



APPROVED: 11/3/2022

MINUTES

Regular City Commission Meeting

6:00 PM - Thursday, September 22, 2022 - City Hall

INVOCATION: MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE: COMMISSIONER LEHEUP-SMITH

CALL TO ORDER: 6:00 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Karen LeHeup-Smith, Commissioner Nan Cobb,
Commissioner Willie Hawkins, Vice Mayor Emily Lee and Mayor Michael
Holland

1. AGENDA UPDATE

- 1.1** Tom Carrino, City Manager, noted that the two Consent Agenda items (5.1 and 5.2) would be pulled from the Consent Agenda and heard under "Ordinances, Public Hearings and Quasi-Judicial Hearings".

2. APPROVAL OF MINUTES

- 2.1** July 5, 2022 - City Commission Retreat

Moved by Commissioner Hawkins, seconded by Vice Mayor Lee, to approve the Minutes as submitted. Motion carried by the following votes:

Ayes: Commissioner LeHeup-Smith, Commissioner Cobb,
Commissioner Hawkins, Vice Mayor Lee and Mayor Holland

3. PRESENTATIONS

- 3.1** Future Business Leaders of America (FBLA) Update from Eustis High School

Sonya White, Faculty Advisor for Eustis High School's FBLA program, gave a heartfelt thank you to the Commission and the City of Eustis for their support of the FBLA trip to Chicago for the 2022 FBLA National Leadership Conference in July. She provided an update on the FBLA's activities for the coming year and cited the FBLA students that have recently been hired by local companies. She added they are also looking for information on where their students may want to go to college. She asked local businesses to consider providing donations noting that the group will be again competing on local, state and national levels. She emphasized their efforts to make sure their students are productive citizens. Mayor Holland thanked the students and families for attending.

3.2 Presentation of Miss Eustis Pageant 2022-2023 Queens

Mayor Holland introduced Rachel Henderson, Director of the Miss Eustis Pageant since 2017. He congratulated the girls on their selection to represent the City of Eustis and introduced the 2022-2023 Pageant Queens while presenting them City of Eustis pins: Mini Miss Eustis - Blake Beall, Tiny Miss Eustis - Delaney Poe-Vandurme, Little Miss Eustis - Carolyn Flint, Junior Miss Eustis - Sydnie Sebree, Teen Miss Eustis - Lauren Simple, and Miss Eustis - Taylor Davidson.

3.3 Comprehensive Plan and Joint Planning Area Review

Mr. Carrino introduced Derek Bruce and Jack Rice from Gunster Law Firm to provide a report on their review of the City's Comprehensive Plan and the Joint Planning Area agreement with Lake County.

Derek Bruce introduced Jack Rice, legal counsel with their firm who has significant experience in Land Use and Zoning.

Jack Rice stated that the first question they were asked to research was whether or not removing Map #19 would invalidate the City's JPA with Lake County and stated that it would not. Resolution 87-34 that established the JPA would remain in affect even if Map #19 is removed from the Comprehensive Plan. He stated that is because the resolution is an independent legal instrument with a map attached to it which identifies the areas where the provisions for intergovernmental coordination, annexation and general joint planning occur. Therefore, even if it is removed, the JPA's obligations and boundaries will remain unchanged because of the map attached to the resolution.

Mr. Rice stated the second question they were asked to address was whether removal of Map #19 would create some inconsistencies or otherwise be incompatible with the comprehensive plans of either the County or Eustis. He stated the answer is again "no". The removal of Map #19 would create no inconsistencies with either comprehensive plan. He added that there is some text within the City's comprehensive plan that would need to be changed to avoid some internal inconsistencies; however, it will remain in effect and will be fine. He stated there would be no issue with the County's comprehensive plan and noted that the County's plan makes no reference to the JPA with Eustis. He added that removing Map #19 would actually offer a lot of clarity and eliminate some confusion.

Mr. Rice stated the third question to be addressed was the effect on Map #19 has on the interlocal agreement with Mount Dora. He stated the answer is again "no". There would not be an issue as the interlocal agreement with Mount Dora would continue to remain as a freestanding legal agreement. It has its own map attached and that agreement and map have their own obligations which would continue even if Map #19 is removed.

