APPROVED: 6/6/2019

MINUTES
Regular City Commission Meeting
6:00 PM - Thursday, May 2, 2019 - City Hall

INVOCATION: PASTOR CHRIS ORR, GRAND ISLAND BAPTIST CHURCH

PLEDGE OF ALLEGIANCE: VICE MAYOR LEHEUP-SMITH

CALL TO ORDER: MAYOR HOLLAND - 6:02 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. AGENDA UPDATE

Ron Neibert, City Manager, announced that Item #3.4 was being removed from the agenda and would be rescheduled.

2. APPROVAL OF MINUTES

2.1 March 2, 2019 - City Commission Retreat
April 11, 2019 - Special City Commission Meeting

Commissioner Morin noted an error in the March 2nd retreat minutes stating that Seminole Springs should read Sorrento Springs.

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

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

3. PRESENTATIONS

3.1 Recognition of 2018 Miss Eustis Pageant Winners

Mayor Holland thanked all of the Miss Eustis representatives for their service to the City and presented each with a certificate of thanks. The following 2018 Miss Eustis pageant winners were recognized: Little Miss Eustis Sweetheart Sydnie Sebree, Little Miss Eustis Addisyn Melanson, Junior Miss Eustis Fiona Slade, Miss Eustis Ambassador Jynipher Carpenter and Miss Eustis Brinna Barnett. Teen Miss Eustis Dixie Mikell was unable to be present.

3.2 Eustis Fire Department Promotion Ceremony

Fire Chief Mike Swanson recognized four firefighters for promotion to Senior Engineer. He explained the requirements for the promotion. He administered the

Oath of Office to the following firefighters: David Jackson, Kevin Saxton, Shawn Kelleher, Brad Carroll and Michael Downs. The engineers' family members then came up and pinned each individual.

Mayor Holland congratulated the firefighters and recognized the department for receiving an ISO rating of 2.

3.3 Recognition of Eustis Police Department's Officer of the Year and Employee of the Year

Police Chief Gary Calhoun explained the department annually selects an Officer of the Year and Non-sworn Employee of the Year. He further explained the selections are made by the employees of the department only. He cited a number of complimentary traits for each and introduced Tracy Masaitis as the Non-Sworn Employee and Victor Cortez as the Officer of the Year.

Mayor Holland congratulated Tracy and Victor and complimented the department on their accreditation.

3.4 Development Services & Economic Development Update

This item was removed from the agenda and will be rescheduled for a future regular meeting.

4. APPOINTMENTS

4.1 Appointment to the Code Enforcement Board (CEB) - Willie Hawkins

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to approve the appointment of Willie Hawkins to the Code Enforcement Board. Motion carried by the following votes:

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

5. AUDIENCE TO BE HEARD

5.1 Christine Cruz invited the Commission to the Clean Up Eustis event to be held the upcoming Saturday on Lake Eustis. She expressed concern about the Trout Run boat ramp. She stated that someone is dumping tires in that area and the amount of trash is increasing. She asked to have a used fishing line receptacle placed there and that the Commission consider an ordinance against littering on or near a waterway.

Vice Mayor LeHeup-Smith asked about the kayak launch with Ms. Cruz responding that people can't use it due to the vegetation in the area.

Daniel DiVenanzo commented on a local landscape architect Scott Monn, cited previous City plans to erect a Ferran Park entry monument and distributed a plan drawn up by Mr. Monn for the monument.

Mr. Neibert stated this will be included as an alternate in the bid for the Ferran

Park improvements.

Mr. DiVenanzo offered to construct the monument at cost. He then announced that the local robotics team has been displaced from their location and that they have a limited budget to relocate. He asked that the City consider providing some City space for them. He noted that over 500 local students have participated in the program.

Darius Kerrison addressed the Commission regarding a special event he held over the weekend at Carver Park. He expressed concern that two years in a row there has been no power on when he got there and he had to make phone calls to get the power on. The first year the gates weren't open. He stated he was offended that it seemed his character was in question and emphasized that he did everything the City asked him to.

Mr. Neibert indicated that the City requests that special event applications be submitted at least 30 days prior. He explained that due to the short time frame it did not give staff sufficient time to make all the arrangements. He apologized for the inconvenience.

Mayor Holland asked to hold a workshop about Parks & Recreation and the facility rentals.

