



City of Eustis, Florida

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

Meeting Minutes – Final* City Commission

Thursday, February 15, 2018

6:00 PM

City Hall

INVOCATION: Rev. Theodis Bob, Trinity Free Evangelical Church

PLEDGE OF ALLEGIANCE: Vice Mayor Aliberti

CALL TO ORDER: Mayor Morin - 6:31 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

18-0060 February 1, 2018 - Regular City Commission Meeting

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

III. PRESENTATIONS

18-0054 Presentation of Lifesaving Awards to Police and Fire Department Personnel

Police Chief Gary Calhoun recognized Corporal Jon Fahning and Officer Travis Carpenter for their lifesaving efforts following a single vehicle crash which occurred in Haselton Village on January 26, 2018.

Brad Visser, son of two of the accident victims, thanked the officers and firefighters for their efforts on behalf of his parents and their friend.

Fire Chief Mike Swanson announced that the firefighters to be recognized were unable to attend so their awards would be presented at another time.

IV. AUDIENCE TO BE HEARD

Margaret Emerson, Eustis High School guidance counselor, announced that March 1st there would be a Panther Showcase to show incoming students and the community what the school has to offer. She encouraged the community to attend and left flyers for distribution.

Discussion was held regarding changing the Commission meeting time to allow the Commissioners to attend. No decision was made at that time.

Darius Kerrison announced the annual comedy show would be held Saturday, February 17, 2018, at 8:00 p.m. at the Community Center.

V. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS**18-0057 Resolution No. 18-03: Final Subdivision Plat Approval for the Cobb Commerce Park Subdivision (E. CR 44 and Hicks Ditch Road)**

Derek Schroth, City Attorney, announced Resolution No. 18-03: A Resolution of the City Commission of the City of Eustis, Florida; approving a final subdivision plat for the Cobb Commerce Park Subdivision, an eight lot commercial/industrial subdivision, on approximately 30.8 +/- acres located at East CR 44 and Hicks Ditch Road.

Lori Barnes, Development Services Director, explained the applicant is requesting a postponement to the March 15, 2018, Commission meeting.

Mr. Schroth opened the public hearing at 6:45 p.m. There being no public comment, the hearing was closed at 6:45 p.m.

A motion was made by Commissioner Gnann-Thompson, seconded by Commissioner Bob, to Approve the request to postpone Resolution No. 18-03 to the March 15, 2018, Commission meeting. The motion carried by the following vote:

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

18-0055 Resolution No. 18-19: Award of Professional Services Continuing Contract Agreements

Mr. Schroth announced Resolution No. 18-19: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, awarding RFQ No. 002-18 to multiple professional firms; and authorizing the City Manager to execute professional services continuing contracts with each of the vendors.

Rick Gierok, Public Works Director, explained RFQ #002-18 and reviewed the selection process under FSS 287.55, the Consultant's Competitive Negotiations Act, how the proposals were evaluated and how the firms were shortlisted. He stated the City does not have local preference criteria.

The Commission confirmed that no rates or fees were discussed with Mr. Gierok explaining that once the firms are selected, then you can negotiate fees. He then explained certain firms were selected based on specific qualifications they had that would meet upcoming needs of the City.

The Commission questioned what would be covered under landscape architecture, upcoming projects and whether or not beautification of a park would be done through the list or put out to bid.

Mr. Gierok explained that design for projects would be selected off the approved list and not put out to bid. He explained that is the point of doing the list. He stated that nothing requires the City to utilize the firms on the approved list but it saves about 60 days off the beginning of a project. He added that if something comes up that staff doesn't believe there is the expertise available, then the City would issue another RFQ. He emphasized the contracts do not include a promise of work or rotation. He stated staff would pick and choose from the list based on what is needed for a specific project.

The Commission questioned If a new firm moves into town, can they be added to list with Mr. Gierok responding negatively. He added than another RFQ could be put out. He then stated the proposed continuing agreements are three year contracts with each including three additional one-year extensions.

Discussion was held regarding the selection process, how it was used in the past and when the selection meeting was held with Mr. Gierok indicating it was held within the past few weeks during the day. He added that only one firm attended the meeting and that was Kimberly Horn.

The Commission questioned why BESH did not get more points for engineering since they do work for eight other cities.

Mr. Gierok indicated that the firm has done more distribution work than treatment and he is able to do the distribution projects inhouse. He explained that staff was looking for expertise in treatment since that can't be done inhouse. He also noted that BESH also works with developers as well as municipalities and the three firms selected serve only municipalities. He stated there was a concern regarding their possible alliance with developers. He cited the number of excellent packages submitted and noted that an RFQ was issued separately for the wastewater plant expansion due to the magnitude of the project.

The Commission confirmed that any individual project contracts over \$25,000 would still come before the Commission with Commissioner Sabatini expressing support for adding a local preference to the purchasing policy.

The Commission confirmed that all cities do RFQ's for professional services and commented on the need for the City to do some beautification and clean up to improve the look of the City.

Mr. Schroth opened the public hearing at 7:18 p.m. There being no public comment, the hearing was closed at 7:18 p.m.

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 18-19. The motion carried by the following vote:

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

Nay: 1 - Commissioner Sabatini

18-0056 Resolution No. 18-20: Bid Award for Palmetto Plaza Park Construction

Mr. Schroth announced Resolution No. 18-20: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, awarding Bid No. 003-18 to Marbek Construction, Inc., for construction management services related to the Small Cities Community Development Block Grant for Palmetto Plaza Park improvements and authorizing the City Manager to execute the contract based on the amount quoted on the bid response.

