APPROVED: 3/5/2020

MINUTES
Regular City Commission Meeting

6:00 PM - Thursday, February 6, 2020 - City Hall

INVOCATION: REV. CHRIS ORR, GRAND ISLAND BAPTIST CHURCH

PLEDGE OF ALLEGIANCE: COMMISSIONER LEHEUP-SMITH

CALL TO ORDER: 6:04 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

2.1 January 16, 2020 - Regular City Commission Meeting

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

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

3. PRESENTATIONS

3.1 Proclamation declaring February as Black History Month and recognizing the 27th Annual African-American Heritage Celebration

Mayor Holland read the proclamation proclaiming February as Black History Month and recognizing the 27th Annual Eustis African American Heritage Festival. He presented the proclamation to Carla Miller Mitchell and other members of the Heritage Committee.

Ms. Mitchell commented on the history of the African American Heritage Festival and cited two local residents who are being recognized during the festival one who is vice president of ESPN and one who worked with General Colin Powell at the Pentagon. She thanked the Commission and City staff for their support of the festival and recognized the following members of the committee: Sandra Perdue, Secretary; Curtine Bivins, Lucille McClain, Administrative Assistant; Nicie Allen Parks, Treasurer, and Cynthia Blunt, Parade Chairperson.

3.2 Recognition of the Bumble Bolts for their achievements in robotic design

Luke Spooner, high school member of the 12 Volt Bolts and mentor to the middle school members of the Bumble Bolts, explained the purpose of the teams and how their work contributes to their education.

Members of the Bumble Bolts provided a presentation to the Commission regarding their winning project which consisted of a proposal to develop an empty lot near their clubhouse as a City park.

Mayor Holland announced the group had just won Grand Champions at the Robofest 2020 competition in Port Orange and would be advancing to the Central Regional competition. He presented pins and certificates to each of the members.

3.3 Presentation by Spencer Folmar of Veritas Arts

Tom Carrino, Economic Development Director, introduced Spencer Folmar from Vista Arts and SpenceTF LLC.

Spencer Folmar addressed the Commission explaining their desire to purchase City property located on County Road 44 for the purpose of developing a drive in movie theater on the site. He explained the development would have five separate screens and feature a restaurant as well as local breweries and food trucks. He commented on the economic and tourism boost to the community and stated it would be the largest drive in facility in the world. He added their future plans include the addition of 80 RV/camping sites.

Mr. Folmar then reviewed the proposed site off County Road 44 and noted that much of the land consists of wetlands. He explained the structure would be a 100 foot lighthouse which would include a second story observatory. He indicated they would also plan to utilize the property for a variety of events. He stated they are asking for a consensus of the Commission for staff to begin preparation of a purchase agreement with a purchase price of $125,000.

The Commission questioned what the assessed value of the property is with Ron Neibert, City Manager, indicating the Property Appraiser has the property listed at $460,000. He explained the history of the City's ownership of the property. The Commission then asked how they would address issues such as inclement weather and mosquitoes.

Mr. Folmar stated the movies can be run year round in Florida with prices to be $5 for children and $7 for adults. He commented on shade and misters on the upper floor for when it is hot and heaters for cooler weather.

The Commission expressed concern about the amount of draw from the local community. They also commented on the need for the City and the company to each do their due diligence. They then asked how well their theaters in other areas are doing with Mr. Folmar indicating they are doing very well. He cited their theater in Pittsburgh, PA and the other events they host not just films. He commented on the possibility of hosting a film festival in Eustis.
The Commission then questioned the difference between the assessed value of $460,000 and the offer of $125,000 with Mr. Folmar explaining the cost for site development would be approximately $1 million.

The Commission then asked what they would expect from the City with Mr. Folmar responding they would do the surveying and site preparation and work with the City. He stated they are asking for a year to complete their due diligence.

The Commission confirmed that the property has been vacant since 1982 and questioned whether there are any other buyers interested with Mr. Neibert stating there are a couple of prospects who have expressed interest in the past couple of months. He explained that if the City does an option with Mr. Folmar it would be an exclusive option for the next twelve months.

The Commission then asked if Mr. Folmar was talking to any other cities with him responding that he has spoken with other cities but he would prefer to build in Eustis.

