



City of Eustis, Florida

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

Meeting Minutes – Final* City Commission

Thursday, May 18, 2017

6:00 PM

City Hall

INVOCATION: Dr. Rev. V. H. Volland, Epiphany Celebration Anglican Church

PLEDGE OF ALLEGIANCE: Vice Mayor Aliberti

CALL TO ORDER: Mayor Morin - 6:02 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 4 - Commissioner Anthony Sabatini; Vice-Mayor Marie Aliberti; Commissioner Carla Gnann-Thompson; and Mayor Robert Morin

Absent: 1 - Commissioner Linda Bob

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

16372 May 4, 2018 - City Commission Workshop
May 4, 2018 - Regular City Commission Meeting

A motion was made by Commissioner Sabatini, seconded by Commissioner Gnann-Thompson, to Approve the Minutes. The motion passed by an unanimous vote.

III. PRESENTATIONS

16371 Eustis Memorial Library Summer Reading Program

Lauren McLaughlin, Youth Services Librarian, provided an overview of the Library's Summer Reading Program and summer events.

IV. AUDIENCE TO BE HEARD

Monty Jenkins, representing Advanced Building Concepts and Believers Faith Fellowship, stated they are in the process of building a new sanctuary. He explained their building permit went inactive which would require them to pay a new permit fee. He asked if there is a way to get the fees waived.

Ron Neibert, City Manager, asked Mr. Jenkins to meet with him and he could take it under consideration.

Michael Murphy, accompanied by Angela Murphy, addressed the Commission about unlicensed individuals in the community preying on them and other property buyers. He cited specific case numbers and other victims in the area. He noted the individual has previously been arrested for similar real estate scams.

Mr. Neibert explained that no transactions had occurred within Eustis, although the individual in question resides within the City. He recommended setting up a meeting with Sheriff Grinnell.

Mayor Morin noted that the Florida Dept. of Business and Professional Regulation could also help.

Chief Calhoun reported that the Sheriff's Department is working the case. However, the case is larger than Lake County; therefore, they have gotten the state involved as well.

V. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

16370 Resolution No. 17-33: Setback Variance - 1312 Old Mt. Dora Road

Derek Schroth, City Attorney, announced Resolution No. 17-33: A Resolution of the City Commission of the City of Eustis, Florida; granting approval for a variance to City of Eustis Land Development Regulations, Section 110-4, setback standards for estate lots, to allow an addition with a 6.4 foot common lot setback instead of the required 10-foot common lot setback, on approximately 0.34 acres located at 1312 Old Mt. Dora Road.

Roland Magyar, Senior Planner, explained the requested variance for a reduced side yard setback. He stated the applicant has received a VA grant to install an ADA compliant bathroom. He explained the issues with the lot resulting in the need for the variance. He noted that only a small portion of the house would be in the setback. He stated there were several inquiries for information with one expressing concern about the sightline for vehicles. He stated staff's recommendation for approval.

Mr. Schroth opened the public hearing at 6:26 p.m.

Alice Knight, County resident located diagonally from the subject property, expressed concern regarding the building blocking the view of the traffic and cited the number of accidents in the area. She cited the resident's vehicles currently block the view of the traffic.

The Commission questioned where the accidents are occurring with Ms. Knight responding they occur on the curve with vehicles in the yard obstructing the view.

Wanda Tester, recently moved to the home to assist her father, explained the majority of the accidents have occurred late at night due to speed. She further explained that the carport would be open to be accessible for her father's vehicle to accommodate his wheelchair noting that his vehicle won't fit in the existing garage.

The Commission discussed the traffic issues and respecting individual property rights.

Donna Evans, property owner at 1518 Old Mount Dora Road, commented on improvements she has undertaken on her property and confirmed that the variance in question did not directly affect her property.

Gail Isaac Thomas asked if speed bumps could be installed to slow down the traffic.

Ms. Knight noted they have previously asked the County about speed tables and were told they could not be installed because it is a collector road.

There being no further public comment, the hearing was closed at 6:39 p.m.

A motion was made by Commissioner Sabatini, seconded by Vice-Mayor Aliberti, to Approve Resolution No. 17-33. The motion carried by the following vote:

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

16367 Resolution No. 17-36: Approval of Purchase in Excess of \$50,000 for Sludge Tanker

Mr. Schroth announced Resolution No. 17-36: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, authorizing a purchase in excess of \$50,000 to procure a 2018 International Workstar Sludge Tanker.

Rick Gierok, Public Works Director, explained the requested purchase for the sludge tanker and its uses.

Mr. Schroth opened the public hearing at 6:41 p.m. There being no public comment, the hearing was closed at 6:41 p.m.

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 17-36. The motion carried by the following vote:

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

16368 Resolution No. 17-38: Site Plan (with Waivers) for Granger Private Storage Facility (Dillard Road)

Mr. Schroth announced Resolution No. 17-38: A Resolution of the City Commission of the City of Eustis, Florida; approving a site plan with waivers for the construction of a private storage facility on approximately 0.46 acres located on the east side of Dillard Road, 250 ft. south of Huffstetler Drive.

Mr. Magyar reviewed the requested site plan and waivers as follows: 1) to allow an Industrial lot type in the Suburban Corridor Design District; 2) to waive the photometric plan for the parking lot; 3) to allow a 2 ft. side setback instead of the required 10 ft. side setback on the southern property line; 4) waiver of partial landscaping to the south property line beginning 85 ft. from the front property line for 130 ft.; 5) to waive the parking lot landscaping; 6) to reduce the southern property line buffer width from 10 ft. to 5 ft. from the front property line back 85 ft.; 7) to waive the building perimeter landscaping; and 8) to waive landscaping 15 ft. from the front property line back. He stated that anything built on the property would need waivers due to the size of the lot and expressed staff's recommendation for approval.

