



City of Eustis, Florida

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

Meeting Minutes – Final* City Commission

Thursday, June 21, 2018

6:00 PM

City Hall

INVOCATION: Rev. Marc Kappel, Faith Lutheran Church

PLEDGE OF ALLEGIANCE: Commissioner Holland

CALL TO ORDER: Mayor Morin - 6:03 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

I. AGENDA UPDATE

II. APPROVAL OF MINUTES

18-0149 May 17, 2018 - Regular City Commission Meeting
May 22, 2018 - Special City Commission Meeting
June 7, 2018 - Regular City Commission Meeting

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

III. PRESENTATIONS

18-0142 Review of FY 2018-19 Organizational Support Grant Applications

Tom Carrino, Economic Development Director, reviewed the scoring and application process, along with eligibility criteria, and presented the review committee's recommendations for the grant awards for FY2018-19 as follows: Lake Cares, Inc. - \$2,400; trout Lake Nature Center, Inc. - \$6,500; Amazing Race for Charity - \$6,500; Public Arts & Music - \$3,250; Lake Eustis Museum of Art - \$1,950; LifeStream Behavioral Center Inc. Open Door - \$4,000; Tedx Eustis Inc. - \$1,000; and Oklawaha Valley Audubon Society - \$1,300.

Mr. Carrino then reported that an application was received from Bay Street Players after the deadline and after the committee had met. He stated that the committee is recommending awards in the total amount of \$26,900 with a total amount budgeted of \$30,000. He noted that all organizations that applied timely received an increase over the previous year.

Commissioner Bob questioned how late the application was from Bay Street Players with Mr. Carrino stating the deadline was May 30th or 31st and the application was received June 6th while the committee was meeting.

Robin Mathias, representing Bay Street Players, explained it was her fault and that she missed the notices. She noted that the state grant application is due at the same time; however, their award was drastically reduced down to \$1700. She commented on the number of tasks she had to take on after Deborah Carpenter died noting they have since taken on some additional employees.

Ron Neibert, City Manager, stated there are two items to be considered. He indicated there is \$3,100 that is unallocated and there were no other applications received after the deadline. He noted that no funds will be actually awarded until the budget is passed.

The Commission discussed the lateness of the application, the BSP organization's assistance with fundraisers for other entities, their benefit to the community, whether or not to provide the unallocated funding to the Bay Street Players and their difficulties since the death of Deborah Carpenter.

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, to move the recommended grant awards to the FY18-19 budget as presented by staff. The motion carried by the following vote:

Aye: 4 - Commissioner Holland; Vice-Mayor Aliberti; Commissioner Gnann-Thompson; and Mayor Morin

Nay: 1 - Commissioner Bob

IV. AUDIENCE TO BE HEARD

Darius Kerrison expressed support for the City assisting the Bay Street Players. He announced the upcoming comedy show and dinner on June 30th.

V. CONSENT AGENDA

18-0147 Resolution No. 18-42: Purchase in Excess of \$25,000 for Engineering Services for Ferran Park Bulkhead Restoration

18-0146 Resolution No. 18-43: Adopting Amended and Restated Interlocal Agreement for Collection of Storm Debris

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

VI. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

SECOND READING

18-0135 Ordinance No. 18-14: Amendments to Chapter 94 (Utilities) of the Eustis Code of Ordinances

Derek Schroth, City Attorney, read Ordinance No. 18-14 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida; amending Sections 94-1 Definitions, 94-6 Unauthorized Taps, 94-47 Enforcement Board, 94-48 Penalties and Charges, 94-56 Private Septic Tanks, 94-287 Eligibility Criteria and Conditions (Impact Fee Financing), 94-288 Financing Terms, 94-318 Charge Required, 94-353 Charge Levied, deleting section 94-50 Publication, and adding Division II, Illicit Discharge under Article III. Stormwater Utility; providing for renumbering subsequent sections accordingly; providing for conflict with existing ordinances, and providing for codification, severability and an effective date.

Mr. Schroth opened the public hearing at 6:33 p.m. There being no public comment, the hearing was closed at 6:33 p.m.

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, to Adopt Ordinance No. 18-14 on second reading. The motion carried by the following vote:

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

VII. OTHER BUSINESS**18-0137 Public Discussion on Disposition of City Property at 20 E. Magnolia Avenue**

Mr. Neibert reported that the deed was recorded and the property is under the ownership of the City.

Mayor Morin opened the floor to Commission discussion on the use of the property.

Commissioners Gnann-Thompson and Bob expressed support for selling the property.

Mayor Morin asked about the state of the building and what renovations are needed.

Mr. Neibert indicated it had been two years since City staff were in the building. He added the property would be good for commercial use on the bottom floor and residential on the top two floors. He stated the City could do a straight auction or closed bid for the property or the Commission could have the proposed use of the building be declared as part of the bid process. He cautioned them that the City just got out of a performance based contract on the building and including the proposed use as part of the bid process could create complications.

