



City of Eustis, Florida

City Hall
10 North Grove Street
Post Office Drawer 68
Eustis, FL 32727-0068

Meeting Minutes – Final* City Commission

Thursday, July 19, 2018

6:00 PM

City Hall

INVOCATION: Pastor Harry L. Harris, Police Chaplain

PLEDGE OF ALLEGIANCE: Commissioner Bob

CALL TO ORDER: Mayor Morin - 6:18 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 5 - Commissioner Linda Bob; Commissioner Carla Gnann-Thompson; Commissioner Michael Holland; Vice-Mayor Marie Aliberti; and Mayor Robert Morin

I. AGENDA UPDATE

II. APPROVAL OF MINUTES

18-0181 July 5, 2018 - City Commission Workshop on Recreation
July 5, 2018 - City Commission Budget Workshop
July 5, 2018 - Regular City Commission Meeting

A motion was made by Commissioner Holland, seconded by Vice-Mayor Aliberti, that the Minutes be Approved. On a voice vote, the motion passed unanimously.

III. PRESENTATIONS

18-0171 Acceptance of the Capital Improvement Plan for Fiscal Years 2019-2023

Colleen Scott, Finance Director, presented the FY2019-23 Capital Improvement Plan.

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, to accept the FY2019-2023 Capital Improvement Plan. The motion carried by the following vote:

Aye: 5 - Commissioner Bob; Commissioner Gnann-Thompson; Commissioner Holland; Vice-Mayor Aliberti; and Mayor Morin

IV. AUDIENCE TO BE HEARD

Ron Neibert, City Manager, announced to the public that the item from the Local Planning Agency will address only the land use designation. If anyone wants to discuss the development project, they would need to speak under Audience to be Heard.

Ray Mellott addressed the Commission regarding the Sharp's Mobile Home Park. He expressed concern regarding how Lakeshore Drive will run through the development and the issue with the number of trucks utilizing the route.

Ann Ivey, Library Director, reported to the Commission on the success of the library's summer reading program and their new partnership with Parks and Recreation which resulted in a 50% increase in the summer reading program and a 30% increase in the teen program.

V. CONSENT AGENDA

- 18-0166** Resolution No. 18-54: Budget Amendment Recognizing Additional Revenues and Expenditures from the Annual GeorgeFest Event
- 18-0172** Resolution No. 18-55: Reduction of Fine - 2729 North Dellwood Drive, Cases 03-180, 05-001, 05-368 and 09-137
- 18-0173** Resolution No. 18-57: Reduction of Fine - 4017 East Orange Avenue, Case 16-01229

A motion was made by Commissioner Holland, seconded by Vice-Mayor Aliberti, to Approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Commissioner Bob; Commissioner Gnann-Thompson; Commissioner Holland; Vice-Mayor Aliberti; and Mayor Morin

VI. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

- 18-0177** Resolution No. 18-53: Valencia Grove II Concept Plan

Zachary Broome, Acting City Attorney, announced Resolution No. 18-53: A Resolution of the City Commission of the City of Eustis, Florida, approving a concept plan for an affordable housing development on approximately 8.09 acre parcel at the southeast corner of Dillard Road and Mt. Homer Road.

Lori Barnes, Development Services Director, reviewed the proposed concept plan noting that the project will be a 55 and over development including an affordable housing density bonus. She stated the applicant's intent to apply for affordable housing tax credits and provided a comparison of the number of low income housing tax credit units in Eustis and other area cities. She reviewed the projected rents and income requirements for the project and compared those with area market rents. She stated staff's recommendation for approval stating that the concept plan is consistent with the Comprehensive Plan and Land Development Regulations. She explained that a full site plan or development plan review and approval would be required before any development could proceed.

Mayor Morin opened the public hearing at 6:42 p.m.

Kress Muenzmay addressed the Commission regarding the amount of affordable housing within the City and its effect on development within the City.

There being no further public comment, the hearing was closed at 6:44 p.m.

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Holland, to Approve Resolution No. 18-53. The motion carried by the following vote:

Aye: 5 - Commissioner Bob; Commissioner Gnann-Thompson; Commissioner Holland; Vice-Mayor Aliberti; and Mayor Morin

- 18-0175** Resolution No. 18-56: Transferring Property from the City of Eustis to the Eustis Downtown and East Town Redevelopment Agency

Mr. Broome announced Resolution No. 18-56: A Resolution of the City Commission of the City of Eustis, Florida, authorizing the City Manager to execute documents necessary for a transfer of property from the City of Eustis to the Redevelopment Agency for the City of Eustis a/k/a Eustis Downtown and East Town Redevelopment Agency for the northerly portion of property identified by property Alternate Key Number 1191211.