Mr. Gierok provided a history of the project and explained the original construction bid for Phase #2 was issued in October 2015 with the low bidder coming in at \$764,800 with the amount budgeted only at \$546,216. Staff was directed to seek alternate funding.

The Commission questioned why the CRA reserves weren't used at that time for the project with Mr. Neibert explaining some of the funding was earmarked for other projects.

Mr. Gierok reported that the CDBG grant was awarded and accepted in December 2016 in the amount of \$750,000. As soon as possible, staff went out to bid for construction with the bid opened January 26, 2018, with a low bid of \$999,800 by Marbek Construction. He explained that under the grant criteria, the City can't change the project parameters once awarded. He stated the total project cost will be \$1.1 million. He stated staff's request for a budget transfer from CRA in the amount of \$350,000 which would leave a CRA Fund Balance of \$779,206.

Mr. Schroth opened the public hearing at 7:28 p.m. There being no public comment, the hearing was closed at 7:28 p.m.

A motion was made by Commissioner Bob, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 18-20. The motion carried by the following vote:

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

SECOND READING**18-0041 Ordinance No. 18-02: Conditional Use Permit for a Retail Use Located at 827 N. Bay Street**

Mr. Schroth read Ordinance No. 18-02 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 0.373 acres located at 827 N. Bay Street.

Mr. Schroth opened the public hearing at 7:29 p.m. There being no public comment, the hearing was closed at 7:29 p.m.

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Gnann-Thompson, to Adopt Ordinance No. 18-02 on second reading. The motion carried by the following vote:

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

18-0042 Ordinance No. 18-03: Voluntary Annexation - 2089 Morris Street

Mr. Schroth read Ordinance No. 18-03 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 4.45 acres of real property located at 2089 Morris St., Eustis, FL.

Mr. Schroth opened the public hearing at 7:30 p.m. There being no public comment, the hearing was closed at 7:30 p.m.

A motion was made by Commissioner Sabatini, seconded by Commissioner Gnann-Thompson, to Adopt Ordinance No. 18-03 on second reading. The motion carried by the following vote:

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

18-0043 Ordinance No. 18-04: Small Scale Future Land Use Map Amendment to the Comprehensive Plan - 2089 Morris Street

Mr. Schroth read Ordinance No. 18-04 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 4.45 acres of recently annexed real property located at 2089 Morris Street from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis.

Mr. Schroth opened the public hearing at 7:30 p.m. There being no public comment, the hearing was closed at 7:31 p.m.

A motion was made by Commissioner Sabatini, seconded by Commissioner Gnann-Thompson, to Adopt Ordinance No. 18-04 on second reading. The motion carried by the following vote:

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

18-0044 Ordinance No. 18-05: Design District Amendment - 2089 Morris Street

Mr. Schroth read Ordinance No. 18-05 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 4.45 acres of recently annexed real property located 2089 Morris Street.

Mr. Schroth opened the public hearing at 7:31 p.m. There being no public comment, the hearing was closed at 7:31 p.m.

A motion was made by Commissioner Bob, seconded by Commissioner Gnann-Thompson, to Adopt Ordinance No. 18-05 on second reading. The motion carried by the following vote:

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

VI. FUTURE AGENDA ITEMS

Anne Ivey, Library Director, announced the February Library Month activities.

Tom Carrino, Economic Development Director, reported on the upcoming events including the Eustis African-American Heritage Celebration and Parade and the GeorgeFest activities.

Commissioner Bob asked to have a report on beautification and cleanup of City facilities.

Commissioner Sabatini asked to have an agenda item to amend the Comprehensive Plan to allow passive retail in the corridors.

Mr. Neibert asked if it would be easier to amend the permitted uses in the Land Development Regulations (LDR's) with Ms. Barnes indicating that it would be much easier and quicker to amend the LDR's to allow low intensity retail uses in the RT land use designation.

Commissioner Sabatini commented on the recent tragedy at Marjorie Stoneman Douglas High School. He encouraged the City to allow employees with a concealed weapon license to have their weapons on City property to have available in an active shooter situation. He added a recommendation that the City provide \$1,000 to assist employees in applying for a concealed weapons license. He then asked to have a report at the next meeting regarding what are the current laws and what is the current City policy.

Mr. Neibert stated that current City policy provides a strict prohibition on weapons, except for sworn law enforcement officers.

Commissioner Sabatini commented on other counties and cities that allow employees to carry. He moved to allow City employees without a criminal record to carry weapons. The motion died for lack of a second.

The Commission discussed the possible carrying of firearms by City personnel with a majority of the Commission agreeing to not have on a future agenda the proposal to allow City personnel to carry weapons while on the job.

VII. COMMENTS

City Commission

Vice Mayor Aliberti thanked everyone for their warm wishes on the passing of her mother.

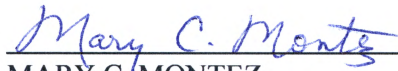
City Manager - None

City Attorney

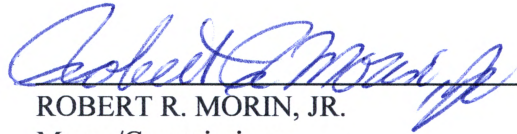
Mr. Schroth reported that Teems LLC had not responded to the acceleration letter; therefore, he would proceed as previously directed.

Mayor

Mayor Morin commented on recent Facebook comments noting that Commissioners can't respond to Facebook posts. He stated there are existing protocols for providing comments to the Commission and encouraged everyone to follow those.

VIII. ADJOURNMENT - 7:53 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.