Mayor Holland stated they are only looking for a consensus for staff to begin negotiations with Mr. Neibert stating that at this time they are offering $125,000 with the condition of being allowed 12 months for due diligence. He further explained that, if the City enters into the contract, it could not do anything else with the property unless they release their option.

The Commission further questioned where the other interested parties are in the process with Mr. Neibert indicating staff is waiting to hear from them.

CONSENSUS: It was a consensus of the Commission for staff to move forward with drafting an agreement with SpenceTF LLC for purchase of the property.

4. APPOINTMENTS

4.1 Reappointment to Code Enforcement Board: Stephanie L. Carder

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to appoint Stephanie Carder to the Code Enforcement Board for a second three-year term. Motion carried by the following votes:

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

4.2 Reappointment to Historic Preservation Board: Monte Stamper

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to approve the reappointment of Monte Stamper to the Historic Preservation Board. Motion carried by the following votes:

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

5. AUDIENCE TO BE HEARD

Pebbles Brooks, Infinite Nutrition, informed the Commission of the closure of her store. She explained the difficulty she was having with the contractor who was working on her shop not being a licensed contractor. She asked for help with finding a licensed contractor.

Mayor Holland introduced her to Daniel DiVenanzo.

Gail Isaac Thomas thanked everyone who attended the Comedy Show in January and announced the next one would be held on February 18th. She also thanked Rick Gierok regarding an issue he assisted her with and thanked the City for turning the lights back on at Palmetto Park.

Daniel DiVenanzo announced that Lakeside Scoop has relocated to his building on Grove Street across from the post office. He further announced that Tilly has purchased his building. He then cited meetings he had with the potential developer for a downtown hotel. He reported on the work in progress on the marina. He commented on issues with the dumpster in McCulloch's Alley with Mr. Neibert explaining that the contract is in the name of the property owner. He indicated he would check to see whose name the dumpster is in.

Stephanie Carder, representing the Lake Eustis Area Chamber of Commerce, addressed the Commission regarding their efforts on behalf of the referendum on the community building. She stated they have received a number of comments regarding the planned design of the new building. She explained Ann Rou and Pat Shamrock put up the funds to have the architect develop a new rendering of the facility. She presented to the Commission the new rendering showing the side facing towards Bay Street and the historical museum. She indicated that by not having the glass atrium they would gain another 1100 sq.ft. on each level.

Mr. Neibert suggested that, if the referendum passes, the City could have the community select between the two designs. He added that the City's marketing materials could have the original design and the Chamber's materials could have the new design.

Ms. Carder indicated that the architect stated the new design should not cost any more than the original design.

CONSENSUS: It was a consensus of the Commission to use both designs as proposed.

6. CONSENT AGENDA

6.1 Resolution Number 20-11: Approval of purchase in excess of $25,000 for landscaping projects

6.2 Resolution Number 20-13: Award of Bid Number 009-19 and approval of a purchase in excess of $25,000 for a used dump truck

6.3 Resolution Number 20-14: Purchase in excess of $25,000 for a 2020 Ford F-350 dump bed truck

6.4 Resolution Number 20-15: Award of Ferran Park Project Phases 4 and 5 Construction Management Contract and approval of required budget amendment

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

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

7. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

7.1 Resolution Number 20-12: Hotel Concept Plan (US Highway 441)

Derek Schroth, City Attorney, announced Resolution Number 20-12: A Resolution of the City Commission of the City of Eustis, Florida; approving a concept plan for a 70 room hotel development on approximately 2.169 acres at 18221 US Highway 441.

Roland Magyar, Senior Planner, reviewed the proposed hotel concept plan and explained that approval of the plan would not provide any entitlements. He noted there is a heavily wooded area at the back of the property that would buffer the development from the residences. He stated the proposed development would consist of four stories and 70 rooms. He explained that where the development is within 100 feet of residential property that section can only have a FAR (floor area ratio) of .75. He stated the total average for the development is 79% for the floor area ratio. He explained what is FAR and how it is computed.

Mr. Magyar then cited the potential waiver requests including the following: 1) northwest corner of hotel FAR, 2) Height and 3) front setback. He presented two elevations of the structure and explained the front of the structure would face the west. He stated the concept plan is substantially consistent with the land development regulations; however, waivers may be required at the time of site plan approval. He stated staff's recommendation for approval.

The Commission questioned the height restriction and reasons for the restriction.

Mr. Magyar cited the public comments received in opposition to the proposed development.

