



APPROVED: 2/4/2021

MINUTES

Regular City Commission Meeting

6:00 PM - Thursday, January 21, 2021 - City Hall

INVOCATION: MAYOR HOLLAND

PLEDGE OF ALLEGIANCE: COMMISSIONER LEHEUP-SMITH

CALL TO ORDER

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

2. APPROVAL OF MINUTES

2.1 January 7, 2021 - Regular City Commission Meeting

Moved by Vice Mayor Lee, seconded by Commissioner LeHeup-Smith, to approve the January 7, 2021, 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 Presentation regarding the Community Garden by Dallas Meringolo, Lake County 4-H Agent

Dallas Meringolo, Lake County 4-H Agent, gave a presentation regarding the proposed Cardinal Cove 4-H Garden Project. She gave an overview of 4-H and its mission and the number of local participants. She commented on the impact on local youth and the relationship between youth-adult relationships and the community benefits. She explained who and what organizations would be involved in the project. She reviewed the goals for the project including number of youth, the number of volunteer hours and indirect goals. She explained the first step would be clearing the garden and presented her ideas for design of the garden. She commented on the educational aspects of the garden. She then stated the fees will be covered for the local youth by the UF/IFAS Lake County Extension. She reviewed the proposed design to clear the ground and put everything in raised beds and put in a work space with a compost pile and hydroponic station.

Mayor Holland thanked Vice Mayor Lee and Commissioner Cobb for their efforts to develop the program.

The Commission cited the possibility of getting sponsorships for the raised beds and asked whether or not the kids would be taught how to prepare the vegetables with Ms. Meringolo confirming that the 4-H Family Consumer Science Agent would be teaching preparation and nutrition.

CONSENSUS: It was a consensus of the Commission for City staff to work with 4-H on the project.

4. AUDIENCE TO BE HEARD: NONE

5. CONSENT AGENDA

- 5.1** Resolution Number 21-02: Appointment of Commissioners and staff to various boards and committees
- 5.2** Resolution Number 21-03: Approval of purchase in excess of \$50,000 for Lift Station 24 Generator
- 5.3** Resolution Number 21-04: Authorizing the City Manager to Release or Reduce Code Enforcement Liens Under Certain Conditions

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

Ayes: Commissioner LeHeup-Smith, Commissioner Cobb, Commissioner Hawkins, Vice Mayor Lee 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, reported the City and County are still working on terms for an agreement on the annexations noting that he is scheduled to meet with the Development Services Director to go over those terms. He requested that the Commission again postpone all of the ordinances to the next meeting.

Moved by Commission LeHeup-Smith, seconded by Vice Mayor Lee, to continue Ordinances 20-32, 20-33, 20-34, 20-35, 20-36, 20-37, 20-38, 20-39 and 20-40 to the February 4, 2021 Commission meeting due to the County's actions preventing the City from having a hearing and finalizing approval. Motion carried by the following votes:

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

- 6.2** Ordinance Number 20-41: Voluntary Annexation of property located north and south of Pine Meadows Golf Course Road
Ordinance Number 20-42: Comprehensive Plan Amendment for property located north and south of Pine Meadows Golf Course Road
Ordinance Number 20-43: Design District Assignment for property located north and south of Pine Meadows Golf Course Road

Mr. Schroth read Ordinance Number 20-41 by title only on second 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.

Mayor Holland asked the Commission to consider continuing this item to the February 4th meeting due to the limited seating and the emails received so the Commission receives full understanding from the community.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to continue Ordinances 20-41, 20-42 and 20-43 to the February 4, 2021 Commission meeting. Motion carried by the following votes:

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

- 6.3** Ordinance Number 21-01: Conditional Use Permit for an accessory dwelling unit located at 307 Windemere Avenue

Mr. Schroth read Ordinance Number 21-01 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving a conditional use permit for a free-standing accessory dwelling unit behind a single-family residence in the Suburban Residential (SR) future land use district on approximately 0.22 acres located at 307 Windemere Avenue.

Mr. Schroth opened the public hearing at 6:20 p.m. There being no public comment, the hearing was closed at 6:20 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to adopt Ordinance Number 21-01 on final reading. Motion carried by the following votes:

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

7. FUTURE AGENDA ITEMS

- 7.1** Commissioner Cobb asked about a workshop on the comprehensive plan with Mr. Neibert stating staff is looking for dates and would have it back for recommendation at the next meeting.

Commissioner Lee asked about the housing rehab project with Mr. Neibert responding he would be providing a written report shortly. Commissioner Lee requested that the Lake Community Action Agency be asked to provide a presentation at the Commission meeting.

Commissioner Lee then asked about having a workshop on the Bates Avenue area and programs the City might initiate with Mayor Holland asking her to get with the City Manager to get it scheduled.

8. COMMENTS

8.1 City Commission

Commissioner LeHeup-Smith commented on the Georgefest Coronation Ball and congratulated Commissioner Emily Lee on being named the Georgefest Queen. She thanked the City's event staff and Chamber for the event.

Commissioner Cobb reported she had been working with Tom Carrino on the Gateway Improvement Grant program. She stated they would be going to some of the businesses to invite them to the community meeting. She stated the workshop would be held February 9th at the Chamber.

Vice Mayor Lee commented on her surprise at being named the Georgefest Queen and thanked everyone for their efforts.

8.2 City Manager

Mr. Neibert announced he would be out of the office the following week and that Bill Howe would be acting City Manager, although he would be available in case of an emergency.

8.3 City Attorney

Mr. Schroth noted he would provide a presentation at the next meeting regarding the Sunshine Law and ethics. He announced that one lawsuit was dismissed; however, two more lawsuits have been filed and he would need some direction from the Commission. He asked to hold a private session during the next Commission meeting at approximately 7 p.m.

8.4 Mayor

Mayor Holland congratulated Emily Lee and Lance Pauli for being named the Georgefest King and Queen.

Commissioner Cobb announced the Georgefest chili cookoff to be held Saturday, February 6th and the Commission would be having a team called Chili Chili Bang Bang. She noted the Georgefest 5K would also be that morning.

Mayor Holland announced that the Eustis Historical Society treasurer has passed away and the Society had discussed closing the museum but decided to continue. He noted the museum is now open on Friday and Saturday and encouraged everyone to either volunteer to help or donate to the Society. He noted the resignation of Police Chief Gary Calhoun and wished him well on all his future endeavors. He also thanked Ken Birkhofer for serving as Acting Police Chief. He then commented on the upcoming Georgefest activities. He noted that they would keep Covid 19 in mind as those activities are held. He cited the limited seating available for the Commission meeting due to the recent increase in Covid cases. He encouraged everyone to wear masks, social distance and wash their hands.

9. ADJOURNMENT: 6:29 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