APPROVED: 4/21/2022

MINUTES

Regular City Commission Meeting

6:20 PM - Thursday, April 7, 2022 - City Hall

INVOCATION: A MOMENT OF SILENCE WAS HELD

PLEDGE OF ALLEGIANCE: COMMISSIONER COBB

CALL TO ORDER: 6:11 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. AGENDA UPDATE: NONE

2. APPROVAL OF MINUTES

2.1 August 26, 2021 - City Commission Workshop

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

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

3. PRESENTATIONS

3.1 Acceptance of the Annual Comprehensive Financial Report (ACFR) for the year ended September 30, 2021

Mike Sheppard, Finance Director, presented the FY20-21 Annual Comprehensive Financial Report. He explained the change in the acronym from CAFR to ACFR. He noted the City was awarded the Certificate for Excellence in Financial Reporting for the 33rd consecutive year. He provided an overview of the summary of the Statement of Income and Expenditures. He noted that the CRA is included in the audit but a separate full blown audit was done by the CRA pursuant to the change in state statute.

4. APPOINTMENTS

4.1 Reappointment to Eustis Housing Authority - Ronnie Buggs

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Hawkins, to approve the reappointment of Ronnie Buggs to the Eustis Housing Authority for a four-year term to expire 9/30/2025. Motion carried by the following votes:

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

4.2 Reappointment to Code Enforcement Board - Bradley Shelley

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Cobb, to approve the reappointment of Bradley Shelley to the Code Enforcement Board for a three-year term to expire March 31, 2025. Motion carried by the following votes:

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

4.3 Appointment to Lake County Arts and Cultural Alliance - Pam Rivas

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Cobb, to approve the appointment of Pam Rivas as alternate to the Lake County Arts and Cultural Alliance for a two-year term. Motion carried by the following votes:

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

5. AUDIENCE TO BE HEARD

5.1 Miranda Muir, Events and Tourism Manager, provided a report on Georgefest. She thanked City staff and the public for their assistance and attendance at the event. She reported on the amount of cash and in-kind donations, the number and variety of entertainment, the number of vendors and the parade. She noted the presence of Dee's Dolls Twirlers who had four generations in the parade and had participated for 60 years in the event. She commented on the concert provided by Eustis native Tom McClary. She announced the upcoming Music Fest to be held April 22 and 23.

Christopher McCollum addressed the Commission regarding an issue in the road on Magnolia just before Grove and asked that be repaired. He then cited issues with people running stop signs in the downtown area.

The Commission encouraged residents to use the City's See-Click-Fix available on the City's website to report issues.

Daniel DiVenanzo stated the issue is a connector for the sewer and the contractor has been notified and will be repairing it when the parking is paved. He then reported on the upcoming opening of his five-story apartment building and stated they are estimating an opening of the marina by the end of June. He commented on the planned RFQ for the Waterman site, expressed concern regarding the process and cited issues with the engineering for the lot across from the post office. He recommended asking Universal Engineering to provide the City with a summary of the engineering report. He further recommended that the City hold a community meeting regarding the site.

6. CONSENT AGENDA

6.1 Resolution Number 22-25: Memorandum of Understanding with Lake County Sheriff's Office allowing Eustis Police Department Officer to participate in City-County Investigations Unit

Moved by Commissioner Hawkins, seconded by Commissioner Cobb, to approve the Consent Agenda as submitted. Motion carried by the following votes:

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

7. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

7.1 Resolution Number 22-12: Site Plan with Waivers for an Elliano's Coffee Drive-Through Coffee Shop Restaurant

Derek Schroth, City Attorney, announced Resolution Number 22-12: A Resolution of the City Commission of the City of Eustis, Florida; approving a site plan with waivers for a 800 +/- square foot Ellianos Coffee drive-through only restaurant on approximately +/- 0.46 acres located at 2520 South Bay Street.

Heather Croney, Senior Planner, reviewed the proposed site plan stating the proposal is for construction of an 800 sq.ft. drive-through only coffee shop. She noted that the parking spaces are for employees only. She explained the requested waivers as follows: 1) Waiver to both minimum 50% frontage buildout to allow a 15% buildout on S. Bay St. and 26% on Pinecrest; 2) Waiver to landscape buffer requirement of five feet between the drive-through lane and the perimeter of the property; 3) Waiver to the landscape area and a 10-foot minimum planting around the buildings. She presented a view of the overall landscape plan. 4) Waiver to building design standard glazing requirements. She presented an artist's rendering of the various elevations of the building. She indicated staff only received one inquiry regarding the proposal and that was from the adjacent property owner who came in and looked at the plans. She stated the proposal is substantially consistent with the LDR's, the waivers do not jeopardize the health, safety or welfare of the public and stated staff's recommendation for approval.