Mr. Schroth opened the public hearing at 7:08 p.m.

Bill Hughes expressed concern regarding issues during construction of other projects with the contractors using their road and damaging the area. He stated the "future entrance" on Hwy. 441 would need to be put in immediately. He indicated his and the other residents desire for a fence and that their road not be used for construction. He cited past issues where they completely blocked the residential road. He asked that the City make sure the traffic does not go through their road and commented on the number of large oak trees that will have to be removed for the construction.

Tim Green, Green Consulting Group, addressed the Commission representing Land Grab LLC. He noted they have owned the property for 15 years. He commented on their efforts to go above and beyond the City's regulations and cited the history of the plat. He confirmed the waivers that will be requested during site plan approval. He noted they could have connected to the neighborhood street but they didn't. He stated that the City Commission can place restrictions during the site plan approval process with Mr. Neibert indicating the City can install a "no construction traffic" sign.

The Commission questioned restricting their guests from traversing the bank's parking lot with Mr. Green explaining that the bank's plat shows that all paved property is public and that is how they're currently sharing parking with the Mellow Mushroom.

The Commission asked about the ingress/egress to 441 with Mr. Green citing the various access points.

Mr. Hughes further expressed concern regarding the traffic access and emphasized that the future connection will be a must.

There being no further public comment, the hearing was closed at 7:23 p.m.

Moved by Karen LeHeup-Smith, seconded by Emily Lee, to approve Resolution Number 20-12.
Motion carried by the following votes:

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

7.2 Ordinance Number 20-01: Voluntary Annexation of property located at 1991 Country Club Drive
Ordinance Number 20-02: Comprehensive Plan Amendment for 1991 Country Club Drive
Ordinance Number 20-03: Design District Assignment for 1991 Country Club Drive

Mr. Schroth read Ordinance Number 20-01 by title on second reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 1.35 acres of real property located at 1991 Country Club Drive.

Mr. Schroth opened the public hearing at 7:24 p.m. There being no public comment, the hearing was closed at 7:24 p.m.

Moved by Commissioner Aliberti, seconded by Commissioner Morin, to adopt Ordinance Number 20-01 on second and final reading. Motion carried by the following votes:

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

7.3 Mr. Schroth read Ordinance Number 20-02 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(1) F.S.; changing the future land use designation of 1.35 +/- acres of recently annexed real property located on 1991 Country Club Drive, as more particularly described herein, from Urban Low in Lake County to Suburban Residential (SR), in the City of Eustis.

Mr. Schroth opened the public hearing at 7:25 p.m. There being no public comment, the hearing was closed at 7:25 p.m.

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to adopt Ordinance Number 20-02 on second and final reading. Motion carried by the following votes:

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

7.4 Mr. Schroth read Ordinance Number 20-03 by title 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 1.35 acres of recently annexed real property located at 1991 Country Club Drive.

Mr. Schroth opened the public hearing at 7:25 p.m. There being no public comment, the hearing was closed at 7:25 p.m.

Moved by Commissioner Aliberti, seconded by Vice Mayor Lee, to adopt Ordinance Number 20-03 on second and final reading. Motion carried by the following votes:

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

7.5 Ordinance Number 20-04: Comprehensive Plan Amendment for property located on the Northwest Corner of CR 452 and SR 19A
Ordinance Number 20-05: Design District Assignment for property located on the Northwest Corner of CR 452 and SR 19A

Mr. Schroth read Ordinance Number 20-04 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(1) F.S.; changing the future land use designation of 2.456 +/- acres of real property located on the northwest corner of CR 451 and 19A, as more particularly described herein, from Suburban Residential (SR) to Mixed Commercial Residential (MCR) in the City of Eustis.

Mr. Schroth opened the public hearing at 7:26 p.m.

Scott Banta thanked the Commission for their support.

There being no public comment, the hearing was closed at 7:26 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to adopt Ordinance Number 20-04 on second and final reading. Motion carried by the following votes:

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

7.6 Mr. Schroth read Ordinance Number 20-05 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; changing the Suburban Neighborhood design district designation to Suburban Corridor on approximately 2.456 acres of real property located at the northwest corner of CR 451 and 19A.