Gail Isaac Thomas commented on the missing plaque from the Carver Park boardwalk. She announced that she was able to find a photo of the plaque and will provide a list of the names to the City.

Mr. Kerrison ask that the public be provided a date and time for the facility rental workshop so they can attend.

Mayor Holland asked about the next comedy show with Mr. Kerrison responding it would be held September 28th, which will be the five-year anniversary of the shows. He noted that it has been relocated to the Mieluz Grand Hall.

6. CONSENT AGENDA

6.1 Resolution No. 19-46: Purchase in Excess of $25,000 for the Construction of the Haselton Dog Park

6.2 Resolution No. 19-35: Statewide Mutual Aid Agreement

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

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

7. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

7.1 Resolution No. 19-44: Appeal of Historic Preservation Board Decision - 3300 Grand Island Shores Road

Derek Schroth, City Attorney, announced Resolution No. 19-44: A Resolution of the City Commission of the City of Eustis, Florida; overturning the Historic Preservation Board (HPB) denial of Certificate of Appropriateness (No. 2019-COA-02) to demolish a local landmark located at 3300 Grand Island Shores Road.

Lori Barnes, Development Services Director, presented the request for the Commission to overturn the denial by the Historic Preservation Board of a Certificate of Appropriateness to demolish a local landmark located at 3300 Grand Island Shores Road. She provided a history of the property in question, explained the location and provided a description of the property. She indicated the ownership of the property between Mr. Wandry and the 1990's could not be located in the public records. She reported on the property's designation as a local landmark, reviewed the criteria for that determination and cited those criteria that the property may not meet. She reviewed the modern history of the property's ownership and work done on the property. She indicated that the water use history does not indicate habitation over the past five years. She reviewed the applicant's request and justification for demolition stating there are four criteria for evaluation of an application for a certificate of appropriateness and 13 criteria specifically for consideration of a demolition request and analyzed the request as it relates to those criteria. She presented a review of the rehabilitation costs and information provided regarding the alternatives to demolition.

Ms. Barnes then presented photos showing issues with the structure and stated that the owner has assured the City of their intent to secure the structure to prevent vandalism. She indicated that when undue financial hardship is claimed, the applicant must submit additional financial information which was provided. She stated that the HPB determined that the applicant had not demonstrated undue financial hardship. She reported written correspondence was received from three individuals regarding the request, as well as from Lauren Ritchie with the Orlando Sentinel. She stated staff's recommendation for approval of the request to overturn the denial and indicated staff believes the applicant has demonstrated undue economic hardship and the historical significance of the structure is questionable due to its condition.

The Commission questioned if the building is a wooden structure with concrete around it with Ms. Barnes explaining there is woodwork inside; however, the walls are 12 to 18 inch thick concrete.

The Commission asked how long it has been in disrepair and why no one has kept it from deteriorating.

Ms. Barnes indicated that in 2000, when the landmark designation was requested, the staff report indicated that the property maintenance had been deferred and that the property and building were in disrepair. She noted there have been a number of code violations over the years primarily regarding overgrowth, unsecured structure and illicit activity in the building. She explained that Code Enforcement has to be able to observe issues from the street before they can enter onto the property. She stated the issues are not clearly observable from the street. She indicated they would have to ask the previous owners why they did not invest in the property. She commented on the variety of previous plans for use of the property including a tennis club and bed and breakfast.

Matthew Kallus, president of the HPB, stated the Board's belief that the property does meet the three criteria to designate it as a landmark and that the structure is still in sound shape. He indicated it was a unanimous decision to deny the application. He stated his belief that the structure has both historic and architectural significance.

The Commission noted that one of the previous owners was at the HPB meeting and supported preservation of the structure. They then asked what Mr. Kallus would recommend for preservation of the structure with Mr. Kallus responding it would need a tiered approach to first reduce what is causing it to deteriorate and secure the structure then proceed with the heat and air and electrical improvements.

Mr. Schroth opened the public hearing at 6:56 p.m.

Mayor Holland explained that individual speakers would be limited to three minutes each and asked them to not repeat what others have said.

The following individuals addressed the Commission regarding the requested demolition: 1) John Porter; 2) Daryle Foster; 3) Clark Ellison; 4) Maria Wilson; 5) Lisa Griffith; 6) Jon Molnar; 7) Linda McGuire; 8) Linda Melvin; 9) Susan Porter; 10) Shella O'Brien; 11) Steven Lee; 12) Kevin Foster; and 13) Dan McCarthy.