Mr. Schroth opened the public hearing at 6:42 p.m.

Glenn Tyre expressed concern regarding the cut-through traffic that already occurs and requested that a fence be erected between his property and the coffee shop property. He asked if there would be any outdoor signs away from the building.

Ms. Croney responded that no signage has been submitted or approved yet but they would be allowed a ground sign. She indicated that a fence is already planned.

Mr. Tyre expressed concern regarding whatever separate signage may be installed that might obscure the view of his property.

Christine Chicarelli asked if outdoor seating is planned and expressed concern regarding what would happen if the restaurant is not successful.

Ms. Croney explained it is a franchise that operates at other locations and stated they have not proposed any outdoor seating. She stated there are only five parking spaces proposed along with one handicapped space.

Commissioner Cobb asked if it is the applicant's first coffee shop.

Karen Weber responded they have owned two Checkers franchises previously and noted they are operated similarly to Eliano's. She commented on the improved safety to their employees due to no one coming inside. She indicated they have signed on for ten years and Eliano's itself has been in business since 2000 and they are currently expanding throughout Florida.

The Commission asked about the "restaurant" portion with Ms. Weber indicating it is mostly beverages with some limited pre-prepared foodstuffs. She explained that one reason to limit the number of windows is to better control the internal temperature.

There being no further public comment, the hearing was closed at 6:51 p.m.

Moved by Commissioner Hawkins, seconded by Vice Mayor Lee, to approve Resolution Number 22-12. Motion carried by the following votes:

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

7.2 Resolution Number 22-15: Lease agreement with the Eustis Community Alliance for 1128 Clifford Avenue

Mr. Schroth announced Resolution Number 22-15: A Resolution of the City Commission of the City of Eustis, Florida; authorizing the Interim City Manager to execute a lease agreement with the Eustis Community Alliance Inc. for City-owned property at 1128 Clifford Avenue.

Tom Carrino, Interim City Manager, explained the lease would be through December 31, 2022, with no rent. He stated the City has also agreed to providing two computers and the Alliance will provide quarterly reports regarding their activities. He indicated they will be providing a report at the April 21st meeting. He indicated that the Alliance has reviewed the lease and supports the lease as presented.

Mr. Schroth opened the public hearing at 6:54 p.m. There being no public comment, the hearing was closed at 6:54 p.m.

Moved by Commissioner Cobb, seconded by Commissioner Hawkins, to approve Resolution Number 22-15. Motion carried by the following votes:

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

7.3 Resolution Number 22-24: Site Plan with Waivers for Doerfler Manufacturing, Inc. Lot 5, Cobb Commerce Park

Mr. Schroth announced Resolution Number 22-24: A Resolution of the City Commission of the City of Eustis, Florida; approving a site plan with waivers for a Doerfler Manufacturing site on approximately 4.473 acres located on Cobb Drive, north of East County Road 44.

Jeff Richardson, Deputy Director for Development Services, reviewed the proposed site plan for Doerfler Manufacturing Operations Center which is a bath and cosmetics manufacturing facility. He stated the total size of the proposed building is 55,000 sq. ft. for the warehouse and office building - 31,740 in Phase 1 and 22,600 in Phase 2. He then reviewed the requested waivers as follows: 1) Waiver to forego a western landscape buffer adjacent to Cobb's Tractor and Block 5 as required under Resolution 17-73; 2) Waiver to allow the wet stormwater ponds as open space; and 3) Waiver from Section 102-25 for duration of validity of approval of site plans. He explained the applicant is requesting a blanket five-year duration for completion of Phase 2. He added that there is a built-in ability to request an extension; however, that requires them to come back before the Commission for approval of the extension. He explained the applicant's various options and stated staff is suggesting that they allow an administrative extension rather than requiring them to come back to the Commission for an extension.

The Commission discussed the requested five-year term for completion.

Steven Vaughn, representing Doerfler Manufacturing, explained discussions they had previously with the Development Review Committee and the City planning staff. He noted that the stormwater permit from St. John's is good for five years. He explained their concern regarding having to go through additional reviews.

