



City of Eustis, Florida

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

Meeting Minutes – Final* City Commission

Thursday, December 7, 2017

6:00 PM

City Hall

INVOCATION: Pastor Buddy Walker, Commissioned Beyond Borders

PLEDGE OF ALLEGIANCE: Vice Mayor Aliberti

CALL TO ORDER: Mayor Morin

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

16498 November 2, 2017 - Regular City Commission Meeting
November 16, 2017 - Regular City Commission Meeting

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

III. PRESENTATIONS

16501 Police Promotion Ceremony - Officer Ronnie Morales to the rank of Corporal

Police Chief Gary Calhoun recognized Officer Ronnie Morales upon his promotion to Corporal, explained the promotion process and issued the Oath of Office and badge.

IV. APPOINTMENTS

16499 Appointment to Code Enforcement Board (CEB) - George Asbate

George Asbate addressed the Commission regarding his desire to serve on the City's Code Enforcement Board.

A motion was made by Commissioner Sabatini, seconded by Commissioner Gnann-Thompson, that George Asbate be appointed to the Code Enforcement Board. On a voice vote, the motion passed unanimously.

V. AUDIENCE TO BE HEARD

Stephanie Carder addressed the Commission on behalf of the Lake Eustis Area Chamber of Commerce. She announced that the Community Service Awards would be presented at the Chamber breakfast on Thursday, December 14th. She indicated that the Eustis winners would then be eligible to receive the Lake County Chamber Service Awards.

Tom Carrino, Economic Development Director, reported that the City is hiring some part-time employees to assist with the Georgefest preparations and the events staff would be temporarily

located on the first floor of City Hall. He thanked all the organizations that assisted with the City's Light Up event. He then reviewed the upcoming events including: 1) Movie in Ferran Park; 2) Cookies with Santa at the Historical Museum; 3) Great Songs of Christmas concert also at the Museum; and 4) December Car Show. He noted the new Georgefest website with information regarding sponsorship opportunities and other information.

Ron Neibert, City Manager, announced that the Lake County Ladies Chorus would present a free concert on Tuesday, December 12th at the Women's Club.

Mr. Carrino reported on the Polar Express train activities and the ice slide that was new to the Light Up event.

VI. CONSENT AGENDA

The Commission questioned the activities of the Historic Preservation Board with Lori Barnes, Development Services Director, explaining that the board meets every other month unless there is nothing on the agenda. She explained the requirements for Certificates of Appropriateness and the requirement for the annual report to be provided to the Commission. She stated that the meetings are at 5:30 p.m. every other month.

16504 Historic Preservation Annual Report

16506 Resolution No. 17-82: Approval of Change Order and Budget Amendment for the Sunset Isle Tennis Court Resurfacing Project

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

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

VII. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

16502 Resolution No. 17-79: Sunshine Groves Concept Plan

Derek Schroth, City Attorney, announced Resolution No. 17-79: A Resolution of the City Commission of the City of Eustis, Florida; approving a conceptual site plan for a 71 unit, affordable housing community located on the south 5.5 acres of an approximately 8.21 acre parcel at the southeast corner of Dillard Road and Mt. Homer Road.

Roland Magyar, Senior Planner, reviewed the Sunshine Grove concept plan with a requested .9 du density bonus. He noted it was previously approved as Sunstar Grove with a request for 1.8 du density bonus that was later extended but has since expired. He reviewed the projected rents and income requirements. He stated that the concept plan is substantially consistent with the Land Development Regulations (LDR's) and noted that approval of the concept plan allows for the application for federal housing tax credits but does not grant any entitlements. He stated staff's recommendation for approval and noted that full site plan review and approval would be required before any development could proceed.

The Commission questioned why they needed to consider the plan if it doesn't provide any entitlements with Mr. Magyar explaining that approval of the concept plan is required for application for the tax credits but does not guarantee approval of the site plan.

The Commission questioned the length of time the development is required to maintain the low income requirements.

Michael Hartman, Turnstone Management Development Manager, responded that the units are restricted to residents who make no more than 60% of the area median income. He explained that if they receive the tax credits, they will file a land restriction agreement on the property that states the units will remain affordable for at least 50 years. He further explained federal guidelines require 30 years but the State of Florida requires 50 years.

Mayor Morin commented on low income housing and expressed concern regarding adding more low income units within the City.