Comments were made regarding the following: 1) the historic value of the property; 2) what might be built in place of the Wandry house, 3) possibility of obtaining grants to improve the home; 4) whether or not the property owner has an economic hardship; 5) deterioration caused by neglect of the owner; 6) renovating the property for use as a special event venue; 7) the effect on neighboring properties if the property is developed; 8) the ingress/egress for the property going through the Bright Water HOA; 9) the need to protect historic properties; 10) using the property to benefit the community; 11) trusting the judgement of the HPB; 12) denying the demolition so that the owner asks a realistic price; 13) the number of things that used to be in the City that don't exist anymore; 14) neighboring historic properties that have been renovated; and 15) the City purchasing the property and renovating it for community use.

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

Ms. Barnes noted she had received a late email expressing opposition to the demolition from Cheryl and Gary Rhodes.

Steve Vaughn addressed the Commission on behalf of the applicant. He explained some of the options noting that Mr. Morritt has no intention of personally developing the property. Regarding access to the property, he stated it is intended to come off Grand Island Shores Road. He indicated that the only reason why the driveway is through the HOA is for fire truck access. He commented on how the building is constructed and its functional obsolescence. He noted the difficulty in making the structure publicly accessible. He commented on the possibility of a public/private partnership for the property. He stated the owner's belief that the property will be easier to sell if the building is demolished.

Mayor Holland explained Mr. Vaughn was not given a time limit as he was speaking on behalf of the applicant and explained how the process works. He acknowledged that a number of communications were received and will be made part of the record.

Mayor Holland then asked for a motion regarding Resolution No. 19-44. No motion was forthcoming; therefore, Mayor Holland declared that the resolution had failed due to lack of a motion.

RECESS: 7:44 p.m.

RECONVENE: 7:51 p.m.

7.2 Resolution No. 19-47: Authorizing the recording of liens on delinquent utility accounts

Mr. Schroth announced Resolution No. 19-47: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, approving the recording of water, wastewater and irrigation liens.

Colleen Scott, Finance Director, reviewed the request to impose liens due to delinquent water, wastewater and irrigation accounts. She indicated Acct. # 21958-1 Jessie Mae Darville is being removed from the list of accounts to be liened. She explained that the City would not foreclose on the properties; however, if the property is sold, then the City would be paid for the lien. She further explained the liens are required by the state due to the 2016 water/sewer bond. She reviewed the criteria for placement of a lien and indicated that rental properties may not be liened. She stated that only accounts for which over $1,000 is owed are recommended to be liened. She added that accounts are turned off if they owe over $500 or for three months. She further explained that if the meter is not removed then, even though the water is off, the availability charge continues to accrue.

The Commission discussed whether or not the City could require landlords to keep the accounts in their name. They also discussed whether or not a landlord would be responsible for the tenant's utility bill with Ms. Scott explaining the landlord is not responsible for the tenant's bill but would be responsible after the tenant moves out.

Mr. Schroth opened the public hearing at 7:58 p.m. There being no public comment, the hearing was closed at 7:58 p.m.

Moved by Vice Mayor LeHeup-Smith, seconded by Commissioner Lee, to approve Resolution No 19-47. Motion carried by the following votes:

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

FIRST READING

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

Mr. Schroth read Ordinance No. 19-13 by title on first 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.

Ms. Barnes reviewed the requested conditional use permit to allow a retail use in a residential/office transitional land use district. She explained there is an existing real estate office and they want to use a room for a small gift shop for the sale of handmade jewelry, crafts and small antiques. She provided background information on the property and explained staff's review of the request under the comprehensive plan and land use regulations. She stated staff's recommendation for approval.

Mr. Schroth opened the public hearing at 8:02 p.m. There being no public comment, the hearing was closed at 8:02 p.m.

Moved by Commissioner Aliberti, seconded by Vice Mayor LeHeup-Smith, to approve Ordinance No. 19-13 on first reading. Motion carried by the following votes:

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

SECOND READING

7.4 Ordinance No. 19-03: Voluntary Annexation of property located at Bates Avenue and 1706 Virginia Avenue
Ordinance No. 19-04: Comprehensive Plan Amendment for property located at Bates Ave. and 1706 Virginia Avenue
Ordinance No. 19-05: Design District Assignment for property located at Bates Ave. and 1706 Virginia Avenue

Mr. Schroth read Ordinance No. 19-03 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 10.97 acres of real property located at East Bates Avenue 1200 feet east of E. CR 44, and 1706 Virginia Avenue, Eustis, FL.