The Commission noted that Storage Depot was provided a timeframe of just short of five years.

Commissioner Cobb disclosed that her company did sell the lot for the project so she would recuse herself from voting.

Mr. Carrino explained that the code would require them to come back every twelve months for an extension. Therefore, staff is proposing two options - administrative approval for the extensions or provide a blanket five-year term.

Mr. Richardson confirmed that there is no cost for them to request an extension.

Mr. Schroth opened the public hearing at 7:14 p.m. There being no public comment, the hearing was closed at 7:14 p.m.

Moved by Commissioner Hawkins, seconded by Vice Mayor Lee, to approve Resolution Number 22-24 and allow up to five years for completion of Phase 2. Motion carried by the following votes:

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

7.4 Second Reading: Ordinance Number 22-07 - Voluntary Annexation of approximately 24.94 acres of real property located west of CR 44B (Alternate Key Numbers 1445370 and 1445094)

Mr. Schroth read Ordinance Number 22-07 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida, voluntarily annexing approximately 24.94 acres of real property located on the west side of CR 44B (Alternate Key Numbers 1445370 and 1445094).

Mr. Schroth requested the audience silence their cell phones and noted the presence of a court reporter and the following experts: Edward Williams, Kelly Roberts and attorneys Andrew Mai and Carolyn Haslam. He then asked anyone planning to testify in the issue that they raise their hand and swore them in as a group.

Ms. Croney stated there would not be a formal presentation since it is second reading. She explained that the issue at question is strictly the annexation with future land use and design district assignments. She indicated the applicant and staff are present and available to answer questions.

Mr. Schroth opened the public hearing at 7:21 p.m.

Carolyn Haslam, Akerman, addressed the Commission on behalf of the applicant - TMBTR. She asked that all testimony and information provided from the first hearing, along with the information provided to the City Clerk, Commission and City Attorney at the beginning of the second reading, be incorporated into the record. She stated they have reviewed the staff report and agree with staff's recommendations. She indicated that she had received a number of questions which are not what they are proposing. She stated that there are three parcels that will remain in the county and they have access via Orange Branch Road which has been accessed by the 1920's by those parcels; therefore, the annexation does not create an enclave. She then explained that the proposed development will consist of 213 single family style, single story, multi-family units. She explained they will look like one bedroom paired villas and two-bedroom individual units. She stated that it will be owned by one operator and is a multi-family rental project. She further explained that they will not be requesting the maximum density, nor are they proposing commercial nor a three-story apartment building. She explained their choice of the future land use and design district designations. She asked to reserve the rest of her time for answering any questions from the audience or counsel.

Mr. Schroth stated the records as requested would be made part of the record as well as the submittals by Attorney Mai and Attorney Haslam.

The following individuals addressed the Commission regarding Ordinance Number 22-07: 1) Debbie Luongo; 2) Debra Coffman; 3) Gary Marshall; 4) Michael Chicarelli; 5) Maria Torres; 6) Pat Porak; 7) James Watson; 8) David Kniess; 9) Russell Patten; 10) Connie Hurlburt; 11) Gregory Hines; 12) Martin Schriefer; 12) Carole Schriefer; 13) Dee Gretzler; and 14) Annie Parron.

Concerns expressed by the speakers included the following: 1) amount of signage and noticing; 2) need for a wall between the developments; 3) water quality of

Lake Joanna; 4) traffic on 44B; 5) density; 6) speed on Waycross, lack of speed limit signs, condition of road, lack of sidewalks and need for a community meeting with the developer; 7) creation of an email list for notifications regarding presentation of the site plan; 8) whether or not the property is "substantially" contiguous; and 9) speeding in 44 Gables.

Edward Williams, Williams Development Services, addressed the Commission representing residents Russell Patten, Diane Gretzler and Carole Schriefer. He expressed concerns regarding the validity of the survey, the possibility of an illegal lot split and the lack of signature and seal on the traffic study.

Andrew Mai, Fishback Dominick, addressed the Commission also representing residents Russell Patten, Diane Gretzler and Carole Schriefer. He stated the annexation creates an enclave and the property is not substantially contiguous. He stated that the Commission cannot approve the annexation due to it not being legal.

Mr. Schroth asked if the applicant had any rebuttal.

Carolyn Haslam stated she would limit her comments to the annexation. She stated that the JPA creates a boundary which reflects where the City can grow to. She noted that the property cannot be contiguous on 44B as that side is Mount Dora. She cited the Lowe's to the south which was developed in the City of Mount Dora. She stated the property to the north is located in the county and is already developed. She explained that the property owner has requested that the 15-foot access road be omitted from the project and that is not being annexed so it does not create an enclave.

There being no further public comment, the hearing was closed at 8:15 p.m.

The Commission asked Mr. Schroth if the property is legally annexable with Mr. Schroth stating there is no definition in statute regarding substantial. He stated his opinion that the City could successfully defend its action if contested.

Following a motion and second, the Commission discussed whether or not to proceed.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Cobb, to adopt Ordinance Number 22-07 on final reading. Motion carried by the following votes:

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

7.5 <u>Second Reading: Ordinance Number 22-08: Changing the future land use designation for property located west of County Road 44B (2022-CPLUS-01)</u>

Mr. Schroth read Ordinance Number 22-08 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, amending the City of Eustis Comprehensive Plan pursuant to 163.3187 F.S.; changing the future land use designation of approximately 24.94 acres of recently annexed real property located on the west side of 44B (Alternate Key Numbers

1445370 and 1445094) from Urban Low in Lake County to Mixed Commercial/Residential (MCR) in the City of Eustis.

Mr. Schroth opened the public hearing at 8:17 p.m.

The following individuals addressed the Commission in opposition to Ordinance 22-08: 1) Martin Schriefer; 2) Carole Schriefer; 3) Dee Gretzler; 4) Debra Coffman; 5) Michael Chicarelli; and 6) Ross Bennett.

The following issues were presented: 1) traffic and safety; 2) impact on schools; 3) issues with the project being rentals; 4) increased crime and impact on police and fire; and 5) amount of contiguity.

Edward Williams, Williams Development, commented on the City's joint planning area agreement with the areas outside the City being designated 2.5 units per acre. He recommended the City re-negotiate its joint planning area.

Andrew Mai, Fishback and Dominick, noted previous issues with County pockets and code enforcement. He expressed concern with allowing 300 units adjacent agriculture. He stated the City has missing required information with no signed and sealed traffic study. He recommended the City delay a decision to have adequate information.

Mr. Schroth asked if the applicant wanted to provide rebuttal.

Ms. Haslam stated that the code does require them to put in a wall and that is the intent of the applicant. She stated that the development will be luxury rentals. She emphasized that the property owner will be paying taxes to the City. She stated her client has met with FDOT and Lake County regarding the traffic impact. She agreed that there are a number of traffic concerns and that the City and County are working together on that. She stated the development does not rise to the level of requiring more than turn lanes. She stated the form-based code provides for increased density along corridors and adjoining commercial development. She added that when they met with the residents they offered to put in additional buffers and were told all the residents were interested in was lower density. She stated that her clients have to have a certain level of density to make the development viable. She indicated they are more than happy to meet with the community at the site plan level.

There being no further public comment, the hearing was closed at 8:44 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Cobb, to adopt Ordinance Number 22-08 on final reading. Motion carried by the following votes:

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

7.6 Second Reading: Ordinance Number 22-09: Assigning the Suburban Neighborhood design district designation to 24.94 acres located west of CR 44B (Alternate Key Numbers 1445370 and 1445094)

Mr. Schroth read Ordinance Number 22-09 on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Suburban Neighborhood design district designation to approximately 24.94 acres of recently annexed real property located on the west side of CR 44B (Alternate Key Numbers 1445370 and 1445094).

Mr. Schroth opened the public hearing at 8:45 p.m.

The following individuals addressed the Commission regarding Ordinance Number 22-09: 1) Martin Schriefer; 2) Carole Schriefer; 3) Dee Gretzler; 4) Michael Chicarelli; 5) Debbie Luongo; 5) George Asbate; 6) Pam Rivas; and 7) Stephanie Carder.

The following issues were presented: 1) traffic issues at 44 and 441 and from the shopping center and Lowe's; 2) the need to widen 44; 3) the amount of crime caused by apartment complexes; 4) the traffic increase caused by service providers; 5) the amount of people looking for rentals in Eustis; 6) the need for smart growth; 7) how the property might be developed in the County; 8) the need for additional workforce housing; and 9) the need for increased financial status of the City in order to meet the needs of the residents.