Mr. Hartman responded that there are currently five low income developments in the City, cited their occupancy rates and noted they all have waiting lists. He stated there is a demand in the area for the low income units.

The Commission questioned why they aren't seeking development in other area cities.

Mr. Neibert explained that the census data for Eustis indicates that the City has more population that qualify for this housing already living in the City so the City has a low income housing shortfall. He stated Mount Dora has a similar number of units with Tavares and Leesburg both having more than Eustis.

The Commission discussed the level of poverty within the City and the need to boost the economy within the area.

Mr. Neibert clarified that the Commission's determination is restricted to the land use matters and whether or not the plan is consistent with City codes.

The Commission asked about the state competition for the tax credits with Mr. Hartman responding that last year there were 136 applications with about 11 being approved. He expressed agreement with the need to break the cycle of poverty but added that if someone is spending more than 50% of their income on housing they may not have funds at the end of the month to buy groceries. He commented on the various criteria that must be met in placement of a development as well as demand for and a need in the area.

The Commission discussed the following issues: 1) giving preference to those individuals already living in the City; 2) the need for the developments to not look cheap in their construction; 3) poor graduation rates in the area; 4) the possibility of asking the applicant to do certain things to improve the look of the development if they are awarded the tax credits; and 5) the density bonus requests.

Lori Barnes, Development Services Director, explained the requests for density bonuses are required to be brought to the Commission for approval. She noted this project is only asking for a .9 density bonus.

The Commission confirmed that other housing in that area is also affordable housing with Ms. Barnes explaining that the state has requirements for locations and that is why so many are clustered in that area as it meets all of the requirements. She added that the tax credit program is done by lottery and that the last tax credits awarded in the City was in 2015 but prior to that was in 2005.

Mr. Schroth opened the public hearing at 6:57 p.m.

Daniel DiVenanzo asked if the Commission can legally not approve the plan because it is affordable housing since it appears to meet all the requirements of the LDR's.

Mr. Schroth responded that under the Fair Housing Act they cannot decline a development based on it being affordable housing.

There being no further public comment, the hearing was closed at 6:59 p.m.

A motion was made by Commissioner Sabatini, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 17-79. The motion carried by the following vote:

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

16505 Resolution No. 17-80: Site Plan Approval with Waivers for Magnolia Street Apartments

Mr. Schroth announced Resolution No. 17-80: A Resolution of the City Commission of the City of Eustis, Florida; approving a site plan with waivers for the construction of a 20 unit multi-family apartment building on approximately 0.50 acres located on the northwest corner of Magnolia Avenue and Dewey Street.

Mr. Magyar reviewed the proposed site plan for a 20-unit market-rate, multi-family, development and explained the requested waivers as follows: 1) waiver to frontage buildout percentage from 90% to 33% on Magnolia Avenue and 76% on Dewey Street. He confirmed the consistency with the LDR's, provided the justification for the waivers and stated staff's recommendation for approval.

The Commission discussed a previous discussion about not approving any further developments until a workshop is held regarding the City's vision for the downtown and development regulations.

Mr. Neibert explained there are no further meetings until January with the workshop scheduled for the last Thursday in January. He stated the topics to be discussed are very complex and to postpone consideration would delay the project a minimum of two months. He added that if the Commission decides to amend the ordinances regarding densities or other issues, it would delay the project more like four to six months. He stated that the development meets current criteria. He added that he would be discussing the date for the workshop at the end of the meeting.

Mr. Schroth opened the public hearing at 7:07 p.m. There being no public comment, the hearing was closed at 7:07 p.m.

A motion was made by Commissioner Bob, seconded by Commissioner Sabatini, to Approve Resolution No. 17-80. The motion carried by the following vote:

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

16503 Resolution No. 17-81: Site Plan Approval with Waivers for Discount Tire on US Hwy 441, West of Gables Drive

Mr. Schroth announced Resolution No. 17-81: A Resolution of the City Commission of the City of Eustis, Florida; approving a site plan with waivers for the construction of a commercial retail building on approximately 1.53 acres located on US Hwy 441, west of Gables Drive.

Mr. Magyar reviewed the proposed site plan for a 8,182 sq. ft. commercial building and explained the requested waivers as follows: 1) Reduce 50% frontage buildout to 26%; 2) Reduce public street buffers from 15 to 13 ft.; 3) Eliminate western building perimeter landscaping; and 4) Eliminate eastern property boundary landscaping. He stated the consistencies with the LDR's, the justification for the waivers, and staff's recommendation for approval.