Mr. Schroth opened the public hearing at 8:03 p.m. There being no public comment, the hearing was closed at 8:03 p.m.

Moved by Vice Mayor LeHeup-Smith, seconded by Commissioner Morin, to approve Ordinance No. 19-03 on second and final reading. Motion carried by the following votes:

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

Mr. Schroth read Ordinance No. 19-04 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 10.97 acres of recently annexed real property located at East Bates Avenue 1200 feet east of E. CR 44 from Urban Low in Lake County to Suburban Residential (SR), and 1706 Virginia Avenue from Urban Medium in Lake County to Urban Residential (UR) in the City of Eustis.

Mr. Schroth opened the public hearing at 8:06 p.m. There being no public comment, the hearing was closed at 8:06 p.m.

Moved by Vice Mayor LeHeup-Smith, seconded by Commissioner Morin, to approve Ordinance No. 19-04 on second and final reading. Motion carried by the following votes:

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

Mr. Schroth read Ordinance No. 19-05 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 10.97 acres of real property located at East Bates Avenue 1200 feet east of E. CR 44, and 1706 Virginia Avenue, Eustis, FL.

Mr. Schroth opened the public hearing at 8:06 p.m. There being no public comment, the hearing was closed at 8:06 p.m.

Moved by Commissioner Morin, seconded by Commissioner Lee, to approve Ordinance No. 19-05 on second and final reading. Motion carried by the following votes:

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

7.5 Ordinance No. 19-06: Voluntary Annexation of property at 443 Ohio Blvd.
Ordinance No. 19-07: Comprehensive Plan Amendment for property at 443 Ohio Blvd.
Ordinance No. 19-08: Design District Assignment for property located at 443 Ohio Blvd.

Mr. Schroth read Ordinance No. 19-06 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 0.19 acres of real property located at 443 Ohio Blvd., Eustis, FL.

Mr. Schroth opened the public hearing at 8:07 p.m. There being no public comment, the hearing was closed at 8:07 p.m.

Moved by Commissioner Aliberti, seconded by Vice Mayor LeHeup-Smith, to approve Ordinance No. 19-06 on second and final reading. Motion carried by the following votes:

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

Mr. Schroth read Ordinance No. 19-07 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 0.19 acres of recently annexed real property located at

443 Ohio Blvd. from Urban Medium in Lake County to Suburban Residential (SR) in the City of Eustis.

Mr. Schroth opened the public hearing at 8:08 p.m. There being no public comment, the hearing was closed at 8:08 p.m.

Moved by Commissioner Morin, seconded by Vice Mayor LeHeup-Smith, to approve Ordinance No. 19-07 on second and final reading. Motion carried by the following votes:

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

Mr. Schroth read Ordinance No. 19-08 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 0.19 acres of real property located at 443 Ohio Blvd., Eustis, FL.

Mr. Schroth opened the public hearing at 8:09 p.m. There being no public comment, the hearing was closed at 8:09 p.m.

Moved by Commissioner Morin, seconded by Vice Mayor LeHeup-Smith, to approve Ordinance No. 19-08 on second and final reading. Motion carried by the following votes:

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

7.6 Ordinance No. 19-09: Voluntary Annexation for Property at 2400 and 2500 S. Bay St., 143 W. Dicie Ave. and 200 W. Seminole Ave.
Ordinance No. 19-10: Comprehensive Plan Amendment for property located at 2400 and 2500 S. Bay St., 143 W. Dicie Ave. and 200 W. Seminole Ave.
Ordinance No. 19-11: Design District Assignment for property located at 2400 and 2500 S. Bay St., 143 W. Dicie Ave. and 200 W. Seminole Ave.

Mr. Schroth read Ordinance No. 19-09 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 1.19 acres of real property located at 2400 S. Bay St., 200 W. Seminole Road, 143 W. Dicie Avenue, and 2500 S. Bay St., Eustis, FL.

Mr. Schroth opened the public hearing at 8:10 p.m. There being no public comment, the hearing was closed at 8:10 p.m.