Andrew Mai, Fishback and Dominick, stated the proposed development is not compatible with the neighboring agriculture and the information provided is incomplete. He stated the Commission is basing its decision on a traffic study that has not been signed and sealed. He asked the Commission to consider approving lower density which would be more compatible.

There being no further public comments, the hearing was closed at 9:06 p.m.

The Commission expressed support for the developer holding a community meeting prior to submittal of the site plan. They noted that any resident can contact any Commissioner to discuss an issue as the Sunshine Law only applies if more than one Commissioner is present.

The Commission asked if they can speak to residents about the development if a lawsuit is filed with Mr. Schroth responding they should avoid speaking with the attorneys or any of the litigants from either side of the issue.

A resident asked how the public would know about the community meeting with Mayor Holland recommending they watch the City's website for when they apply for their site plan and the community meeting should be held in conjunction with that.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Hawkins, to adopt Ordinance Number 22-09 on final reading. Motion carried by the following votes:

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

8. OTHER BUSINESS

8.1 City of Eustis support for Lake Economic Area Development (LEAD) Partnership

Mr. Carrino explained the proposal from the Lake Economic Area Development (LEAD) Partnership. He noted that the program would be managed by a board comprised of Lake County businesses and organizations and the physical office would be located in Lake County. He stated that the primary purpose of the organization would be to attract and retain primary employers. He indicated they would not be involved in redevelopment, CRA efforts or downtown development. He stated that it would be complementary to the City's development efforts. He commented on his experience in Illinois with a similar program. He added that they would need to monitor the growth of the organization to make sure the City obtains good service for its money. He stated that economic development is best done on a regional basis. He recommended that the City provide an initial investment of $1 per capita for a total of $23,400 as part of the FY22-23 budget year.

Mayor Holland commented on his company's work with the parent organization in Ocala. He expressed support for it not being ran by Lake County but by Lake 100.

Commissioner LeHeup-Smith stated her preference to give the funds to the Eustis Chamber of Commerce instead.

Vice Mayor Lee expressed concern regarding whether or not the City will get good service rather than the other cities and how that would be monitored.

Mr. Carrino responded that the best practice is to bring a business to the best site for that business. They should be focusing on what the prospect is looking for. He added that the City would need to stay engaged and participate in the process in order to make sure they utilize best practices and not just go to the highest contributor or bow to political pressure.

Vice Mayor Lee asked if they work with the local Chamber and, if they are not serving the purpose, would the City get its money back.

Mr. Carrino indicated they would be working with the local chambers; but they would not probably get their money back. He stated he would advise only do on an annual basis and if don't get money's worth, don't continue participation.

Commissioner Hawkins questioned how long it would take to assess the viability of the program and how much money the City might invest during that time with Mr. Carrino stating that the City should be able to determine if it is getting its money's worth sooner than three or four years.

Discussion was held regarding how the process should work with Mr. Carrino stating that LEAD should be funneling the leads to the local economic development people in order to identify the best site for each prospect. Further discussion was held regarding asking for a seat on the board.

George Asbate confirmed he does sit on the economic development committee for Lake 100. He explained how the process will work. He noted that both Mayor Holland and Commissioner Cobb are also members of Lake 100. He stated that the City can cancel at any time. He indicated that the Chamber does a good job with local business but this organization will work with the national businesses.

Discussion was held regarding how the process will work and possibly using the funds to increase the funding for the economic development department.

Mr. Carrino indicated it would not replace the local economic development efforts; however, the point is they are better together.

CONSENSUS: It was a consensus of the Commission to move forward but to re-assess in a year.

Mr. Asbate noted that bringing in one 60,000 sq. ft. project would repay the City's investment. He commented on the Jerry Brown 26 acres on the north side of town which has only one building constructed.

Commissioner Cobb commented on Cobb Commerce Park noting that they only have one lot left. She reported that she spoke with Mandy Wettstein who encouraged her to develop another commerce park and stated that would be exactly what LEAD does.

Mr. Asbate added that Eustis' biggest advantage is because it is the closest to the north end of the beltway. He stated that the first question someone asks who is looking at renting warehousing is how close they are to the 414 or the 429.

Pam Rivas stated that going out to develop the leads is very time consuming. She added that paying $23,000 for contacts from the Ocala organization is a very low cost. She indicated the City would be just buying in to get their already developed leads.

Mr. Asbate further explained that Lake 100 is hiring LEAD to run the program. It was confirmed that the City would be paying Lake 100 who would in turn pay LEAD.

