember Wilson asked if anyone had seen Assistant Chief Pearce in four weeks and
30 did we know anything at all. He asked if Assistant Chief Pearce was coming back to work.
31
32 Ms. Keedy said she did not know what Councilmember Wilson was asking. She added that
33 she is not privy to Assistant Chief Pearce's medical records.
34
35 Councilmember Abernathy stated he had had a report from the firefighters that Assistant
36 Chief Pearce had appeared Sunday and had called a meeting of some of the firefighters which
37 is absolutely taboo, but that is being investigated.
38
39 Ms. Keedy said she had heard that too and she is looking into that.
40

1 **City Attorney**

2
3 **Councilmember Speaks**

4
5 **Vice Mayor Gamble**

- 6
7 • Stated he had also heard about the meeting on Sunday with Assistant Chief Pearce
8
9 • Referred to an article in the paper about Assistant Chief Pearce’s car. He asked if it is
10 standard policy that the City allows them to have a car while on Workman’s Comp.
11

12 Ms. Keedy answered that she had not seen the article but she confirmed that Assistant Chief
13 Pearce is using his vehicle as the city has to pay the mileage for doctor visits. Vice Mayor
14 Gamble asked if that was standard policy. Ms. Keedy stated she believed it was. She said she
15 did not know how many people who have a vehicle have been on Workman’s Comp but
16 probably not many.
17

18 Vice Mayor Gamble said it was his understanding that someone was off on Workman’s Comp
19 and they asked if they could turn in their mileage and they were denied because they were on
20 Workman’s Comp, therefore they were not being paid and therefore they could not claim their
21 mileage, so why would the city pay Assistant Chief Pearce’s mileage.
22

23 Ms. Keedy said she has been told that the city is required to pay their mileage for doctor’s
24 visits only. If he is using his vehicle for something else that is another issue.
25

26 Vice Mayor Gamble said he had a problem with the comment in the newspaper, which was a
27 comment to the effect that no one else needs to use his vehicle. Ms. Keedy questioned what
28 was in the article adding that she thought she had sent an email.
29

30 Councilmember Wilson stated that Ms. Keedy had said he has a car to use for doctor’s visits
31 but that Vice Mayor Gamble had heard Assistant Chief Pearce drove to Tavares on Sunday
32 which are not the same issues. Ms. Keedy agreed and added that she is looking into that.
33

34 Vice Mayor Gamble stated that he thought the vehicle needed to be brought back to Tavares
35 and that it should be used by the City firefighters as needed. Ms. Keedy agreed and said his
36 mileage could be paid instead. Vice Mayor Gamble said that is what he would like to see done
37 if that is what is required, so long as the city is doing it for everybody. He said perhaps the
38 city needed to look into some past workman’s comp cases when people have tried to claim
39 their mileage and see if we need to redirect that. He said what is done for one whether it be
40 management or the lowest person on the pole, should be consistent.

- 1
2 • Noted emails in regard to public works requests where the city might be having the
3 same problems that occurred in another department. He said he wanted to be sure that
4 this was cleared up.
5

6 Ms. Keedy asked if Vice Mayor Gamble was referring to Ms. Falcon’s email. She said that
7 Ms. Falcon has been mistaken in many cases and that she believed she was mistaken in this
8 one. She said she had met with the wastewater staff. Vice Mayor Gamble said he had heard
9 also, not from Ms. Falcon, but from other employees, that there is harassment and threats
10 occurring. Ms. Keedy asked if the public works employees are telling Vice Mayor Gamble
11 that. Vice Mayor Gamble responded it had to be public works because of where they are. He
12 said they made a comment that there are things going in the department and there is
13 harassment going on. He said because of the litigation that was going on with the Firefighter
14 Union he had not wanted to bring it up before. He said he believed that the city needed to look
15 into this and see if there are people in management who are harassing the staff or threatening
16 them, in any department (not just public works).
17

- 18 • Stated he had been contacted by the high school in reference to use of Stover Fields.
19 He said he understood there was a meeting yesterday with some recreational staff and
20 with some Babe Ruth coaches. He said the high school coach was not in attendance at
21 the time because no one had contacted him. He said the staff may say they called him
22 but they did not speak to him directly. He said the coach had shown up at the field for
23 practice and found out the meeting was in progress.
24

25 Ms. Saladin said the coach was invited and the only reason for the meeting was to get Ted
26 [the coach] together with the two Babe Ruth coaches so they would not have had the meeting
27 without contacting him. Vice Mayor Gamble stated the coach was not contacted directly. He
28 said the coach as a phone and a cell phone. He said the principal told him that the coach was
29 not contacted. Ms. Saladin said she would follow up with her staff but reiterated there would
30 have been no reason for the meeting if the coach was not able to attend. Vice Mayor Gamble
31 said the coach was not there until late. Ms. Saladin said her staff had advised her that the
32 meeting had gone well and that the issues were worked out.
33

34 Vice Mayor Gamble said he was not hearing that from the high school perspective. He said
35 they may have worked out their differences once he arrived at the meeting but as far as
36 notifying the coach regarding the scheduled meeting, it did not happen.
37

38 Ms. Keedy said staff needs to understand what Council’s policy is with regard to this; she
39 asked if the high school is to be given preference over the paying Babe Ruth teams? She said
40 this has been an issue because the fields are limited. She said she had sent an email saying that

1 the city has to give preference to the city programs although staff has been willing to work
2 with the high school. She said there have been meetings and she has discussed the issue with
3 Kathy Catro [principal of high school] and staff has tried to work out the schedule.
4