Tom Carrino, Economic Development Director, explained the transfer of the property is indirectly related to the Eustis Lake Club project. He cited the location of the property and the desire of the developer for the property to be included in that project. He stated that, if the developer closes on the surrounding properties and the project moves forward, then the CRA will transfer the property to the developer.

Mr. Broome opened the public hearing at 6:47 p.m. There being no public comment, the hearing was closed at 6:47 p.m.

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 18-56. The motion carried by the following vote:

Aye: 5 - Commissioner Bob; Commissioner Gnann-Thompson; Commissioner Holland; Vice-Mayor Aliberti; and Mayor Morin

18-0176 Resolution No. 18-58: Authorizing Award of RFP #00718 to Lake Adventures for Recreational Watercraft Rental Services

Mr. Broome announced Resolution No. 18-58: A Resolution of the City Commission of the City of Eustis, Florida, authorizing award of Request for Proposal No. 007-18 to Lake Adventures – Randy Conner/Crazy Gator for recreational watercraft rental services in Ferran Park and authorizing the City Manager to execute all agreements and contracts associated with the award.

Mr. Carrino reviewed the request for proposal (RFP) for a vendor to provide recreational watercraft rental services in Ferran Park. He reviewed the history of a previous RFP that was ultimately unsuccessful and reported that only one vendor responded to the current RFP. He stated staff's recommendation that the RFP be awarded to Randy Conner and the City Manager be authorized to execute the related franchise agreement. He explained that Mr. Conner still has to create the legal entity for the franchise agreement.

The Commission questioned what the City will need to provide to proceed with Mr. Carrino indicating the City will only have to install a security gate. He explained that Mr. Conner will not need to have a rental kiosk or fuel station. He indicated they will use fueling caddies and operate the concession out of the restaurant. He confirmed there are no plans to remove any trees. It was confirmed that the Lake Walk would not be blocked from public use.

Mayor Morin opened the public hearing at 6:53 p.m. There being no public comment, the hearing was closed at 6:53 p.m.

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 18-58. The motion carried by the following vote:

Aye: 5 - Commissioner Bob; Commissioner Gnann-Thompson; Commissioner Holland; Vice-Mayor Aliberti; and Mayor Morin

SECOND READING

18-0153 Ordinance No. 18-16: Amending Chapter 70, Article III, Municipal Firefighters' Pension and Retirement System

Mr. Broome read Ordinance No. 18-16 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; amending and restating Chapter 70, Pensions and Retirement, Article III, Municipal Firefighters' Pension and Retirement System, Sections 70-61 through 70-100, inclusive of the Code of Ordinances of the City of Eustis; restating a "local law" pension plan for firefighters to be known as the City of Eustis Municipal Firefighters' Pension and Retirement System; providing for codification; providing for severability of provisions; repealing all ordinances in conflict herewith; and providing an effective date.

Mayor Morin opened the public hearing at 6:54 p.m. There being no public comment, the hearing was closed at 6:54 p.m.

A motion was made by Commissioner Gnann-Thompson, seconded by Commissioner Holland, to Adopt Ordinance No. 18-16 on second reading. The motion carried by the following vote:

Aye: 5 - Commissioner Bob; Commissioner Gnann-Thompson; Commissioner Holland; Vice-Mayor Aliberti; and Mayor Morin

FIRST READING

18-0178 Ordinance No. 18-17: Small scale future land use map amendment to the Comprehensive Plan (2018-CPLUS-04) - north and south of Lakeshore Drive, west of railroad tracks

Mr. Broome read Ordinance No. 18-17 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 8.9 acres of real property located north and south of Lakeshore Drive, west of the railroad right-of-way, from Mobile Home/Recreational Vehicle (MH/RV), Suburban Residential (SR) and General Industrial (GI) to Urban Residential (UR).*

Lori Barnes, Development Services Director, announced for the public that the City is aware of the project planned for the subject property; however, the request under consideration does not approve or deny any redevelopment plan but relates only to amending the Future Land Use Designation of the property. She reviewed the requested Future Land Use Map Amendment and explained the criteria used in determining the applicability of a comprehensive plan amendment request. She explained the requested designation would provide a transition from the higher density Central Business District and the lower density Suburban Neighborhood to the west. She stated that approval of the amendment would advance the public interest by facilitating redevelopment that will bring the property into compliance with land development regulations. She then stated that all applicable comprehensive plan and land development regulations have been addressed and the proposal has been analyzed based on state statute. She stated staff's recommendation for approval and indicated the proposed amendment is consistent with the comprehensive plan, land development regulations and the City's community redevelopment area plan.