Mr. Rice provided in depth information regarding the adoption of Resolution 87-34 in July 1987 which was executed by both the City and the County. It allows the City to annex properties into a JPA area that were identified on a map. It also said that eventually a JPA plan would be mutually adopted by both the County and Eustis and that plan, once adopted, would guide the growth of the area. He quoted the resolution as follows, "Until then, the City and County in the interim period will regulate development in the JPA in accordance with their currently adopted comprehensive plans and any amendment."

Mr. Rice then reported that when they researched the history of the City's plan they found in the records that no mutual adoption occurred; therefore, the City's resolution is what governs until the two bodies come together and adopt a plan. He explained how they researched the JPA and commented on the City's first plan noting that the map attached included areas that were not within the City of Eustis. He explained when they contacted the Florida Dept. of Economic Opportunity (the successor to the Dept. of Community Affairs) they were told there was a memorandum that stated the County never adopted the plan and also stated it created confusion due to including two different jurisdictions within it and they stated that only Eustis can implement planning designations for properties within Eustis and by putting designations for both Eustis and County properties in one it creates confusion.

Mr. Rice stated that the original comprehensive plan's memos include a recommendation from DCA that the City pull the two maps apart so there was one map that identifies properties in Eustis and one that identifies properties in the County as the County properties cannot be planned by Eustis. He added that in 2010, when the City was reviewing its comprehensive plan, a consultant advised that the two maps be taken apart and instead one map was adopted that shows the planning designations for both entities. He further indicated that there is language and some policies referenced that shows it was probably never intended to become a binding plan to regulate the City. He cited information on the map stating "non-transmitted map", "draft map", and "working copy". He suggested that what may have happened is that the wrong document was included when it was sent to the State. He indicated there are other policies within the comprehensive plan that do acknowledge the existence of the JPA and would continue to bind the City and show the City's commitment to work with the County within the JPA for purposes of annexation and intergovernmental cooperation.

Mr. Rice then reported that the County's comprehensive plan does not mention the JPA with Eustis. He indicated they are aware of the resolution and they consider it to still be in effect; however, the comprehensive plan itself does not mention it. He referred to Exhibit #5 - the County's Future Land Use Map which identifies the various joint planning areas within the County's jurisdiction. He stated it shows JPA's with Lady Lake, Clermont and Mount Dora but not Eustis. He indicated that is probably because they are aware that the resolution stands on its own and binds the entities.

Mr. Rice concluded stating that removal of Map #19 would not create any inconsistencies with either the Eustis or County plan and would create clarity for individuals looking at the Eustis plan. He emphasized that the original resolution would continue to bind and the City could direct people to it. He then stated that the City has an interlocal agreement with the City of Mount Dora which was entered into in 2003 and which will expire December 2023 unless it is terminated. He explained that agreement sets out purposes and terms for planning, providing utilities and intergovernmental coordination and, most notably, it states that Eustis and Mount Dora will not annex any property in each other's planning areas. He referred to the map showing the intended area and stated the agreement says the map will take affect once both Eustis and Mount Dora acknowledge it within their comprehensive plans. He indicated the City has a text provision in the City's plan under Intergovernmental Coordination which recognizes the existence of the interlocal agreement and says the City will continue to work with it and be bound by it and they will continue to work with Mount Dora to honor it. He stated that Eustis has fulfilled its part of the bargain. He indicated that Mount Dora's plan also acknowledges the existence of the interlocal agreement with Eustis.

Mr. Rice further stated that, if the City removes Map #19 from the comprehensive plan, they would not be touching the language in either comprehensive plan. They will still continue to be in existence and they would still be bound by the interlocal agreement nor would it have any effect on the interlocal agreement status with the City of Mount Dora.

The Commission thanked Mr. Rice for his legal view and providing some clarity.

Mayor Holland asked that the issue be placed on a future agenda for consideration.

4. AUDIENCE TO BE HEARD

4.1 Nayana Patel asked what the next steps are pertaining to the Colonial Inn motel to finalize their case.

Mr. Carrino explained that the Commission previously asked that the Code Enforcement Board review the case. Therefore, staff is pulling together information and will take the case back to the Code Enforcement Board on October 10th. He added that, once completed, it will come back to the Commission.