Moved by Vice Mayor LeHeup-Smith, seconded by Commissioner Lee, to approve Ordinance No. 19-09 on second and final reading. Motion carried by the following votes:

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

Mr. Schroth read Ordinance No. 19-10 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 approximately 1.19 acres of real property located at 2400 S. Bay St. and 2500 S. Bay St. from Urban Low in Lake County to General Commercial (GC) and 200 W. Seminole Road, and 143 W. Dicie Avenue, from Urban Low in Lake County to Suburban Residential (SR), in the City of Eustis.

Mr. Schroth opened the public hearing at 8:11 p.m. There being no public comment, the hearing was closed at 8:11 p.m.

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to approve Ordinance No. 19-10 on second and final reading. Motion carried by the following votes:

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

Mr. Schroth read Ordinance No. 19-11 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, Urban Neighborhood and Urban Corridor Design District designations to approximately 1.19 acres of real property located at 2400 S. Bay St., 200 W. Seminole Road, 143 W. Dicie Avenue, and 2500 S. Bay St., Eustis, FL.

Mr. Schroth opened the public hearing at 8:12 p.m. There being no public comment, the hearing was closed at 8:12 p.m.

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to approve Ordinance No. 19-11 on second and final reading. Motion carried by the following votes:

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

7.7 Ordinance No. 19-12: Amendment to the Land Development Regulations, Chapter 109

Mr. Schroth read Ordinance No. 19-12 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, amending the Land Development Regulations, Chapter 109, Section 109-4: Use Regulations Table to allow mobile vendors in the Central Business District (CBD) with a conditional use permit approval subject to certain conditions, and to eliminate single family attached as a permitted use in the Mixed Commercial/Industrial District; providing for codification, severability and an effective date.

Mr. Schroth opened the public hearing at 8:13 p.m.

Daniel DiVenanzo addressed the Commission and noted a letter he sent to the Commission with an attachment from Scott McGraw. He questioned how the City would address the appearance of the food trucks and expressed concern regarding grease traps, truck exhaust, distance from other buildings, trash handling and traffic planning.

Mr. Neibert indicated that the concerns are valid but are site specific and would be considered under each separate conditional use permit. He noted there are three items in the ordinance and asked the Commission, if they have concerns about the one, to amend the ordinance on second reading and approve the other two procedural items so they don't have to be re-advertised.

Rodrigo Morocho, applicant, explained they are envisioning a different dining experience with the intent being to bring people to their establishment and then enjoy what the food trucks offer. He assured the Commission they would abide by all City regulations.

Sean Jenness noted that most of the similar venues are larger with more food trucks than what is being proposed. He commented on certain issues such as flammability. He confirmed that existing downtown restaurants cannot have a food truck on site under current regulations. He questioned how trash and grease would be addressed and asked about taxes that are charged per seat with Ms. Barnes explaining he is probably talking about impact fees. The impact fees for a restaurant do include a per seat charge.

There being no further public comment, the hearing was closed at 8:27 p.m.

Following the motion and second, the Commission further discussed the need for additional types of food in the area, how the Commission will review each application to insure the issues are resolved and whether or not the food trucks are appropriate for the Central Business District. The also discussed the need for the City to begin taking chances and trying new and different things.

Moved by Vice Mayor LeHeup-Smith, seconded by Commissioner Morin, to approve Ordinance No. 19-12 on second reading. Motion carried by the following votes:

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

Nays: Commissioner Aliberti

8. OTHER BUSINESS

8.1 Report on need for Traffic Calming Procedure Manual

Daniel Millan, City Engineer, reported on recent requests the City has received for the installation of speed bumps. He stated that Lake County has a very good traffic calming procedure manual and indicated staff's desire for the City to adopt the manual. He explained the benefits of a traffic calming procedure manual and what is traffic calming. He presented a table showing the various types of traffic calming measures and the types of streets that they are applicable to. He explained the different non-physical and physical calming measures and reviewed the criteria for the use of traffic calming measures. He stated both the Police and Fire Department have expressed support for the manual. He indicated that, if the Commission agrees, it will be brought back for adoption by resolution.

CONSENSUS: It was a consensus of the Commission for the manual to be brought back for adoption by resolution.

8.2 Discussion Regarding City-Owned Residential Property

Ms. Barnes explained the City recently received the property from Lake County through tax escheatment. She indicated the structure on site is unsafe and unfit for human occupancy. She stated that the adjacent property owner, Thomas Motl, has agreed to demolish the property and annex it into the City in exchange for the City deeding the property over to him.