Mayor Morin asked Mr. Broome to explain the action to be taken prior to public comment.

Mr. Broome explained a future land use designation is not a discussion about the merits of any actual redevelopment of the property. What the Commission is doing is evaluating whether to change the future land use designation for future redevelopment and whether the existing designations are appropriate or whether the requested designation is appropriate. He emphasized they are only evaluating based on the standards cited by Ms. Barnes.

Mayor Morin opened the public hearing at 7:10 p.m.

Daniel DiVenanzo, representing Eustis Lake Club, addressed the Commission and the audience regarding his experience, his efforts to assist redevelopment in the downtown area and the changes that have occurred on the site. He noted the difficulties that have occurred with the project and the current state of the homes on the site. He explained the time constraints that the developer is under to try and move forward with the project and emphasized that the funding to be provided by the CRA will not be provided until the project is complete. He explained that they had to hire a specialist in mobile home logistics to determine their legal obligations and financial exposure and stated initially it was unclear what the payments to the residents would be. He continued stating that if a resident owns a doublewide and they want to move it, then the developer and the state have to provide those funds. For a doublewide that would be between \$6,000 and 7,000 and for a singlewide about half of that. If the resident wants to walk away, there is a direct dollar amount, with the developer being

responsible for removing the homes through a specific permitting process. He indicated the cost for that could be between \$1800 and \$3400 per unit. He added they have brought in the operator of Southern Charms - Tom Levine - to assist the residents with relocation. He cited the affordable housing complexes available in the City and surrounding areas. He commented on the benefit to the community and acknowledged the difficulties for the residents. He complimented the City on its financial state and cited the recent redevelopment of other downtown buildings.

The Commission commented on the history of the property and the length of time it has been on the market. They acknowledged the difficulties for the residents and what would need to occur if the project does not proceed. The Commission presented information from the Property Appraiser's Office regarding the number of properties for which the owners pay no property taxes, those that only pay some taxes versus the number that are carrying the majority of the property tax burden. The Commission also commented on the effects on the City due to prior Commissions not allowing any growth. The Commission stated that the only way to help the City is to bring in development and jobs. It was noted that the City is in the position of having to make very tough choices.

Charles Clark estimated that only five of the homes within the park could be relocated and only three doublewides are in the park. He indicated that the remainder would probably fall apart if you attempted to move them. He expressed concern about the difficulties and cost to the residents to relocate. He asked if the Commission was going to pass the request and then they get an eviction notice or will it be continued.

The Commission indicated that approximately 40 of the mobile homes are not habitable. It was further explained that the only action to be considered at the meeting is to change the land use designation so that it is possible for a redevelopment project to occur. It was stated that the residents need to be making plans for the future regardless of what occurs.

Linda Libbey expressed opposition to some of the comments made stating that the housing market is not good for most people. She questioned why the code enforcement issues in the park have not been addressed before. She made comments regarding the City's interest in the park property in the past and emphasized the need for the residents to receive more money for their homes. She further commented on the City's interest in the property with the Commission responding that the property will not belong to the City.

Mayor Morin suggested that a meeting be scheduled with Ms. Libbey, the developer and City staff to answer her questions.

Ms. Libbey cited flooding in the park and other issues and further questioned why the City has not pursued code enforcement in the park previously. She questioned how to schedule a meeting with Mayor Morin directing her to contact the City Manager.

There being no further public comment, the hearing was closed at 7:41 p.m.

Mr. Neibert noted that this was only first reading and confirmed that second reading would be held at the August 2nd meeting.

A motion was made by Commissioner Gnann-Thompson, seconded by Commissioner Holland, to Approve Ordinance No. 18-17 on First Reading. The motion carried by the following vote:

Aye: 5 - Commissioner Bob; Commissioner Gnann-Thompson; Commissioner Holland; Vice-Mayor Aliberti; and Mayor Morin

18-0170 Ordinance No. 18-18: Annual update of the Five Year Capital Improvements Schedule for the Comprehensive Plan for FY 2018-19

Mr. Broome read Ordinance No. 18-18 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; approving the annual update of the Five Year Capital Improvements Schedule of the Comprehensive Plan pursuant to F.S. 163.3177(3)5(b); providing for conflicting ordinances, severability, and effective date.