Aaron Phillips, representing families in Eustis and surrounding communities, addressed the Commission regarding keeping backyard chickens. He clarified they are referring to "keeping" chickens, not "raising" them. He explained their group's work researching the regulations in surrounding communities, comparing regulations and cultural aspects. He provided a list of ten recommended guidelines.

The Commission directed him to provide his information to the City Clerk who will provide it to the Commissioners.

5. CONSENT AGENDA: ALL ITEMS REMOVED FROM CONSENT AGENDA

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 22-68: Authorizing foreclosure of code enforcement lien against 44 Sharps Circle, LLC

Sasha Garcia, Assistant City Attorney, announced Resolution Number 22-68: A Resolution of the City Commission of the City of Eustis, Florida; approving a Code Enforcement Board action to authorize the City Attorney to foreclose on an outstanding code enforcement lien recorded against 44 Sharps Circle LLC.

Mr. Carrino explained the case has been proceeding for approximately one year and cited background information provided to the Commission. He noted discussion had with the property owner regarding whether or not the property would be renovated and rehabilitated or whether it would be demolished. He indicated the case has gone to the Code Enforcement Board a number of times and on August 8, 2022, the Board approved moving forward with a foreclosure on the lien. He commented on correspondence with the property owner who is questioning whether or not the City has followed due process and whether or not the Board was authorized to move forward and the Board Attorney assured the Board they were. He cited his conversation with Assistant City Attorney Sasha Garcia and stated they feel it is appropriate for the Commission to move forward if they so choose. He then added that the property owner has asked that it be postponed to October 6th. He noted the presence of Code Enforcement Board members. He stated that there are other code issues at Sharps Park; however, what is being considered is a specific case, not all of the issues.

Eric Martin, Code Enforcement Supervisor, provided a background of the Sharps Park case and the numerous code violations. He stated there have been 18 code violations since 2019 when the current owner acquired the property. He stated the location at question is 3 Sharps Circle. He discussed the conditions within the mobile home including multiple electrical hazards, stairs, and plumbing and provided photos. He indicated that following the discovery of the violations, he notified the City building official who contacted Duke Energy so that the electric service was terminated that day. He reviewed the lien recorded against 44 Sharps Circle, LLC, including Code Board actions, case history, and other open, unresolved code violations. He indicated that the case is a direct result of a tenant complaint, and there have been multiple complaints received by City Staff and Commissioners from park residents regarding the current management and maintenance of the Sharps Mobile Home Park. He noted that if the Commission approves the resolution, legal expenses could exceed \$10,000, and there could be potential for revenue collected as part of the foreclosure on the lien. He stated staff's recommendation for approval of Resolution 22-68.

The Commission asked about ownership of the specific mobile home. Mr. Martin responded that the home is owned by the Sharps Park property owner. He added that the property owner decided to demolish instead of bring the home up to code; however, that has been ongoing for eight months. He stated there is a demolition permit that is pending.

The Commission asked about the property owner's knowledge of the issues. Mr. Martin responded that he has spoken to the property manager but he has not spoken with the property owner since 2020. The Commission noted emails that show the property owner was aware of the situation.

Mr. Martin reviewed the notices that were previously sent and noted that notices sent to the address in Lake County were returned unopened and the notice of violation was posted on the Manager's door the same date. He stated that on December 13, 2021, the Code Enforcement Board issued an Order of Enforcement requiring compliance by January 12, 2022, or a fine of \$250 per day would be imposed. He stated that on January 28, 2022, the City issued a Notice of Noncompliance and a Notice of Hearing for assessment of fine which was held on February 14, 2022, where the Code Enforcement Board officially issued the Order Imposing Fine. That order was recorded in public record on April 13, 2022.

The Commission confirmed that the correspondence informs them they have the opportunity to come before the Code Enforcement Board and questioned whether or not the property owner has ever appeared before the Board.

Mr. Martin stated there was no representative from 44 Sharps Circle LLC at the December 13th meeting. He wasn't sure if the property manager attended any other meeting.

The Commission confirmed that the owner has known from the beginning about the deficiencies and attempted to make some repairs including exposed wires, etc. with Mr. Martin responding they did have an electrician resolve the exposed wiring within two days of the notice. The Commission further confirmed that despite the continued correspondence and communication there were still unresolved deficiencies.

The Commission questioned what their complaint is regarding due process with Mr. Martin explaining that they are stating they did not receive the Notice of Foreclosure Hearing. He stated that is not required and proceeded to review the statutory requirements for notices under Chapter 162 and Chapter 219.