5 Vice Mayor Gamble answered that what was done in years past is that the city has tried to
6 work around as much as possible with the high school schedule to schedule games and
7 practices and not to make them earlier. He said they have been told they have to leave at 5:30.
8

9 Ms. Saladin stated that the Babe Ruth games start at 6:30 and this allows them time to warm
10 up.
11

12 Vice Mayor Gamble said in years' past those games did not start until 7:00 or 7:30 p.m. and
13 all of sudden this was changed and/or the city did not notify the high school that someone else
14 was using the field.
15

16 Ms. Keedy said rather than argue back and forth, if Council would give direction, staff would
17 follow that direction.
18

19 Councilmember Wilson added that the high school schedule needed to be considered first.
20

21 Ms. Saladin stated that this year, the first thing staff did was to receive all of the games
22 schedules for the high school and schedule the fields for them. She said the games have not
23 been the issue, the problem has been the Babe Ruth games and the high school practice time.
24 She said the high school starts practicing at 2:15 and staff have asked them to be off the field
25 at 5:30. Councilmember Wilson and Vice Mayor Gamble responded that the high school
26 can't start at 2:15.
27

28 Ms. Saladin said she did not know exactly when they start, but they have been requested to be
29 off the fields at 5:30. She said she will communicate to Babe Ruth that they need to start the
30 games later if Council so directs.
31

32 Councilmember Wilson said he did not like the high school or junior varsity coach coming to
33 him and complaining that they can't get on the field.
34

35 Ms. Keedy said that staff is trying to balance the needs of the Babe Ruth teams too.
36

37 Vice Mayor Gamble said the solution to the problem was brought to this meeting. He said the
38 city has 60 acres at Woodlea which Council had been told would be developed as soon as
39 possible. He said he had brought it up back in the fall. He said since the new budget year the
40 city had added a grants writer. He said he had asked if the city has researched or applied for

1 any grants. He said the response had been that staff had not been directed by Council yet for
2 this to be a priority or to be on the list as a major project to do. Vice Mayor Gamble said
3 whether or not it is a direction from Council he thought it would have been an initiative after
4 hiring a grant writer to go out after as many grants and research as much as possible to find as
5 many grants available for the city to use towards these types of projects.

6
7 Ms. Keedy answered that that is what staff is doing. Vice Mayor Gamble replied that nothing
8 has been brought back to Council when he has asked. He said if staff is going after grants or
9 researching for grants, that Council should at least be communicated with. He said his
10 direction as a Councilmember is that the city work with the high school.

11
12 Ms. Saladin asked for direction on the issue of the practice time.

13
14 Vice Mayor Gamble responded that this week ends junior varsity so after this week it is a
15 mute issue, but in the future, that during the spring time, that the high school schedule practice
16 time should be considered. He said the city needed to work around the high school practice
17 time. He said this year all of a sudden the city changed management and people are hearing
18 the attitude that Tavares can do anything it wants. He said he has heard from other
19 organizations, especially regarding the Recreation Department, that the city is not a friendly
20 agency. He said the high school has mentioned re-locating its games to Leesburg and that
21 would be an insult to the City of Tavares.

- 22
- 23 • Noted an article that was in the newspaper regarding the cemetery. He said he had not
24 seen the bench that was bent over that was in the newspaper. Ms. Keedy responded
25 that the bench had been fixed. Vice Mayor Gamble asked if the city has irrigation in
26 the cemetery that is substantial to handle watering the cemetery. He asked how often
27 the cemetery is watered. Ms. Saladin answered it is watered twice a week. Ms. Keedy
28 answered that she did not think the entire area is irrigated and eventually that will be
29 put on the re-use system. He said that was part of a comment in an email he had
30 received which he believed was generic to all Councilmembers that stated there was
31 no irrigation at the cemetery. He said he has observed sprinkler heads but the grass
32 looks pretty bad compared to other areas in the city. He said perhaps staff needed to
33 look at what is wrong with the irrigation system.
 - 34 • Cemetery ordinance second reading scheduled for April 19th. He said he expects to
35 receive in the agenda packet how many cemetery lots are sold on an annual basis
36 because of the proposed increase in fees. He said he thought landscaping needed to be
37 added as a budget issue.. He said if the city sells all the plots tomorrow there would be
38 no money coming in to provide funds to maintain the cemetery and he did not agree
39 with the raise in fees.

- 1 • City logo – He said he appreciated the t-shirts that had been provided. He said he had
2 noticed that the city’s logo looks like another County’s. He said even though Council
3 had approved the logo change because it was not included in this year’s budget that
4 was presented, that it might have been something to wait until next year’s budget. He
5 said he had noticed that almost 90% of all vehicles have been changed. He asked
6 where in the budget that money had come from.
7

8 Staff responded that it would have either come from operating expenses or vehicle
9 maintenance. Vice Mayor Gamble asked if Council would be receiving a request for a budget
10 revision to reimburse those accounts because of those expenditures.
11

12 Mr. Mercer it depended on how many vehicles break down. He said staff budgets quite a bit
13 for maintenance. Vice Mayor Gamble said he had noticed staff had responded to that quickly
14 and he did not want to see a lot of budget revisions coming because of this as Council had not
15 directed to make the logo changes this budget year.
16

17 **Councilmember Abernathy**

18
19 **City Administrator**
20

21
22 There was no further business and the meeting was adjourned at 7:27 p.m.
23
24
25
26

27 Nancy A. Barnett
28 City Clerk