Mayor Morin opened the public hearing at 7:42 p.m. There being no public comment, the hearing was closed at 7:43 p.m.

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, to Approve Ordinance No. 18-18 on First Reading. The motion carried by the following vote:

Aye: 5 - Commissioner Bob; Commissioner Gnann-Thompson; Commissioner Holland; Vice-Mayor Aliberti; and Mayor Morin

VII. OTHER BUSINESS**18-0169 Establish Proposed Millage Rate for 2018 (Fiscal Year 2019) and the Date of First Budget Public Hearing**

Ms. Scott explained the purpose is to set the tentative millage rate to be provided to the Property Appraiser no later than August 1st to be included on the TRIM notices that will be mailed out August 18th. She reviewed the City's property values between 2007 and 2018 and provided a comparison of millage rates in Lake County. She noted that, while the City is third in the County, most of the other cities also have a fire assessment. She reviewed the percentages in change in taxable property values in the County and explained those areas with more development are going to get more of the gas tax revenue. She noted that residents will vote on an additional homestead exemption in November which would take effect in the FY19-20 fiscal year. She stated that the current millage rate is 7.5810 and staff is recommending adoption of the same rate. She reviewed the roll-back rate, the maximum majority rate, and the maximum two-thirds rate. She stated that the Commission could lower the tentative rate at the September budget hearings but they could not increase it. She announced that the first public hearing will be held on September 6, 2018.

The Commission discussed that the only real way to improve the tax revenues is for more homes to be constructed with Mr. Neibert indicating that only those people whose homes have an increased valuation will see an increase in their taxes. It was announced there will be a workshop on August 9th with Property Appraiser Carey Baker present. It was emphasized that the Commission needs to understand how their decision impacts everyone else.

Discussion was held regarding the effect on the City of the influx of lower income residents by the affordable housing complexes and the resulting effect on City services, the impact of the additional homestead exemption, whether or not the City could afford to implement the roll-back rate without cutting services, and what residents would be willing to do without in order to reduce property taxes.

Kress Muenzmay commented on the high rate of City property taxes, the effect on the more expensive homes in town and the level of services provided to the residents of those homes. He stated that the property taxes will affect the City's growth and emphasized the need for the City to reduce expenditures.

Nancy Muenzmay commented on the effect of higher property taxes on commercial development and whether or not businesses will stay or relocate.

Ms. Scott reminded the Commission that the rate could be lowered during the budget hearings but could not be increased. It was noted that the final millage rate would require a super majority in order to pass.

Mr. Neibert cited the comparative total cost of expenses between area cities that was provided at the previous meeting. He stated that, even with the higher millage rate, the City's cost of living is comparable to other cities.

The Commission noted that pending development may not annex due to the higher property taxes.

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Holland, to set the millage rate as recommended at 7.5810 mills. The motion carried by the following vote:

Aye: 3 - Commissioner Gnann-Thompson; Vice-Mayor Aliberti; and Mayor Morin

Nay: 2 - Commissioner Bob; and Commissioner Holland

VIII. FUTURE AGENDA ITEMS

Commissioner Bob requested a workshop with representatives from the schools in the City to determine what the City can do to assist the schools with Mr. Neibert stating he would contact them in September to try and schedule a meeting in order to allow them to get settled after the start of school.

IX. COMMENTS

City Commission - None

City Manager

Mr. Neibert reminded everyone of the August 9th workshop with the Property Appraiser. He also noted the Recreation Workshop scheduled for Tuesday, July 24th and the Community Meeting on the Palmetto Plaza Phase II also scheduled for July 24th.

It was a consensus of the Commission to reschedule the Recreation Workshop with the City Manager to provide some alternate dates.

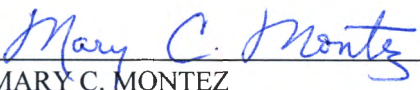
Mr. Neibert also announced the scheduled ribbon cutting for the Eastern Wastewater Treatment Plant.

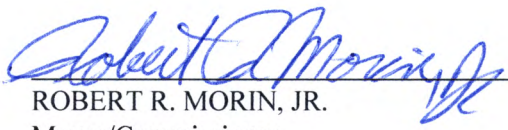
Fire Chief Michael Swanson announced the Police Department had won the Police and Fire blood donation drive competition with the Fire Department having 24 donations and the Police Department having 34 donations.

City Attorney - None

Mayor - None

X. ADJOURNMENT - 8:25 p.m.


MARY C. MONTEZ
City Clerk


ROBERT R. MORIN, JR.
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.