



APPROVED: 6/20/2019

MINUTES

Regular City Commission Meeting

6:00 PM - Thursday, May 16, 2019 - City Hall

INVOCATION: PASTOR KATHRYN JEFFREY, ST. THOMAS EPISCOPAL CHURCH

PLEDGE OF ALLEGIANCE: COMMISSIONER MORIN

CALL TO ORDER: 6:02 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

2.1 April 18, 2019 - Regular City Commission Meeting

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

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

3. AUDIENCE TO BE HEARD

- 3.1 Victorious Wright addressed the Commission regarding a Father's Day jazz festival being hosted by the Hammer Nation bike club on June 15th. He asked for assistance with the event. He then explained they are using Generations as their club house and they also need assistance to stop the loitering and illegal activities in the area noting that they can only control what's on their property. He requested that a police car be located in the area and offered to allow them to park on their property. He then explained that the Bike Club was formed in memory of Deputy Mornas Colston Jr. who was nicknamed Hammer. He stated their mission is to clean up the neighborhood, make it viable and bring revenue to the community. He stated their need for financial help for the jazz festival and complimented the City on the newly completed plaza.

Gail Isaac-Thomas reminded the Commission and audience about the September 28th comedy show.

4. CONSENT AGENDA

- 4.1 Resolution No. 19-45: Adopting a Traffic Calming Procedure Manual

Mary Montez, City Clerk, informed the Commission that a small change had been made to the Commission Rules of Order. She explained that Acting City Manager Bill Howe had suggested, and she concurred, adding the word "immediately" to Section 20, paragraph b to clarify that the required one year residency must be immediately prior to application.

4.2 Resolution No. 19-49: Adopting revised Commission Rules of Order

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

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

5. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

5.1 Resolution No. 19-48: Water, Wastewater, and Reclaimed Water Rate Adjustment

Zachary Broome, Acting City Attorney, announced Resolution No. 19-48: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; authorizing adjustment to City of Eustis rates for water, wastewater and reclaimed water, to provide for the annual adjustment per Ordinance No. 16-10, to be effective June 1, 2019.

Colleen Scott, Finance Director, reviewed the proposed utility rate increase based on the 2016 rate study and pursuant to what was approved via Ordinance No. 16-10. She explained the need for the increase and how it is determined. She reviewed the long-term capital improvement projects including new storage tanks, lift stations, transfer pumps, sewer rehab and wastewater treatment plant expansion. She provided examples of how the increase would affect an average utility bill.

Mr. Broome 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 Aliberti, seconded by Vice Mayor LeHeup-Smith, to approve Resolution No. 19-48. Motion carried by the following votes:

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

FIRST READING

- 5.2** Ordinance No. 19-14 - Voluntary Annexation
Ordinance No. 19-15 - Comprehensive Plan Amendment
Ordinance No. 19-16 - Design District Amendment

Mr. Broome read Ordinance No. 19-14 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 3.376 acres of real property located at 2755 E. Orange Ave.

Roland Magyar, Senior Planner, reviewed the requested annexation under Ordinance No. 19-14 and the proposed future land use and design district designations under Ordinance No. 19-15 and Ordinance No. 19-16. He explained the subject property is located at 2755 E. Orange Ave. and the request is to change the future land use designation from Urban Low in Lake County to Mixed Commercial Industrial in the city and assign a design district designation of Suburban Corridor. He explained that the MCI will allow them to perform large vehicle repair so they are not a nonconforming use. He reviewed the evaluation of the request, stated the request is consistent with the City's joint planning area, comprehensive plan and land development regulations and stated staff's recommendation for approval. He noted that staff did receive some phone calls objecting to the annexation.

The Commission asked about the phone calls with Mr. Magyar explaining they were from property owners on the other side and they expressed concern about possible noise.

Mr. Broome opened the public hearing at 6:22 p.m.

Tim Green, Green Consulting, addressed the Commission on behalf of the applicant and stated they are planning to add some additional cottage type industry.

There being no public comment, the hearing was closed at 6:22 p.m.

Moved by Commissioner Morin, seconded by Vice Mayor LeHeup-Smith, to approve Ordinance No. 19-14 on first reading. Motion carried by the following votes:

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

Mr. Broome read Ordinance No. 19-15 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 approximately 3.376 acres of recently annexed real property located at 2755 E. Orange Ave. from Urban Low in Lake County to Mixed Commercial/Industrial (MCI) in the City of Eustis.

Mr. Broome opened the public hearing at 6:23 p.m. There being no public comment, the hearing was closed at 6:24 p.m.

Moved by Commissioner Lee, seconded by Vice Mayor LeHeup-Smith, to approve Ordinance No. 19-15 on first reading. Motion carried by the following votes:

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

Mr. Broome read Ordinance No. 19-16 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 3.376 acres of recently annexed real property located at 2755 E. Orange Ave.

Mr. Broome opened the public hearing at 6:24 p.m. There being no public comment, the hearing was closed at 6:24 p.m.

Moved by Commissioner Aliberti, seconded by Commissioner Lee, to approve Ordinance No. 19-16 on first reading. Motion carried by the following votes:

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

SECOND READING

5.3 Ordinance No. 19-13: Conditional Use Permit - 712 N. Grove Street

Mr. Broome read Ordinance No. 19-13 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 retail use in the residential/office transitional (RT) land use district on approximately 0.28 acres located at 712 N. Grove Street.

Mr. Broome opened the public hearing at 6:25 p.m. There being no public comment, the hearing was closed at 6:25 p.m.

Moved by Commissioner Aliberti, seconded by Commissioner Lee, to approve Ordinance No. 19-13 on second and final reading. Motion carried by the following votes:

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

6. FUTURE AGENDA ITEMS: NONE

7. COMMENTS

8. ADJOURNMENT



MARY C. MONTEZ
City Clerk



MICHAEL L. HOLLAND
Mayor/Commissioner

**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.*