Mr. Schroth opened the public hearing at 7:27 p.m. There being no public comment, the hearing was closed at 7:27 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to adopt Ordinance Number 20-05 on second and final reading. Motion carried by the following votes:

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

7.7 Ordinance Number 20-06: Voluntary Annexation of property located at 19516 State Road 44
Ordinance Number 20-07: Comprehensive Plan Amendment for 19516 State Road 44
Ordinance Number 20-08: Design District Assignment for 19516 State Road 44

Mr. Schroth read Ordinance Number 20-06 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 0.83 acres of real property located at 19516 SR 44.

Mr. Magyar reviewed the proposed annexation of property located at 19516 State Road 44 and the affiliated future land use map amendment and design district designation. He stated the applicant has requested the future land use be changed from Urban Low in Lake County to Mixed Commercial Residential and a design district designation of Suburban Corridor. He reviewed staff's analysis of the request and recommendation for approval.

Mr. Schroth opened the public hearing at 7:33 p.m. There being no public comment, the hearing was closed at 7:33 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to approve Ordinance Number 20-06 on first reading. Motion carried by the following votes:

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

7.8 Mr. Schroth read Ordinance Number 20-07 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 0.83 +/- acres of recently annexed real property located on 19516 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 opened the public hearing at 7:34 p.m. There being no public comment, the hearing was closed at 7:34 p.m.

Moved by Commissioner Aliberti, seconded by Commissioner LeHeup-Smith, to approve Ordinance Number 20-07 on first reading. Motion carried by the following votes:

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

7.9 Mr. Schroth read Ordinance Number 20-08 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 0.83 acres of recently annexed real property located at 19516 SR 44.

Mr. Schroth opened the public hearing at 7:34 p.m. There being no public comment, the hearing was closed at 7:34 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to approve Ordinance Number 20-08 on first reading. Motion carried by the following votes:

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

8. OTHER BUSINESS

8.1 Consideration of an offer from George Asbate to purchase City-owned property

Mr. Neibert explained the City has received an offer from George Asbate to purchase 0.07 acres of City-owned property located on Bay Street adjacent to the old Masonic Lodge. He stated the offer is for $20,000 which is consistent with the value set by the Lake County Property Appraiser. He stated staff is looking for direction from the Commission on whether or not to proceed with the sale.

The Commission questioned whether or not they have developed the plans yet for redevelopment of the Masonic Lodge with Mr. Asbate indicating they need to know whether or not they were going to be able to include the City property. He further stated they just hired an engineer for the project. He commented on the progress they have made on plans for the property and how it will beautify that entrance to the City.

The Commission then asked about the issues they have encountered in trying to rent the property since it was purchased with Mr. Asbate explaining the type of organizations that have inquired about the property but that were not what they wanted to see at that location. He announced that Foxtail Coffee will be moving into their building at 17 W. Magnolia.

The Commission questioned how much the City paid for the property with Mr. Neibert responding that the City paid $25,000 in 1994.

The Commission questioned whether or not they would need an elevator with Mr. Asbate explaining it will depend on the use and noting that there are ways to obtain a waiver of that requirement. He noted there is not room for an elevator.

The Commission questioned why the City would sell the property without seeing some actual plans. It was suggested that the City agree to the sale but contingent upon the plans being developed.

Mr. Asbate responded that once the engineer has completed the plans then they will submit their application to the City which will be reviewed by the Building Department and Development Review Committee. He indicated he based his offer price on a recent sale by the City where the property was sold for the Property Appraiser's market price.

Mr. Neibert explained that when the City sold the building to Mr. Asbate they included a performance requirement of one year and indicated the City could do the same thing with this sale.

Following further discussion, the Commission confirmed there are no other offers for the property.

Mayor Holland opened the floor to public comment at 7:48 p.m.

The following individuals spoke in opposition to the sale of the parking lot property and expressed concern about downtown parking: 1) Cheryl Roberts; 2) Daniel DiVenanzo (who also offered $40,000 for the subject property and explained that the property he purchased from the City was not buildable); and 3) Mike Alberson.

The following individuals expressed support for the concept plans and sale of the property: 1) Caroline Maimone; and 2) Stephanie Carder.

Pam Rivas distributed copies of the concept drawings for the building. She cited the work they have already done on the building just so it could be shown to potential tenants. She explained they are hoping to put a restaurant and brewery in the building and all of the potential tenants have wanted outdoor seating. She further explained their desire to take their time in order to get the right tenant for the downtown.