Gail Isaac Thomas noted that Clifton Grant had previously asked the City about purchasing the property.

Mr. Neibert explained the City just obtained the property less than a year ago and there is an adjacent property owner that is willing to demolish the unsafe structure. He indicated that the City did not own the property when Mr. Grant approached the City.

Ms. Isaac Thomas asked how the other person would have known that the City was going to sell the property with Mr. Neibert indicating the City has not advertised the property for sale. Mr. Motl researched the property and approached the City with the offer.

Monica Buggs noted that the City owns other property, some of which have similar structures. She asked how someone would approach the City to do something similar.

The Commission informed Ms. Buggs about the mow to own program with Ms. Barnes explaining there are currently only eight properties the City owns and an administrative decision was made to only open it back up when the list reaches ten. She stated when re-opened it would be publicized through advertisements, social media and other methods.

Ms. Buggs suggested also including it on the water bill with Mr. Neibert concurring.

CONSENSUS: It was a consensus of the Commission for the City Manager to proceed with the property transfer.

8.3 Disposition of former LEMA building - 1 W. Orange Avenue

Mr. Neibert stated that since the Lake Eustis Museum of Art has relocated from the City building staff is asking for direction from the Commission. He noted that the City has received a proposal from the Lake Eustis Area Chamber of Commerce for use of the property.

Stephanie Carder, Chamber President, explained the Chamber's desire to move back into the building.

George Asbate commented on the Chamber's improvements in the past three years, their goals for the future and their desire to establish an economic development committee with representatives from the City and the Chamber to welcome businesses to the City. He commented on their efforts to bring new businesses to the City. He explained their desire to relocate back into the downtown area and how they would work with the City. He stated their proposal to join in a five-year lease with an option to purchase the building with the possibility of five additional three-year extensions.

Ms. Carder indicated their desire to make the building also a welcome center for the City and stated they could also use the space to sell Eustis memorabilia.

Mr. Asbate stated they are proposing to pay $800 per month rent.

The Commission questioned how much LEMA paid with Mr. Neibert noting they had paid $1300 per month initially but paid nothing the last nine months.

The Commission discussed the Chamber's recent growth and using Commissioners to go with them to meet with new businesses. It was commented on the Chamber needing to have more foot traffic.

Further discussion was held including a suggestion for the Chamber to develop a program to help educate high school students about business and whether or not the City could legally proceed with the lease without advertising.

Mr. Schroth indicated the City could legally enter into the lease agreement although it might be a good idea to do an RFP.

Ms. Carder explained their intent in asking for a lower rent was to enable them to have funds available to make improvements and have additional staffing.

CONSENSUS: It was a consensus for the City Manager to draft a lease agreement to be brought back to the Commission for consideration.

8.4 Discussion regarding formalizing the process for selection of an interim commissioner

Mary Montez, City Clerk, presented a proposed addition to the Commission Rules of Order based on the previous request by the Commission to formalize the selection process for an interim commissioner. She stated that the addition follows the process used for the last appointment with one exception. She indicated that the proposed addition includes a limitation of one nomination for each Commissioner.

The Commission discussed the amount and type of advertising and timeframe for the application period.

CONSENSUS: It was a consensus of the Commission to bring back the revised Rules of Order with one change to allow each Commissioner to have as many nominations as they felt necessary.

9. FUTURE AGENDA ITEMS: NONE

10. COMMENTS

10.1 City Commission

Commissioner Lee stated she was happy to be on the Commission. She noted that the selection process was confusing to the applicants.

Commissioner Aliberti congratulated staff on the Music Festival. She cited the number of boats on the lake listening to the concert.

Stephanie Carder expressed thanks for individuals helping in the Chamber tent.

10.2 City Manager

Mr. Neibert stated he still needs appointee names for the Housing Committee from Vice Mayor LeHeup-Smith and Commissioner Lee. He announced that he would not be at the next Commission meeting due to his son's college graduation on May 17th.

10.3 City Attorney – None

10.4 Mayor

Mayor Holland announced the Cobb Tractor Commerce Park ribbon cutting and that tickets were on sale for the Bay Street Players presentation of *Sister Act*. He noted that Commissioner Aliberti would be performing in the show. He thanked Erin Bailey and the special event staff for their work on the Music Festival.

11. ADJOURNMENT: 9:35 P.M.

Mary C. Montez

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.*