



APPROVED: 5/19/2022

MINUTES

Regular City Commission Meeting

6:00 PM - Thursday, May 5, 2022 - City Hall

INVOCATION: PASTOR RENEE HILL, WIN.1.MINISTRIES

PLEDGE OF ALLEGIANCE: VICE MAYOR LEE

CALL TO ORDER: 6:03 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

2.1 April 21, 2022 - Regular City Commission Meeting

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

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

3. PRESENTATIONS

3.1 Bert Harris Act Presentation by City Attorney Derek Schroth

Derek Schroth, City Attorney, provided to the Commission a presentation regarding the Bert Harris Act and related private property rights. Attorney Schroth informed Commissioners of issues to be aware of with communications outside City email on City business. These may be considered public records and subject to being divulged or confiscated. Commissioners were advised to use City email for City business. If communications come to Commissioners outside City email, then forward to the City Clerk so the Clerk's office becomes the custodian of the public record. Regarding the Sunshine Law, he advised that if they receive communication about City business for future projects, then those items need to be discussed at a meeting. If Commissioners are in a situation regarding the Charter, bring the situation to the Commission and the Commission will give the manager direction to take action. He emphasized that the Florida Law is broad and powerful and intended to strengthen private property rights.

4. AUDIENCE TO BE HEARD

- 4.1 Darius Kerrison commented on the upcoming June 18th event at Eustis Community Center stating tickets will be available soon. He specifically thanked Commissioner Hawkins who was very helpful with the Community Garden. He also thanked the Eustis Police Department for their assistance with an event held the previous weekend at Carver Park.

Nayana Patel reported on the status of the Colonial Inn Motel property and explained they are waiting on completion of the fire extinguishers and cameras. She stated that the workers have not returned as planned so they may need more time than 30 days to complete the work.

Commissioner Holland suggested Ms. Patel keep providing staff with updates.

5. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

- 5.1 Resolution Number 22-28: Final Plat Approval for the Mayhill Subdivision (formerly known as the Bates Subdivision) at the Northwest corner of Estes Road and Bates Avenue

Mr. Schroth announced Resolution Number 22-28: A Resolution of the City Commission of the City of Eustis, Florida; approving a final subdivision plat for the Mayhill Subdivision, a 49-lot single family residential subdivision on approximately 13.95 acres, located on the northwest corner of Estes Road and Bates Avenue (at Alternate Key Numbers 3862864, 3862865 and 3862866).

Jeff Richardson, Deputy Director of Development Services, reviewed the proposed final plat for the Mayhill Subdivision (formally known as Mayhill subdivision), located at the northwest corner of Estes Road and Bates Avenue. He gave a brief rundown of the history and project summary. He presented the final plat overlay and showed that the open spaces are consistent with previous presentations. One comment was brought forward by a neighbor, Conrad Schmidt, living directly across from the entrance to the subdivision with concerns about lights shining on his house. He stated staff's recommendation for approval for the final plat for the main subdivision.

Mr. Schroth opened the public hearing at 6:30 p.m.

Cindy Newton asked if St. John's provided direction regarding if the recharge was going to be about the same as before development, and stated she would like a copy. She requested clarification regarding the trees to remain on the property, analysis on drainage from the retention pond, the right turn lanes, traffic impact analysis, and grading issues

Mr. Richardson addressed clarifications of onsite and offsite improvements and noted that the site plan does not include items outside of the property. He indicated that Engineering reviewed the documents and was satisfied. He stated he would go back and review the preliminary plan regarding trees.

There being no further comment, the public hearing was closed at 6:36 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Cobb, to approve Resolution Number 22-28 approving the Final Plat for the Mayhill Subdivision. Motion carried by the following votes:

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

6. FUTURE AGENDA ITEMS

- 6.1** Vice Mayor Lee asked to have the Lake Community Action Agency clarify the classes they are providing for homeowners who have had improvements through the City's program. She explained she is requesting what specific classes are being provided to the homeowners and what follow-up is done with the homeowners to be sure classes are attended.

Mayor Holland commented on the previous request to review the sign ordinances. He explained the City Attorney is working with the Police Chief on the issue and the plan is to have an open conversation at the next meeting about signs.

Commissioner Hawkins requested another city-wide workshop and planning session especially due to the new Police Chief and other department heads, and stated he hopes to do this yearly. Commissioner Cobb agreed. Commissioner Hawkins stated his appreciation for the kudos to the Police Department for events. He expressed appreciation for the donations of gift cards to seniors at the Senior Breakfast from the Police Department. He also noted that the comments from the community speak volumes to the current leadership team. He then noted the Future Business Leaders of America (FBLA) are still seeking donations and thanked the City for its contribution.

7. COMMENTS

7.1 City Commission

Mayor Holland commented on the two students from Eustis High School FBLA being sent to Chicago for the convention. He indicated the students are still in need of donations and asked resident to contact the high school or Mayor Holland.

Commissioner Hawkins and Vice Mayor Lee expressed appreciation for the positive, kind words from the public.

Commissioner Cobb commented on the negative Facebook posts placed on Eustis Word of Mouth. She asked the Commission to support her desire to have the City Attorney issue a cease and desist from the offenders and request an apology. Commissioner Hawkins agreed.

Vice Mayor Lee commented on the splash park and interest in signage to support awareness of the facility. She also commented on the work on Woodward Avenue. Commissioner Cobb commented that the water issues so close to the lake create a burden for the workers to begin work each day.

Mayor Holland thanked Bill Howe for sitting in for the City Manager for this meeting.

7.2 City Manager - None

7.3 City Attorney

Mr. Schroth clarified that the Commission wish for him to reach out to the persons regarding the defamatory posts on Facebook and request a retraction.

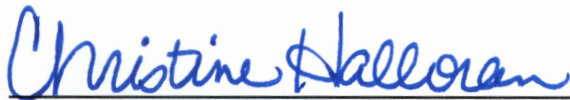
CONSENSUS: It was a consensus of the Commission for Mr. Schroth to demand the retraction.

7.4 Mayor

Mayor Holland thanked everyone for attending on this National Day of Prayer. He commented on the Fellowship of Christian Athletes (FCA) banquet being well-attended and noted the tremendous support for this Eustis High School group. Mayor Holland noted that the Commission was heading out to attend and support the Eustis High School Lady Panthers for their district softball game.

8. ADJOURNMENT: 6:49 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