The Commission questioned how many of those type businesses are in Eustis with the applicant confirming they will only sell tires and will not conduct repairs.

The Commission asked about attracting other types of businesses to the City and are they required to maintain the landscaping.

Mr. Magyar confirmed that the City does require them to maintain the landscaping or they will be code enforced. He stated the types of businesses are based on market demand.

Mr. Schroth opened the public hearing at 7:17 p.m. There being no public comment, the hearing was closed at 7:17 p.m.

A motion was made by Commissioner Bob, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 17-81. The motion carried by the following vote:

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

SECOND READING

16493 Ordinance No. 17-19: Refuse Collection Rate Increase based on the Garbage Trash Index

Mr. Schroth read Ordinance No. 17-19 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, relating to the Waste Management Inc. of Florida franchise; amending the contract; providing for rates based on the Garbage Trash Index and terms of service; providing for repeal of conflicting ordinances; providing for severability; providing for an effective date; providing for publication according to law.

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 Adopt Ordinance No. 17-19 on second reading. The motion carried by the following vote:

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

FIRST READING

16496 Ordinance No. 17-20: Reducing the Price Threshold for Items Brought to Commission

Mr. Schroth read Ordinance No. 17-20 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; deleting and replacing, in their entirety, Chapter 2, Article VI, Division 2 procurement procedures of the Code of Ordinances for the City of Eustis; repealing any and all other conflicting ordinances; providing for severability; inclusion in the Code of Ordinances; an effective date; and publication according to law.

Colleen Scott, Finance Director, reviewed the proposed changes to the procurement procedures to lower the Commission approval threshold to \$25,000 for all commodities, services and construction. She noted the exceptions included in the ordinance and reviewed the various purchasing levels and requirements.

Mr. Schroth opened the public hearing at 7:20 p.m. There being no public comment, the hearing was closed at 7:20 p.m.

A motion was made by Commissioner Sabatini, seconded by Commissioner Bob, to Approve Ordinance No. 17-20 on First Reading. The motion carried by the following vote:

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

VIII. FUTURE AGENDA ITEMS

Mr. Neibert suggested, and the Commission agreed, that a workshop be scheduled for Thursday, January 25th, at 6:00 p.m. for discussion of the downtown and other land use issues.

Mayor Morin noted the annual organizational meeting would be held on January 4th.

IX. COMMENTS**City Commission**

Commissioner Gnann-Thompson confirmed the employees received their annual bonuses with Mr. Neibert explaining they were distributed at the annual employee appreciation luncheon.

Commissioner Bob commented on the planned internship program. She expressed concern regarding summer job hiring and emphasized that there needs to be diversity in the selection. She recommended they look at the Parramore Kid Zone program.

Commissioner Sabatini noted there are two breweries opening in the downtown. He complimented staff on the presentation for the Discount Tire site plan.

Commissioner Gnann-Thompson commented on her attendance at Light Up and thanked those that had to take over for her due to her illness.

Vice Mayor Aliberti asked what is the lowest that any full time employee is paid with Bill Howe, Human Resources Director, indicating \$11 per hour.

Vice Mayor Aliberti commented on the number of City employees that would qualify for the affordable housing units. She commented on the high cost of rental homes in the City or the lower cost homes not being in good condition.

Mayor Morin commented on a note he received from Governor Scott and the recent Veteran's Service Award ceremony held in the City. He announced a free RAM medical clinic being held at the fairgrounds on March 3rd and 4th. He commented on the need for market rate housing in the City as well as affordable housing.

Commissioner Sabatini reminded everyone about the Central Florida Orchestra concert to be held at Epiphany Celebration Anglican Church and noted that the City had placed an ad in the program.

Commissioner Gnann-Thompson announced that Rick Houbin, a retired City Employee, had passed away and that his funeral would be Saturday in Umatilla.

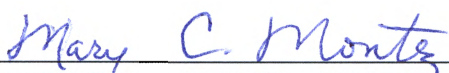
Commissioner Bob reported that the Lake County School Board was hiring six new people to work on the County graduation rate.

City Manager - None

City Attorney - None

Mayor - None

X. ADJOURNMENT - 7:36 p.m.


MARY C. MONTEZ, City Clerk


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.