



APPROVED: 3/18/2021

MINUTES

Regular City Commission Meeting

6:00 PM - Thursday, March 4, 2021 - City Hall

INVOCATION: MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE: VICE MAYOR LEE

CALL TO ORDER: 6:01 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 L. Holland

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

- 2.1 February 1, 2021 - City Commission Retreat
February 4, 2021 - Regular City Commission Meeting
February 18, 2021 - Regular City Commission Meeting

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

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

3. APPOINTMENTS

- 3.1 Reappointment to Firefighter Pension Board of Trustees - Charles McMaster

Moved by Vice Mayor Lee, seconded by Commissioner LeHeup-Smith, to approve the reappointment of Charles McMaster to the Fire Pension Board of Trustees for a two-year term to expire March 31, 2023. Motion carried by the following votes:

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

4. AUDIENCE TO BE HEARD

- 4.1 Fire Chief Mike Swanson reported on the City's vaccination site progress and how they have had to change their process to accommodate large groups. He indicated they are receiving more vaccines. He commented on the possibility of receiving the Johnson & Johnson vaccine. He noted that those that have already received their first shot actually have up to five weeks, not just three, to obtain their second shot. He added that the City's Police Department is assisting with security at the St.

Patrick's Catholic Church site. He thanked Parks & Recreation for assisting with the paperwork.

Acting Chief Ken Birkhofer thanked the Commission for their support and confirmed they are providing support to St. Patrick's.

5. CONSENT AGENDA

- 5.1** Resolution Number 21-11: Legal Action Authorization - 1131 East Bates Avenue, Code Enforcement Cases 12-00205 and 18-00746
- 5.2** Resolution Number 21-12: Annexation Agreement and Developer's Agreement to Provide Water Service to Lake County Fire Station 39 property outside the City limits
- 5.3** Resolution Number 21-13: Award of RFQ Number 011-20 for Engineering Services for the Bates Avenue WWTP Expansion Project
- 5.4** Resolution Number 21-14: Approving fourth addendum to real estate sale and purchase agreement - CR 437 Land Investments, LLC

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

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

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

- 6.1** Ordinance Number 20-32: Voluntary Annexation of property located on north side of CR 44A, east of East Eldorado Lake Drive
Ordinance Number 20-33: Comprehensive Plan amendment assigning future land use designation to above property
Ordinance Number 20-34: Assigning a design district designation to the above property
Ordinance Number 20-35: Voluntary annexation of property located on the south side of CR 44A and west of Thrill Hill Road
Ordinance Number 20-36: Comprehensive Plan amendment assigning a future land use designation to the above property
Ordinance Number 20-37: Assigning a design district designation to the above property
Ordinance Number 20-38: Voluntary annexation of property located on the east side of Thrill Hill Road and north of Reedy Road
Ordinance Number 20-39: Comprehensive Plan amendment assigning a future land use designation to the above property
Ordinance Number 20-40: Assigning a design district designation to the above property

Derek Schroth, City Attorney, stated that staff is again recommending continuance of Ordinances 20-32 through 20-40. He explained the Lake County Commission would be considering the draft agreement on Tuesday (March 9, 2021), along with the Department of Environmental Protection letter as well as the letter he sent and forwarded to the Commission. One email was received in opposition to the annexations from Don Levonius.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Hawkins, to continue to the March 18th meeting Ordinances 20-32 through 20-40 because the County's actions prevent them from having a hearing and finalizing approval. Motion carried by the following votes:

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

6.2 Ordinance Number 20-41: Voluntary Annexation of property located north and south of Pine Meadows Golf Course Road

Mr. Schroth read Ordinance Number 20-41 on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida, voluntarily annexing approximately 226.826 acres of real property located on the north and south sides of Pine Meadows Golf Course Road, as more particularly described herein.

Mr. Schroth opened the public hearing at 6:10 p.m. There being no public comment, the hearing was closed at 6:10 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to adopt Ordinance Number 20-41 on second and final reading. Motion carried by the following votes:

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

6.3 Ordinance Number 20-42: Comprehensive Plan Amendment for property located north and south of Pine Meadows Golf Course Road

Mr. Schroth read Ordinance Number 20-42 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 225.9 acres of recently annexed real property located on the north and south sides of Pine Meadows Golf Course Road, as more particularly described herein from Urban Low and Rural Transition in Lake County to Suburban Residential (SR) in the City of Eustis.

Mr. Schroth opened the public hearing at 6:11 p.m.

Commissioner Hawkins noted he had met with some of the property owners. He asked that the developer be a good neighbor to the existing property owners.

Mayor Holland asked if there is another access road planned.

Lori Barnes, Development Services Director, responded that the primary access will be from SR 44, not Pine Meadows Country Club Drive. She stated that staff has recommended they hold a community meeting.

There being no further public comment, the hearing was closed 6:12 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Hawkins, to adopt Ordinance Number 20-42 on second and final reading.

Motion carried by the following votes:

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

6.4 Ordinance Number 20-43: Design District Assignment for property located north and south of Pine Meadows Golf Course Road

Mr. Schroth read Ordinance Number 20-43 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Rural Neighborhood design district designation to approximately 225.9 acres of recently annexed real property located on the north and south sides of Pine Meadows Golf Course Road, as more particularly described herein.

Mr. Schroth opened the public hearing at 6:13 p.m. There being no public comment, the hearing was closed at 6:13 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Cobb, to adopt Ordinance Number 20-43 on second and final reading. Motion carried by the following votes:

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

6.5 Ordinance Number 21-02: Design District Amendment - Approximately 3.9 acres on Orange Avenue between Abrams Rd. and Fruitwood Ave.

Mr. Schroth read Ordinance Number 21-02 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; changing the design district designation of approximately 3.9 acres of real property on the south side of East Orange Avenue (between Abrams Road and Fruitwood Ave.) from a mixture of Suburban Corridor and Suburban Neighborhood to Suburban Corridor.

Lori Barnes, Development Services Director, reviewed the requested design district amendment. She explained this will make the property consistent with other properties that front on Orange Avenue and will provide more flexibility as they design the site. She provided an explanation of the Suburban Corridor and Suburban Neighborhood design districts and explained the reason for the request to change the design district to be the same throughout the site. She added that she has also encouraged the developer to hold a community meeting prior to development and stated staff's recommendation for approval.

The Commission asked what the plan is for the site.

Tim Green, Green Consulting Group and representing the developer, responded that the plan is for a townhome development, not commercial. He confirmed they would be holding a community meeting.

The Commission questioned how many units would be on the site and where would be the ingress/egress with Mr. Green indicating he did not know the number of units planned. He stated that access would be off of 44; however, there may be a frontage road connection to Dollar General.

Ron Neibert, City Manager, stated that specific site and development plans would be submitted in the future and presented to the Commission.

Mr. Schroth opened the public hearing at 6:24 p.m.

Justin Lederman asked about water drainage and if there would be a barrier or fence of some type.

Mayor Holland explained that is the type of question that would be answered during presentation of the site plan with Ms. Barnes indicating they would also be addressed during the neighborhood meeting.

There being no further public comment, the hearing was closed at 6:26 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to approve Ordinance Number 21-02 on first reading. Motion carried by the following votes:

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

7. FUTURE AGENDA ITEMS

7.1 Vice Mayor Lee commented on the need to improve the area around the Resource Center noting that she has received feedback from individuals wanting to work on getting the Resource Center up and running again.

Mr. Neibert responded that is something staff can work on with Pastor Walker and community members and then bring a plan back to the Commission.

Vice Mayor Lee noted the strategic plan workshop is scheduled for March 25th and indicated she may have a conflict. She asked the other commissioners to keep in mind an alternate date.

Commissioner Hawkins commented on his work at the high school and noted that one of the members of the Commodores is from Eustis and has been donating time to the school. He asked that the City recognize him at some time. He noted the band is holding a concert in Ferran Park on May 8th. He indicated he is working on getting him back for that.

Commissioner Hawkins then asked about holding a workshop to discuss how they can improve communication with the community.

Mr. Neibert indicated it could be worked into the strategic plan workshop.

Commissioner Hawkins reported the Fellowship of Christian Athletes would be having a community cleanup the following Saturday.

Commissioner Cobb indicated she previously requested an enclave workshop and looking at fencing guidelines with Mr. Neibert indicating staff was working on the details to get that scheduled.

Vice Mayor Lee commented on previous efforts to put up historical signage around Palmetto Plaza with Mr. Neibert stating he would be happy to meet with the community members about that.

8. COMMENTS

8.1 City Commission

Commissioner Cobb thanked Rick Gierok for the improved Chamber sign and the alligator warning signs by the lake. She also thanked Mr. Neibert and Acting Chief Birkhofer for working on the security issues she brought up. She thanked staff for their amazing job on Georgefest and asked about installing some boat cleats so the boats in the lake can tie up with Mr. Neibert indicating he was also approached about it and staff would look into it.

Commissioner Hawkins concurred with Commissioner Cobb's comments about Georgefest and expressed appreciation.

Commissioner LeHeup-Smith also thanked staff and commented on the wonderful attendance.

Vice Mayor Lee echoed the comments about Georgefest. She thanked everyone involved and commented on the wonderful response she received as the Georgefest Queen.

8.2 City Manager

Mr. Neibert reported that the City will be purchasing a walk through metal detector to use prior to Commission meetings to improve security. He then announced that staff will be sending out the mailers to advertise the housing rehab project. He also announced that staff and the police union have reached a tentative agreement.

8.3 City Attorney

Mr. Schroth announced he would be attending the Lake County Commission meeting on March 9th to argue the City's position on the annexation issue. He then announced a private attorney-client meeting would be held at 5:15 p.m. prior to the March 18th Commission meeting.

8.4 Mayor

Mayor Holland also commented on the Georgefest activities. He complimented Michael Ray on the Sunday concert and expressed pride on the event and the City. He encouraged everyone to wear masks and social distance so the City can continue to hold events.

9. ADJOURNMENT: 6:38 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 or verbatim transcript of the meeting can be obtained from the office of the City Clerk for a fee.



MARY C. MONTEZ
City Clerk



MICHAEL L. HOLLAND
Mayor/Commissioner