



MINUTES

APPROVED: 5/21/2020

Regular City Commission Meeting

6:00 PM - Thursday, May 7, 2020 - City Hall

1. NOTICE: NO PUBLIC ACCESS TO CITY HALL DURING COMMISSION MEETING AND ATTENDANCE VIA TELECONFERENCE BY COMMISSIONERS

In an abundance of caution, the City of Eustis has closed public access to all City buildings to inhibit the spread of the COVID-19 virus. This closing also pertains to all City Commission meetings and workshops, Local Planning Agency and Community Redevelopment Agency meetings for the foreseeable future.

The City encourages all residents to view the Commission meetings via livestreaming and submit any comments or questions either in writing prior to the meeting or via email to cityclerk@eustis.org. Prior to 4 p.m. the day of the meeting, you may also call in your comments or questions to the City Clerk at (352) 483-5441. Please note that this phone number will not be answered for comments after 4 p.m. Comments and questions submitted prior to 4 p.m. the day of the meeting will be submitted to the Commission in writing and names of the submitters will be read into the record during the public hearings.

During the meeting, you may email your questions and comments to cityclerk@eustis.org and they will be provided by the City Clerk to the Commission.

The City also is hereby notifying the public that one or more City Commissioners may participate in the Commission meetings via teleconference in conformance with the Governor's Executive Order #20-69 issued March 20, 2020.

INVOCATION

PLEDGE OF ALLEGIANCE: VICE MAYOR LEE

CALL TO ORDER: 6:05 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Marie Aliberti, Vice Mayor Emily Lee, Commissioner Karen LeHeup-Smith, Commissioner Robert Morin and Mayor Michael Holland

2. AGENDA UPDATE: NONE

3. APPROVAL OF MINUTES

3.1 April 16, 2020 - Regular City Commission Meeting

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

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

4. PRESENTATIONS

4.1 Acceptance of the Comprehensive Annual Financial Report (CAFR) for the year ended September 30, 2019

Mike Sheppard, Finance Director, provided an overview of the Comprehensive Annual Financial Report (CAFR) for the year ended September 30, 2019. He noted this would be the 31st year that the City will submit the CAFR to the GFOA for consideration for the Achievement for Excellence in Financial Reporting award. He indicated that the City again received a clean audit report from the independent auditor. He commented on the anticipated effects of the COVID-19 pandemic. He stated the General Fund had a year-end surplus and reported that he had checked the revenue receipts for the current year and with 50% of the year complete the City was still at 54 to 58% collected of the budgeted revenues for the General Fund. He stated his expectation that bad debts would probably increase in the current fiscal year. He reviewed some of the basic stats about the City included in the report.

5. CONSENT AGENDA

5.1 Resolution Number 20-36: Settlement Offer Approval and Release of Lien - 209 West Doane Avenue, Code Enforcement Case 18-00516

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

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

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Ordinance Number 20-18: Voluntary Annexation of Property at 19122 State Road 44 Ordinance Number 20-19: Comprehensive Plan Map Amendment to Assign a Future Land Use to the Annexed Property Ordinance Number 20-20: Design District Map Amendment to Assign a Design District Designation to the Annexed Property

Derek Schroth, City Attorney, read Ordinance Number 20-18 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 2.1 acres of real property located at 19122 SR 44.

Lori Barnes, Development Services Director, reviewed the requested annexation, future land use designation and design district designation for the 2.1 acres located at 19122 State Road 44. She stated they are asking for a Mixed Commercial/Residential future land use designation and a Suburban Residential design district designation. She reviewed staff's analysis of the request stating that it is consistent with the comprehensive plan and land development regulations and with the surrounding land use designations. She stated staff's recommendation for approval.

Mayor Holland asked the City Clerk if there were any email comments or questions regarding Ordinance Number 20-18.

Mary Montez, City Clerk, responded there were no prior emails and the only email during the meeting was from Tim Green, representing the applicant, who stated he was available for questions.

Moved by Commission LeHeup-Smith, seconded by Vice Mayor Lee, to approve Ordinance Number 20-18 on first reading. Motion carried by the following votes:

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

- 6.2** Mr. Schroth read Ordinance Number 20-19 by title on first 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(1) F.S.; changing the future land use designation of 2.1 +/- acres of recently annexed real property located on 19122 SR 44, as more particularly described herein, from Urban Low in Lake County to Mixed Commercial Residential (MCR) in the City of Eustis.

Mr. Schroth confirmed with the City Clerk that there were no emailed questions or comments regarding Ordinance Number 20-19.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Aliberti, to approve Ordinance Number 20-19 on first reading. Motion carried by the following votes:

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

- 6.3** Mr. Schroth read Ordinance Number 20-20 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Suburban Corridor design district designation to approximately 2.1 acres of recently annexed real property located at 19122 SR 44.

Mr. Schroth confirmed with the City Clerk that there were no emailed questions or comments concerning Ordinance Number 20-20.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to approve Ordinance Number 20-20 on first reading. Motion carried by the following votes:

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

- 6.4** Ordinance Number 20-21: Amending Chapter 70, Pensions and Retirement, Article IV, Municipal Police Officers' Pension and Retirement System

Mr. Schroth read Ordinance Number 20-21 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, amending Chapter 70, Pensions and Retirement, Article IV, Municipal Police Officers' Pension and Retirement System, Sections 70-102, 70-108 and 70-112, of the Code of Ordinances of the City of Eustis; providing for codification; providing for severability of provisions; repealing all ordinances in conflict herewith and providing an effective date.

Ron Neibert, City Manager, explained the proposed changes are based on the previously ratified agreement with the FOP.

Mayor Holland confirmed with the City Clerk that there were no emailed questions or comments regarding Ordinance Number 20-21.

Moved by Vice Mayor Lee, seconded by Commissioner LeHeup-Smith, to approve Ordinance Number 20-21 on first reading. Motion carried by the following votes:

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

7. OTHER BUSINESS

7.1 Consideration of request to waive rent for April and May for 200 North Bay Street

Mr. Neibert explained that Aaron Belair, the new owner of Our El Marie's Restaurant, located at 200 N. Bay Street, has requested that the City waive the rent for April and May due to the coronavirus shut down. He reported that the restaurant is open in May pursuant to the Governor's guidelines. He indicated the rent for each month is \$1100. He noted that the City has two other properties that are being rented. He reminded the Commission that the funds from the rentals do not go into the General Fund but are used to fund the gateway grants.

The Commission discussed whether or not to waive the rental fees with the following suggestions: 1) Waiving the two months as requested with the possibility of delaying the planned increase to the end of the year; 2) Instead of waiving, spreading the two months out over the rest of the year; 3) Only waiving or spreading out the April payment and waiting to see what occurs in May for the restaurant since they are open; 4) Delaying the planned increase until January; and 5) Waiving the April rent but not May primarily due to the Ferran Park construction as well as the COVID.

CONSENSUS: It was a consensus of the Commission to waive the April rent only and to possibly look at May at a future date.

8. FUTURE AGENDA ITEMS: NONE

9. AUDIENCE TO BE HEARD

Ms. Montez stated that Gail Isaac Thomas asked about handicapped parking at Palmetto Plaza with Mr. Neibert indicating there is an issue due to there not being any on-street parking so the City would have to create parking.

Mayor Holland noted the nearby property the City owns and asked if parking could be placed there with Mr. Neibert indicating he would discuss that with the Public Works Director.

10. COMMENTS

10.1 City Commission

Commissioner LeHeup-Smith thanked Finance for the photo on the back cover of the CAFR of the City's late Fire Chief Rex Winn. She indicated she would provide a copy to his wife.

Vice Chair Lee offered congratulations to School Volunteer of the Year Esther Hoagland who volunteers at Eustis Heights Elementary.

Commissioner Morin expressed his anxiousness to get out of quarantine.

Commissioner Aliberti reported that a resident who frequents the community garden has requested mulch for the garden noting the City used to provide mulch. Mr. Neibert indicated staff would see if they have any mulch available.

Commissioner Aliberti announced there would be a super "flower" moon that night and explained it was so named because that's when flowers were in bloom.

Mayor Holland noted that Vice Mayor Lee has been working with a group of people to try and enhance the community garden.

10.2 City Manager

Mr. Neibert announced that, based on the Governor's orders, the City has opened most of the park restrooms back up with hours limited to 8 a.m. to 5 p.m. He added they will also be opening the Library back up on Monday at 25% capacity. He indicated they will be the only library in Lake County doing so. He further reported the City will be opening buildings to rentals the following week with attendance to only be allowed at 25% capacity. He commented that the City is still providing about 95% of its normal services even with building closures and people working remotely. He stated there have been some questions regarding water and sewer billings and explained that, due to the City's utility bond ordinances which require the City to collect what is on the bills, the City is not able to waive any usage fees. He indicated that staff is not shutting off accounts for nonpayment and they are waiving penalties so the City is doing what it can to help. He commented on resident concerns regarding accidents that have occurred at Grove and Golf Links. He reported that staff will be installing a 4-way stop at the intersection to try and resolve the problem.

Mayor Holland noted that Pastor Larry Boone was involved in one of the accidents and offered thoughts and prayers on his behalf.

10.3 City Attorney

Mr. Schroth asked when the 4-way stop would be installed as he also had been receiving phone calls with Mr. Neibert indicating it would be installed that week.

10.4 Mayor

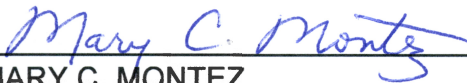
Commissioner Lee asked to recognize Library Director Ann Ivey on her birthday with Mayor Holland noting a parade of cars was held in her honor earlier in the day.

Mayor Holland announced the Chamber of Commerce was sponsoring on Friday a "light the night" event. He indicated they have been handing out luminary bags which may be picked up at the Chamber or City. He then announced fund-raisers are being held to benefit the local food pantries and stated the Chamber is a collection site for food. He then noted that high school graduations are coming up and indicated that Lake County Schools does have a plan. He stated that Tim Totten has started a program to install banners recognizing the seniors with Tim's

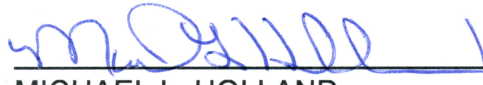
company footing the bill to install the banners throughout the County at a cost of \$70,000. He indicated that donations to help defray that cost can be made to celebratingheroes.com and to the United Southern Bank locations. He issued a challenge to Eustis High School graduates to see which class can raise the most money. He stated for any questions call him or Tim Totten. He encouraged everyone to stay safe despite the re-opening.

11. 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 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