Mayor Morin discussed the possibility of the City partnering with the Bay Street Players (BSP) and using the space to expand the theater. He expressed support for the City managing the facility and leasing it to the BSP. He expressed concern about the physical state of the State Theatre and encouraged other community groups to utilize the theater.

The Commission further discussed whether or not to sell the property and the possibility of meeting with the BSP Board.

Darius Kerrison informed the Commission he was never in the theater until about a year ago. He explained he checked it out for possible use for his comedy shows but determined it was not suitable. He noted many people in his community do not attend BSP performances. He encouraged the recreation department to take some of the younger kids to the theater to build their interest in the theater.

Commissioner Gnann-Thompson commented on the possibility of the City's Recreation Department partnering with BSP and the Lake Eustis Museum of Art. She stated that children need to be a part of the downtown community.

Mr. Kerrison noted the number of children that can't attend the recreation programs due to the cost so those children are being missed.

Further discussion was held regarding the possibility of the Commission meeting with the BSP Board of Directors in a workshop.

Robin Mathias, representing the BSP, expressed agreement with the need for reaching out to the minority community. She noted they do have scholarship programs for underprivileged youth.

Following further discussion, Mr. Neibert stated he would discuss with Ms. Mathias possible dates for a joint meeting.

Commissioner Holland stated that if the City and BSP can't reach an agreement within a month, the City needs to proceed with sale of building.

Mayor Morin asked the City Manager to provide information regarding the physical state of the building.

Commissioner Bob cited local residents that are in the performing arts and cited the need for parents to be willing to get their children involved.

Richard Colvin, Lake Eustis Museum of Art, commented on cultural tourism vs. the local community supporting the arts. He stated his sensitivity to the cost and asked to be included in the meeting with BSP.

CONSENSUS: It was a consensus of the Commission for staff to contact the Bay Street Players Board of Directors regarding scheduling a joint meeting.

18-0148 Discussion regarding Trout Run Wayside Park

Commissioner Holland commented on the state of the Trout Run Wayside Park at the north end of Eustis. He stated he asked Oscar Devere Morris to address the Commission regarding the park. He also congratulated Christine Cruz for her work in cleaning up the City's waterways.

Oscar DeVere Morris explained his organization "Canes for Veterans" and cited their adoption of Trout Lake as a cleanup project. He stated he received permission from the northern property owner to go in and clean up the property and they collected over 1,000 lbs. of trash. He commented on issues with the homeless people on the properties. He provided a slide show of photographs of the trash collected from the area. He indicated there is supposed to be a guardrail along SR 19 adjoining the run. He cited various issues regarding the boat ramp, grass, dilapidated concrete benches, the dangers from the benches and the need for additional trash receptacles. He recommended removing the concrete benches and replacing them with bolted down park benches and installing white rock for the parking of boats. He stated the concrete from the picnic tables could be used to create a seawall along the run and suggested placing park benches near the run for fishermen.

The Commission confirmed the state owns the property with Mr. Neibert stating the City has a long-term lease of the property from the State but staff is trying to find the newest version of the lease. He indicated that he would set up a meeting with engineering staff and Mr. Morris to discuss. He added that staff needs to determine what the City can and can't do with the property.

The Commission suggested getting the Trout Lake Nature Center involved as well.

VIII. FUTURE AGENDA ITEMS

Commissioner Holland asked about the police department with Chief Calhoun responding that all of the officers doing well. He stated the officer that was injured is healing well and was back on light duty. He commented on the amount of support from the community and the area law enforcement community. He stated the visible support from community and law enforcement was excellent.

Commissioner Bob asked about cyclist that was killed on SR44 with Chief Calhoun stating that event was worked by the Florida Highway Patrol so he did not have any details.

Mayor Morin commented on the loss of the young man who was killed and encouraged everyone to pay attention to their family members.

Mayor Morin then stated he had previously asked to have rental inspections on the agenda but had asked for it to be removed. He requested that a joint meeting with the Code Enforcement Board be scheduled and commented on the need for the City's housing stock to increase in value.

IX. COMMENTS

City Commission - None

City Manager

Mr. Neibert commented on the Lake County School Board's efforts to add security to the schools. He stated his belief that their intent is to put both law enforcement officers and guardians in the schools. He then reviewed the upcoming special events noting there will be more in the next fiscal year.

City Attorney - None

Mayor

Mayor Morin expressed support for having time for local children to use the pool at no cost. He noted an individual recently entered the pool and ten minutes later the pool closed because of lightning and they didn't get their money back.

The Commission discussed available programs for local children and how members of the public are treated by recreation employees.

CONSENSUS: It was a consensus of the Commission to hold a workshop regarding recreation at 5 p.m. before the next meeting.

Vice Mayor Aliberti announced that the pool will be open free from 1 p.m. to 7 p.m. for the July 1st event.

X. ADJOURNMENT - 7:29 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.