There being no further public comment, the floor was closed at 8:03 p.m.

The Commission commented on appraisals being priced too high for downtown development, the turnover in the downtown area, the amount the business owners invest in the downtown, the need to begin planning for a parking garage, the importance of the City's gateways looking good, the need for the Commission to make decisions based on what is best for the City and the amount of progress facing the City.

MOTION
Commissioner LeHeup-Smith moved, Commissioner Morin seconded, to accept Mr. Asbate's offer and direct staff to draft an agreement and proceed with the sale.

The Commission discussed the possibility of adding a timeline to the agreement with Mr. Neibert recommending they amend the motion if they want to add some stipulations.

AMENDMENT TO MOTION
Commissioner Aliberti moved to amend the motion to add a timeline to the agreement.

Discussion was held regarding the amount of time to include in the agreement with Mr. Asbate explaining it will take at least a year to get all of the plans and engineering done and then to negotiate a final lease with any prospective tenants. He expressed opposition to a timeline due to the amount of time needed to do the plans, negotiate a lease and then complete the actual construction. He cited the possibility of just moving someone in to meet the timeline that was not a good fit for the downtown. He indicated he has plenty of motivation to complete the project due to the amount of investment he already has in the property.

Mr. Neibert explained that if they put in a timeline and the deadline is not met, then the property would revert to the City.

WITHDRAWAL OF AMENDED MOTION
Commissioner Aliberti withdrew her motion to amend.

Ms. Roberts noted the parking lot to the south of their business and indicated they have unsuccessfully tried to purchase it from the City in the past. She stated that if the City wants to sell property, they should sell to the highest bidder.

The Commission questioned whether or not the property is buildable as is with Mr. Neibert indicating the downtown businesses do not have parking requirements so it would depend on other aspects as to whether or not it is large enough to build on. Mr. Alberson indicated a small restaurant used to be on the site that was torn down a long time ago. He suggested that the City sell the property to Mr. Asbate with the agreement that he leases the property back to the City for public parking for $1 until he needs to begin construction.

Mr. Asbate expressed agreement with that suggestion.

WITHDRAWAL OF ORIGINAL MOTION
Commissioner LeHeup-Smith and Commissioner Morin withdrew the motion and second.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to direct staff to effectuate an agreement to allow Mr. Asbate to purchase the property at his requested price with the condition that it remain public parking until such time that he pulls a permit for construction. Motion carried by the following votes:

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

8.2 Announcement of HTG Valencia II LTD request for Brownfield Area designation

Lori Barnes, Development Services Director, explained Florida statutes require an announcement at a public meeting prior to the public hearings for a Brownfield designation. She stated that on March 5, 2020, staff will be bringing forward the first of two public hearings on a request by HTG Valencia II LTD to designate a parcel of land, located at the southeast corner of Dillard Road and Mount Homer Road, (identified by folio number 22-19-26-0001-000-00201) as the HTG Valencia II Green Reuse Area pursuant to Sec. 376.80(2)(c) FSS with the second public hearing to occur on March 19, 2020.

9. FUTURE AGENDA ITEMS

Commissioner Morin requested an update on the State report on Bay Street intersections at Magnolia and McDonald.

Commissioner LeHeup-Smith asked to have a discussion about where a hotel might be placed and the need to obtain partners to help with a parking garage.

Vice Mayor Lee asked to have discussion on the community garden, resource center and farmer's market.

10. COMMENTS

10.1 City Commission

Commissioner LeHeup-Smith cited upcoming events including Georgfest and a LEASH spaghetti dinner on February 29th with proceeds to provide free spay and neuter certificates. She apologized for having to miss the African American Heritage Festival and parade.

Vice Mayor Lee reported on her attendance at a meeting with the Lake County Water Authority regarding Blue Lake Estates. She stated it is important that the City listened to their problems even if couldn't do anything to help. She noted she attended the nail salon grand opening and the Mount Dora 2020 event.

Commissioner Morin announced the Eustis Elks appreciation banquet for police and fire would be held on Monday, February 17th.

Commissioner Aliberti reported on her attendance at the Lake Community Action Agency board meeting in January.

Mayor Holland congratulated Commissioner Aliberti on her recent wedding.

10.2 City Manager - None

10.3 City Attorney - None

10.4 Mayor - None

11. ADJOURNMENT: 8:39 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

MARY C. MONTEZ
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner