



APPROVED: 2/6/2020

MINUTES

Regular City Commission Meeting

6:00 PM - Thursday, January 16, 2020 - City Hall

INVOCATION: MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE: VICE MAYOR LEE

CALL TO ORDER

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

2.1 January 2, 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: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Morin, Commissioner Aliberti and Mayor Holland

3. PRESENTATIONS

3.1 Presentation of donation awards by VetFest Lake County Committee

Erin Bailey, Events and Tourism Manager, commented on the recent inaugural VetFest event. She introduced Sherri Hutchinson, Exit Real Estate Results, and Jim Wideman, Gator Harley Davidson, who would assist her in presenting the \$25,000 donations to Tony and Sue Rufrano from Last Ride and Keith Totten, founder of One Team One Fight 4 PTSD, and explained the missions of each organization.

Tony Rufrano thanked the City of Eustis for their work with VetFest and recognized the work of the Committee. He explained the purpose of Last Ride to make sure homeless or low income veterans make sure they get an appropriate burial.

Keith Totten thanked the Commission and City for its assistance and for its support of veterans within the community. He explained that the funds provided will go right back into the community to make sure the local veterans get the help they need. He thanked the community for its support of their programs.

4. APPOINTMENTS

4.1 Reappointment to Historic Preservation Board - Matthew Kalus

Matthew Kalus thanked the Commission for their support of the Historic Preservation Board and cited Pauline Yowler for her encouragement to join the Board.

Mayor Holland commented on Mr. Kalus' assistance with helping the Commission in making a decision the previous year regarding preservation of a house.

Moved by Commissioner Morin, seconded by Commissioner LeHeup-Smith, to reappoint Matthew Kalus to the Historic Preservation Board for a three-year term to expire February 28, 2023. Motion carried by the following votes:

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

5. AUDIENCE TO BE HEARD

John Duffy addressed the Commission regarding the issue of flooding from Blue Lake into homes in the Blue Lake Estates subdivision. He distributed before and after pictures and explained the amount of damage incurred by all of the houses adjacent to the lake. He noted that there will be two new subdivisions across the road that will dump additional water into the lake.

Ron Neibert, City Manager, reported that the Public Works Director and City Engineer went out to observe the situation. He stated it is a unique situation due to the lake being jointly owned by the State and the surrounding landowners. He indicated staff is attempting to organize meetings with the St. John's Water Management District, the Lake County Water Authority, and Lake County staff. He added that all of the area lakes in northern Lake County are at extremely high levels. He stated that the St. John's Water Management District just notified they would be opening the locks to reduce the high lake levels.

Mr. Neibert then stated that Blue Lake is also unique since it has no natural outfall and is called a terminal lake. He explained the various discussions held regarding how to address the issue. He indicated an immediate suggestion was to install pumps to drain the lake but the problem is who pays for it. He indicated it may be possible to obtain FEMA and grant money to help address the issue.

Pebbles (Dolma) Brooks addressed the Commission explaining that she has a new nutrition business in the City. She indicated she is located next door to Double Take Pizza and commented on her intent to help make the community happier and healthier.

Mayor Holland introduced Ms. Brooks to Stephanie Carder from the Lake Eustis Chamber of Commerce.

Gail Isaac Thomas announced that the next Comedy Show would be held Saturday night.

Cathy Gonzalez addressed the Commission also regarding the flooding issue at Blue Lake Estates. She expressed concern regarding the additional housing to be constructed in the area.

Cliff Jenny, who also has a house on Blue Lake, added that six or seven years ago Lake County was asked to address the issue and they conducted a study of the lake levels. He asked that the City talk to the County regarding the previous study.

6. CONSENT AGENDA

- 6.1** Resolution Number 20-02: Water Service/Annexation Agreement for property located at 2225 Grant Avenue
- 6.2** Resolution Number 20-03: Water Service/Annexation Agreement for property located at 37307 Sunrise Terrace
- 6.3** Resolution Number 20-05: Authorizing the recording of liens on delinquent utility accounts
- 6.4** Resolution Number 20-07: Award of Bid Number 007-19 and budget amendment for Haselton Water Treatment Plant generator replacement project
- 6.5** Resolution Number 20-08: Award of Bid Number 008-19 and Budget Transfer Approval for the Ardice Water Treatment Plant Upgrade Project
- 6.6** Resolution Number 20-09: Purchase in excess of \$25,000 for a 2020 Ford F-150 Crew Cab Truck
- 6.7** Resolution Number 20-10: Purchase in Excess of \$25,000 for Building Department Renovations

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

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

7. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

- 7.1** Resolution Number 20-06: Appointment of Mike Sheppard as Eustis Finance Director

Derek Schroth, City Attorney, announced Resolution Number 20-06: A Resolution of the City Commission of the City of Eustis, Lake County, Florida, approving the appointment of William (Mike) Sheppard as the City of Eustis Finance Director effective January 20, 2020.

Mr. Neibert commented on the resignation of the previous Finance Director Colleen Scott after which Mike Sheppard was hired as interim Finance Director. He commented on his willingness to take on the permanent position and his previous position with the City and stated his request that the Commission confirm the appointment of Mr. Sheppard as the City's new Finance Director.

Mr. Schroth opened the public hearing at 6:29 p.m. There being no public comment, the hearing was closed at 6:29 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to approve Resolution Number 20-06 and appoint Mike Sheppard as Finance Director. Motion carried by the following votes:

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

FIRST READING

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 first reading:

Roland Magyar, Senior Planner, explained the annexation request for property located at 1991 Country Club Drive with a request for a future land use designation of Suburban Residential and design district designation of Suburban Neighborhood. He reviewed the evaluation of the request stating it is consistent with the surrounding future land use patterns and designations and there is sufficient utility and transportation capacity to serve the property. He indicated that he received three inquiries regarding the proposal with one being against the request. He stated staff's recommendation for approval.

The Commission confirmed contiguity is obtained through the lake and they are only requesting water at this time and are currently utilizing septic tanks.

Mr. Schroth opened the public hearing at 6:35 p.m. There being no public comment, the hearing was closed at 6:35 p.m.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Morin, to approve Ordinance Number 20-01 on first reading. Motion carried by the following votes:

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

7.3 Mr. Schroth read Ordinance No. 20-02 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 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 6:36 p.m. There being no public comment, the hearing was closed at 6:36 p.m.

Moved by Vice Mayor Lee, seconded by Commissioner Aliberti, to approve Ordinance Number 20-02 on first reading. Motion carried by the following votes:

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

7.4 Mr. Schroth read Ordinance Number 20-03 by title on first 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 6:37 p.m. There being no public comment, the hearing was closed at 6:37 p.m.

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to approve Ordinance Number 20-03 on first reading. Motion carried by the following votes:

Ayes: Vice Mayor Lee, Commissioner LeHeup-Smith, Commissioner Morin, Commissioner Aliberti 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 only 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 2.456 +/- 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. Magyar reviewed the proposed change in the future land use designation of property located at the northwest corner of CR 452 and SR19A. He noted that the change would make an existing structure a conforming use. He stated the request is to change the FLUM designation from Suburban Residential to Mixed Commercial Residential and the design district designation from Suburban Neighborhood to Suburban Corridor.

Mr. Magyar explained the difference in what is allowed between Suburban Residential and Mixed Commercial Residential. He explained there is an error in the staff report which said the FAR (Floor Area Ratio) was 2 when it should have read .75. He reviewed what is required in a suburban corridor design district and stated the property meets the definition of suburban corridor. He reviewed the analysis of the request stating it is consistent with the Comprehensive Plan and land development regulations. He then reviewed the existing uses in the surrounding area and stated that the changed conditions justify the requested amendment. He further reviewed the analysis of the request and stated staff's recommendation for approval.

Mr. Schroth opened the public hearing at 6:47 p.m.

Scott Banta, representing the applicant, thanked the Commission for their consideration.

There being no further public comment, the hearing was closed at 6:48 p.m.

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

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

- 7.6** Mr. Schroth read Ordinance Number 20-05 by title only on first 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 6:49 p.m. There being no public comment, the hearing was closed at 6:49 p.m.

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to approve Ordinance Number 20-05 on first reading. Motion carried by the following votes:

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

8. FUTURE AGENDA ITEMS: NONE

9. COMMENTS

9.1 City Commission

Commissioner LeHeup-Smith welcomed Mr. Kalus back to Historic Preservation Board.

Vice Mayor Lee commented on attendance at the Leesburg Martin Luther King parade. She encouraged everyone to attend the next Chamber sunset and sip event. She reported she visited the new nutrition store and Marco's Pizza and welcomed them to the City.

Commissioner Aliberti reported that people downtown have reported that some of the downtown lights are going in and out with Mr. Neibert stating it would be taken care of.

9.2 City Manager

Mr. Neibert congratulated Commissioner Aliberti on her upcoming wedding.

9.3 City Attorney - None

9.4 Mayor

Mayor Holland allowed Stephanie Carder to speak who announced that the next Sips and Sunsets Chamber event would be the first Friday in February and Marco's Pizza would be catering that event.

Mayor Holland encouraged everyone to patronize the new businesses and thanked Vice Mayor Lee for also attending the parade. He encouraged the community to attend all of the upcoming February events. He cited the following: 1) African American Heritage Festival and parade; and 2) 118th Georgefest events.

Bill Gay reminded everyone about the upcoming gala with Mayor Holland explaining that a ball would be held to recognize the 2020 Georgefest King and Queen.

10. ADJOURNMENT: 6:55 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/Chairman