The Commission confirmed that the information sent to the property owner is clear that foreclosure is a possibility with Mr. Martin reading from a cover letter from January 28, 2022, which states that failure to comply may result in foreclosure.

Attorney Garcia noted statutorily due process has been done. She stated that the Commission could postpone to October 6th as requested; however, it would not provide them with the opportunity to challenge the findings.

Mr. Martin then confirmed that the owner's attorney did attend the August 8th meeting at which other items were on the agenda for Sharp's Circle that day. The attorney asked the Board for continuance before they voted on the foreclosure; however, the Board denied the continuance. He then reviewed other open and unresolved violations in the park including a minimum housing code violation against Unit #26, a violation for an unsafe power pole and an active violation for the condition of the roads. He confirmed that the power pole is still leaning.

Mr. Martin explained that on July 1st a storm came through and the power pole next to the unit at the main entrance was blown over. He stated they repaired that one immediately. On July 8th, he saw a 2x4 propping up a power pole and when he touched it he was knocked over. He had the building official inspect the pole and confirm it was a life safety issue. He indicated that has been an active violation since July 8th and a lien has been recorded against it.

Mayor Holland emphasized that there are ongoing public safety and health issues. He indicated that the City Attorney has confirmed that the City can issue an order to shut the entire place down. He expressed concern regarding citizens being allowed to live like that. He indicated that, if it has to be shut down, then they will have to help people find places to live.

The Commission commented on the state of the park and indicated that since the City now knows how bad it is, it assumes some liability. It was stated the problem was that the owner does not live locally and does not care about the condition of the property. Comments were made about how quickly the property owner has residents evicted.

Craig Capri, Police Chief, stated the park is the number one problem in the City of Eustis. He reported that he has asked DEP to take action. He commented on the increase in rents and stated that the park manager is abrasive and will not work with them. He confirmed they do not live on the property.

Alan Paczkowski, chair of the Code Enforcement Board, commented on the numerous hearings at which they have heard from residents regarding the issues. He stated that the Board has done everything they can within the law and provided the owner with ample opportunity to correct the issues. He cited some of the specific issues and how they were handled. He stated that at the last meeting an attorney was present with a court reporter and they challenged the due process. He cited the numerous complaints by the residents and how they have been treated by the management. He indicated that the latest property manager has appeared at the last two meetings.

The Commission asked how many people would be displaced if the park is closed with Mr. Martin indicating he was unsure regarding the number of residents.

Mr. Carrino stated there are 119 pads on the property with Mr. Martin indicating that only three pads are vacant.

Mr. Paczkowski explained that once a trailer in there is condemned and it is ordered to be demolished, it cannot be replaced, as the park is overcapacity and it is nonconforming. He stated that is why they are fighting the City.

Mr. Martin reported that he spoke with Ms. Morales and asked why the property management is not insuring the residents are keeping the area around their mobile homes clean and sanitary and she responded that is the City's job.

The Commission suggested conducting a town hall meeting with the mobile home owners to request access to all of the units with Mr. Martin responding that he emailed Ms. Morales on July 5th asking for a list of all of the park owners so he could determine which are privately owned and which are park owned. When he hand-delivered the notice of life safety violation, he asked her about it and she informed him she was not authorized to release that information and he would have to request it from the property owners.

Discussion was held regarding the difficulty in obtaining that information with Mr. Carrino asking who gets cited in cases of a violation against an owner-occupied unit with Mr. Martin responding the home owner would be cited not the park.

Discussion was held regarding issues with the infrastructure and specifically sewage issues.

Chief Capri confirmed that DEP will be addressing the flooding and sewage overflow issues.

Mayor Holland opened the floor to public comment at 7:07 p.m. He asked that speakers not repeat others comments.

The following individuals addressed the Commission regarding various issues in the park: 1) Donna Manning, tenant from Unit #3 which was condemned after which she moved to #26.

Issues brought up included the following: 1) Bathroom issues; 2) Live electrical wires being left exposed and the tenant being told the wires were not live; 3) Number of children living in or visiting the park; 4) The varying amounts for lot rent; 5) What is included in the lot rent - lawn care plus \$67 for water; 6) The number of units in the park; 7) Some of the units not having VIN numbers or titles; and 8) The number of rental units versus owner occupied.

Ms. Manning reported she had filed a prohibitive practice case against the park due to them turning off her electric just before Christmas 2021 with no notice. She settled out of court with them and then three days later she was told they would no longer rent her unit and she had until September 30th to be out.

The Commission questioned whether or not the park is allowed to make money off of the water service with Attorney Garcia responding she was unsure. She thought they could charge a small administrative fee but not to make money. The Commission asked to find out how much that administrative fee is.

Mayor Holland explained that what is before the Commission that night was the foreclosure authority. He recommended holding a community meeting at the Chamber of Commerce. He confirmed that there was no representative for the owner at the City Commission meeting.

Attorney Garcia reported that Shawn Arbeiter, attorney for 44 Sharps Circle LLC, had informed staff that he had a conflict and he was located four hours away with Mayor Holland noting they have a manager that could have been present.

Ms. Manning expressed concern regarding a public meeting due to the other residents seeing how she has been treated and they are afraid. She added that there is mold in her unit which her cat died from and from which she has breathing issues.

Carl Lojer stated he has been a resident for a few months. He indicated he purchased his trailer but does not have a lease and they have changed his rent every month since he has been there. He also complained about speeding on Lake Shore Drive.

Attorney Garcia stated there are month to month leases and they are not required to have a lease.

The Commission asked if there is anything the City could do to prevent retaliation and directed the City Attorney to research the issues.

The Commission questioned what would happen to the home owners if the underlying property is foreclosed on. They also questioned whether or not the homes could be relocated. It was noted that most cannot be moved. A resident indicated that the park owner went through about six months previous and cut all the tongues off so they could not be moved.

Dawn (unknown last name) reported she bought her mobile two years previous and explained her circumstances. She indicated that no one has seen Mr. Rodriguez since he purchased the property. She added that people have tried to contact him and received no response. She commented on the circumstances regarding the downed electric pole. She also stated that the lot rent has gone up continually and indicated she is going to be evicted due to not

being able to afford the lot rent. She also complained about the park not keeping up the lawns and the park declined to give her a discount for keeping up the lawn. She expressed concern regarding the homeless people in the area and the homeowners being code enforced.

Attorney Garcia closed the hearing at 7:24 p.m.

Moved by Commissioner Cobb, seconded by Commissioner Hawkins, to approve Resolution Number 22-68. Motion carried by the following votes:

Ayes: Commissioner LeHeup-Smith, Commissioner Cobb,
Commissioner Hawkins, Vice Mayor Lee and Mayor Holland

6.2 Resolution Number 22-69: Foreclosure Authorization - 15 Haselton Street, Cases 20-00772 and 21-00652

Attorney Garcia announced Resolution Number 22-69: A Resolution of the City Commission of the City of Eustis, Florida; approving a Code Enforcement Board action to authorize the City Attorney to foreclose on two outstanding code enforcement liens recorded against 15 Haselton Street.

Mr. Carrino provided a brief history of the property noting that it is currently occupied by squatters. He recommended moving forward on foreclosure of the lien.

Attorney Garcia opened the public hearing at 7:26 p.m. There being no public comment, the hearing was closed at 7.26 p.m.

Moved by Commissioner Hawkins, seconded by Vice Mayor Lee, to approve Resolution Number 22-69. Motion carried by the following votes:

Ayes: Commissioner LeHeup-Smith, Commissioner Cobb,
Commissioner Hawkins, Vice Mayor Lee and Mayor Holland

6.3 Resolution Number 22-64: Final millage rate for Fiscal Year 2022-2023

Attorney Garcia announced Resolution Number 22-64: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, adopting the Final Millage Levy of Ad Valorem Taxes for the City of Eustis, Lake County for the Fiscal Year 2022-2023; providing for an effective date.

Mike Sheppard, Finance Director, announced the final hearing on the millage rate. He stated the proposed rate is 7.581 which exceeds the roll back rate of 7.0064 by 8.2%.

Attorney Garcia opened the public hearing at 7:27 p.m. There being no public comment, the hearing was closed at 7:27 p.m.

Moved by Vice Mayor Lee, seconded by Commissioner LeHeup-Smith, to approve Resolution Number 22-64. Motion carried by the following votes:

Ayes: Commissioner LeHeup-Smith, Commissioner Cobb,
Commissioner Hawkins, Vice Mayor Lee and Mayor Holland

6.4 Resolution Number 22-65: Adopting a final budget for the fiscal year 2022-2023

Attorney Garcia announced Resolution Number 22-65: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, adopting the final budget for the Fiscal Year 2022-2023, providing an effective date.

Mr. Sheppard announced the final hearing on the Fiscal Year 2022-2023 budget. He complimented staff and the Commission for their work on the budget.

Attorney Garcia opened the public hearing at 7:29 p.m. There being no public comment, the hearing was closed at 7:29 p.m.

Moved by Commissioner Cobb, seconded by Commissioner Hawkins, to approve Resolution Number 22-65. Motion carried by the following votes:

Ayes: Commissioner LeHeup-Smith, Commissioner Cobb,
Commissioner Hawkins, Vice Mayor Lee and Mayor Holland

7. OTHER BUSINESS

7.1 City Commission Compensation

Bill Howe, Director of Human Resources, provided a report to the City Commission regarding other area cities' compensation for their legislative bodies and requested direction regarding the City Commissioner and Mayor's compensation to be included in the FY 2022/23 budget. He provided the following recommendation that Eustis City Commissioners be compensated \$8,000 annually and the Mayor receive \$9,750 annually which is consistent with the average compensation paid in other large municipalities in Lake County. He also recommended that the Commission consider making future increases annually as provided to other general employees. He noted information that was provided at the last meeting regarding health insurance.

Mr. Carrino explained staff is asking for a consensus and, if approved, they will bring back a budget amendment to the next meeting for approval.

CONSENSUS: It was a consensus of the Commission to proceed with the recommended increase for the Mayor and Commission and bring back a budget amendment.

The Commission then discussed whether or not to provide health insurance for the commissioners with a note that regular part-time employees are not provided health insurance.

CONSENSUS: It was a consensus of the Commission to have the health insurance available as an option.

7.2 Continued discussion on the Downtown and East Town Redevelopment Agency Board (CRA Board) Community Representative positions

Mr. Carrino noted it was a continued discussion from the previous meeting. He reviewed the history of the CRA Board and addition of the two community representatives in 2018 and cited the related state statute. He stated the statute requires that the terms be for four years, except for one of the initial appointments. He then cited two bills presented in 2018 which did not pass; however, the City decided they liked the wording so that was included. He then suggested that the community representatives be required to provide periodic reports to the CRA Board and City Commission to include interactions with community groups/members of the public, information gathered from attending events, updates on upcoming events, etc. He recommended that, if retained, the community representatives be required to attend educational opportunities. Mr. Carrino requested direction on the future of the two community positions on the CRA Board and whether or not they want the periodic reports. He indicated he would be more aggressive in encouraging the education noting the upcoming FRA conference and their certification program.

The Commission discussed whether or not to retain the two positions with the following comments: 1) The need for a better connection and more input from the representatives; 2) Requiring reports from the representatives regarding their community interactions; 3) Requiring additional education; 4) Limiting the participation due to the required experience; 5) If they do not provide more input, then doing away with the positions; 6) Doing away with the positions would be a step back; 7) Concern regarding the experience requirements; 8) Possibility of the Commissioners also attending the FRA classes; 9) Removing the phrase regarding "expertise"; 10) Encouraging the representatives to be involved in both sides of the district, not just east or west; and 11) Leaving the positions as nonvoting.

CONSENSUS: It was a consensus of the Commission to retain the two positions and to require the periodic reports and extra education. It was also agreed that staff would look at the experience requirements.

Mr. Carrino explained the two positions were approved by resolution so staff would have to bring back a modifying resolution. He indicated he would look at the "expertise" phrasing and requirements. He then announced that the Florida Redevelopment Association annual conference would be held October 12 - 14, 2022, in Daytona Beach. He indicated the first day has a session called CRA Board Training. He noted that he and Economic Development

Director Al Latimer would be attending the entire conference. He indicated that if they wanted to attend the registration was still open and stated staff would handle the registration.

7.3 Regulations related to backyard chickens

RECESS: 7:50 p.m. RECONVENE: 7:56 p.m.

Mr. Carrino noted that several commissioners have requested a workshop on density and future land use and other comprehensive plan issues which will take more time than before a meeting. He suggested that part of the discussion could include in what land use categories chickens might be appropriate.

Discussion was held regarding a date and time for the workshop with a consensus to hold the workshop on Monday, October 3, 2022, at 3:00 p.m.

Discussion was held regarding including the backyard chickens in the workshop with a consensus to do so.

8. FUTURE AGENDA ITEMS: NONE

9. COMMENTS

9.1 City Commission

Commissioner LeHeup-Smith complimented Development Services on the backyard chicken information provided.

The Commission asked that the report be provided to the members of the public present for the discussion.

Commissioner Cobb reported on the Atwood family farm ribbon cutting and the FDOT meeting. She noted Lake County mowed the coverleaf at 441 and 19 and thanked Representative Truenow's office for their assistance in getting the meeting organized. She requested an update on the island beautification.

Rick Gierok, Public Works Director, stated they need to get the revised plans and pick out the material.

Mayor Holland reported that an update on the cemetery will be brought to the Commission.

Commissioner Hawkins announced that Lake Cares would be holding their annual Christmas gala and Tavares and Mount Dora have challenged the Eustis Commission to do a Christmas tree. He indicated they have said they would provide a smaller tree for the City and he had discussed with them judging the cities separately. He then commented on the grant writer position

and asked about the status of the City's position. He questioned whether or not the compensation needs to be increased.

Mr. Carrino responded that the position has been advertised. He noted that since then Al Latimer was hired and he has some experience in grantwriting. He reported that Mr. Latimer had submitted two appropriation grants to Rep. Truenow's office. He indicated his belief that one of those may be approved for funding. He then reported that they also submitted a grant to DCEO relating to utility relocations and the Waterman site. He stated he has discussed the grantwriting position with Mr. Latimer and indicated the possibility that it would report to Mr. Latimer. He concluded that the City does have more grantwriting expertise than previously. He stated staff would look at the job description and whether or not the compensation was appropriate.

Mr. Howe indicated the City has not really received any qualified applications.

The Commission discussed hiring an outside company to do specific grants with Mr. Carrino noting that the City used a consultant to obtain the CDBG grant for Palmetto Plaza and they administered the grant as well.

Commissioner Hawkins announced that he has scheduled a group to paint the concession stand at the high school.

Vice Mayor Lee commented on the unveiling of the Mary McLeod Bethune statue at the museum in Tavares and encouraged people to visit the museum.

9.2 City Manager

Mr. Carrino reported on the award of the organizational grants and cited changes to the process including funds being provided as a reimbursement and requiring reports. He asked if the Commission wants the applicants to provide presentations to the Commission as part of the award process.

A suggestion was made that the Commissioners receive copies of all of the applications and then they decide who they want to receive presentations from.

Mr. Carrino indicated that the application requires them to include how many community members they have served and what they intend to do with the funding as well as requiring financials to be submitted. He confirmed that, in the past, a staff committee reviewed the applications first and then provided recommendations to the Commission.

The Commission discussed having the staff committee narrow it down first and have presentations only by the finalists.

Mr. Carrino confirmed they would receive copies of all of the applications.

Mr. Carrino then cited the need to hold another CRA Review Committee meeting and indicated the need for them to discuss the mow to own program. It was a consensus of the Commission to hold the CRA Review Committee meeting on Tuesday, October 25th at 5:30 p.m.

Mr. Carrino then reported staff is continuing to work with Fish and Wildlife and Waste Management regarding bear-proof garbage cans. He noted that residents would have to undo the buckle or strap when they wheel their garbage cans out and it is recommended they do it in the morning.

Commissioner LeHeup-Smith reported that L.E.A.S.H. is doing a free microchip clinic October 1st from 10 a.m. to noon at the Humane Society Umatilla address and they are giving away free spay and neuter certificates for dogs to Lake County residents.

9.3 City Attorney - None

9.4 Mayor

Mayor Holland commented on the 9/11 ceremony put on by Tavares and Lake County. He also expressed appreciation for the Mary McLeod Bethune statue and event. He encouraged the audience to watch the City's website for upcoming events and thanked everyone for staying.

10. ADJOURNMENT: 8:24 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*


CHRISTINE HALLORAN
City Clerk


MICHAEL L. HOLLAND
Mayor/Commissioner