8.2 <u>Approval of City Manager Employment Agreement</u>

Bill Howe, Human Resources Manager, reviewed the proposed employment agreement with Thomas R. Carrino as City Manager. He indicated that the agreement includes 180 days to move into the City, $160,000 annual salary, $500 per month car allowance and up to $5,000 reimbursement for moving expenses. He stated that once he moves into the City, he would sign the agreement.

Commissioner LeHeup-Smith expressed concern regarding the $160,000 salary as that was set when he was doing two jobs. She expressed support for $135,000.

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

Ayes: Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee and Mayor Holland

Nays: Commissioner Karen LeHeup-Smith

9. FUTURE AGENDA ITEMS

9.1 Commissioner Lee asked to have an update on the cemetery.

Commissioner Hawkins cited a request from the High School FBLA sponsor. He expressed support for the City providing some funding noting they have two students going to national competition in Chicago. He indicated the cost for that is $2,800.

Commissioner Hawkins then noted a meeting he and Mr. Carrino had with Tim Bridges from LCAA where they inspected two homes they completed. He commented on improvements with the change in staff and asked to have a discussion regarding the rehab program.

Mayor Holland asked when the students will be going to nationals with Mr. Hawkins stating in June.

Mayor Holland asked to have that placed on a future agenda for discussion.

Commissioner Hawkins announced that the EHS prom would be at the park on Saturday with a tent. He also reported on an upcoming SAC meeting at the high school regarding naming the culinary arts department after Elsie Broomfield. He expressed support for the community attending.

Mayor Holland noted the CRA Review Committee meeting was cancelled to allow the Committee members to attend that meeting.

10. COMMENTS

10.1 City Commission

Commissioner Cobb thanked everyone for their support of the Walk and Roll event and commented on how good the event was. She reported on a meeting she had with Nancy Dodd from Duke Energy. She indicated they would be meeting again after the Chamber breakfast in May along with Rick Gierok. She cited the two transfer stations in the City are at capacity and they are looking at more high power lines through town. She indicated they would be holding another community meeting about the project which was delayed due to Covid.

Commissioner Cobb asked the Police Department to look at the speeding issue in 44 Gables.

Captain Fahning stated that the best thing to do is install speed tables. He stated the department only received three complaints in the past year but the patrols did approximately 42 to 45 additional patrols through there.

Commissioner Cobb indicated she would discuss speed tables with Public Works. Vice Mayor Lee asked staff to look at 44 and Abrams due to cars and trucks being parked there for sale and tractor trailers parking there. She announced that the Eustis Community Alliance would be at the next meeting to provide a presentation.

10.2 City Manager

Mr. Carrino reported that he was contacted by the new owners of the post office property. They asked him if the City would be interested in the grassy area; however, they did not have an asking price. He indicated it could be used for overflow event parking or could be paved for surface parking. He stated it would have limited development ability due to the size.

Mr. Carrino then reported that the City recently acquired 221 E. Mary St. through a code lien foreclosure. He stated that the City has been approached by the adjacent property owner, Brian Broomfield. He explained that the City in the past has transferred property at low or no cost with an agreement for the recipient to demolish the building. He emphasized the need for the building to be demolished due to its condition.

CONSENSUS: It was a consensus of the Commission to transfer the property in lieu of demolishing the building with staff to bring it back to the Commission for approval.

Mr. Carrino stated that the CRA Review Committee needs to be rescheduled and the charette for discussion about Palmetto Plaza needs to be scheduled.

CONSENSUS: It was a consensus to hold the CRA Review Committee Meeting on Monday, May 2nd at 5:30 p.m.

The Commission directed staff to work on scheduling a date for the charette once they spoke with the Palmetto Plaza designer Ramone Murray regarding his availability.

10.3 City Attorney

Mr. Schroth noted that the Colonial Inn owners have requested an extension to allow additional time to complete their renovations. He stated they have made good progress and recommended that the Commission grant the extension.

CONSENSUS: It was a consensus of the Commission to grant the extension.

Mr. Schroth noted the person who made the false statement about the Commission has retracted their statement.

10.4 Mayor

Mayor Holland thanked everyone for attending and staying throughout the meeting.

11. ADJOURNMENT: 10:07 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 can be obtained from the office of the City Clerk for a fee.

Mary C. Montez

MARY C. MONTEZ, City Clerk

MICHAEL L. HOLLAND, Mayor/Commissioner