The Commission confirmed that the building is for private storage only.

Mr. Schroth opened the public hearing at 6:48 p.m. There being no public comment, the hearing was closed at 6:48 p.m.

A motion was made by Commissioner Sabatini, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 17-38. The motion carried by the following vote:

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

16369 Resolution No. 17-39: Vacation of Portion of Belmont Avenue

Mr. Schroth announced Resolution No. 17-39: A Resolution of the City Commission of the City of Eustis, Florida; authorizing the vacation and abandonment of a portion of Belmont Avenue, west of Aldrich Street per Ordinance No. 16-12.

Mr. Magyar reviewed the requested vacation and abandonment of a portion of Belmont Avenue with an easement remaining in place. He stated the purpose of the request is to allow future development. He explained the division of the property between the adjoining property owners. He stated the conditions of approval as follows: 1) Avenue right-of-way will remain open as an easement to allow private access to 1403 Belmont Avenue and for public and private utilities; and 2) The easement would be maintained by the property owners. He stated there were calls regarding the property requesting information on the proposal and stated staff's recommendation for approval.

The Commission questioned what the future development would be with Mr. Magyar explaining the owner's intent to construct a garage and utilizing the additional property from the vacation for their setback.

Mr. Neibert questioned the safety of allowing a vehicle passing that close with Mr. Magyar explaining the area would only act as an additional driveway and not a roadway.

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

James Mann stated he would have 23 feet from the side of his garage to Belmont and 53 feet from the garage to the easement.

There being no further public comment, the hearing was closed at 6:58 p.m.

The Commission questioned how often the City abandons right of way with Mr. Magyar noting the recent alleyway abandonment.

A motion was made by Commissioner Gnann-Thompson, seconded by Commissioner Sabatini, to Approve Resolution No. 17-39. The motion carried by the following vote:

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

16365 Resolution No. 17-40: Disc Golf Course Construction Agreement

Mr. Schroth announced Resolution No. 17-40: A Resolution of the City Commission of the City of Eustis, Florida, authorizing and directing the City Manager of the City of Eustis to complete an interlocal agreement between the City, Lake County and the Florida Disc Golf Foundation for construction of a disc golf course.

Joe LaPolla, Parks & Recreation Director, explained the proposed agreement for construction and maintenance of a disc golf course to be constructed at Palmetto Point Park. He stated the City's financial impact would be to contribute \$20,000 in in-kind services and land.

The Commission questioned the proposed location for the disc golf and whether it would limit the rest of the park with Mr. Neibert explaining the actual location and Mr. LaPolla stating it would enhance the park.

Mr. Schroth opened the public hearing at 7:02 p.m.

Gail Isaac Thomas questioned when the Palmetto Plaza would be completed and the amount of parking available at Palmetto Point.

Mr. Neibert stated there is parking area available on the adjoining County property. He stated the City is waiting on the federal environmental study to be approved before work can proceed on Palmetto Plaza.

Mr. Gierok indicated they should be able to go out to bid mid-July on Palmetto Plaza and begin construction before the end of the fiscal year.

Ben Champion, Director of Florida Disc Golf Foundation, explained the Florida Disc Golf Trail and the County's desire to develop some type of small niche sport. He noted that the Lake County Tourism Council is providing \$20,000 for the construction.

There being no further public comment, the hearing was closed at 7:08 p.m.

The Commission questioned the amount of annual maintenance with Mr. LaPolla indicating it would be primarily landscape type maintenance and Mr. Champion indicating they would be assisting with the maintenance as well.

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Sabatini, to Approve Resolution No. 17-40. The motion carried by the following vote:

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

16366 Resolution No. 17-41: Establishing the 401(a) and 457(b) Deferred Compensation Plans Committee

Mr. Schroth announced Resolution No. 17-41: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, establishing the 401(a) and 457(b) Deferred Compensation Plans Committee and appointing members to the committee.

Bill Howe, Human Resources Director, explained the recommendation by FiduciaryFirst that the City create a Deferred Compensation Plans Committee to oversee the City's 401(a) and 457(b) deferred compensation plans and to appoint the City's Finance Director and Human Resources Director to the Committee along with a plan member. The proposed plan member is Eleanor Huntzinger, Senior Staff Assistant in the Parks and Recreation Department.

Mr. Schroth opened the public hearing at 7:12 p.m. There being no public comment, the hearing was closed at 7:12 p.m.

A motion was made by Commissioner Sabatini, seconded by Vice-Mayor Aliberti, to Approve Resolution No. 17-41. The motion carried by the following vote:

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

VI. FUTURE AGENDA ITEMS

Commissioner Gnann-Thompson asked about the Lake Gracie project with Mr. Neibert reporting the City had received the core testing results and the engineering estimate for a dredging plan with an estimated cost of \$180,000. He explained the Lake County Water Authority grant is only for \$80,000 and that the City does not have the additional funds. He indicated that County Commissioner Leslie Campione had indicated she would help get additional funding.

Commissioner Sabatini stated that Commissioner Campione had informed him about a St. John's River Water Management grant that could be applied for but she had not done anything further.

The Commission discussed the condition of the lake and the amount the lake is used by the community with Mr. Neibert indicating he could try and get an appointment with Commissioner Campione to discuss the issue.

Commissioner Sabatini expressed the desire to have a presentation of the City of Orlando's loitering ordinance due to local businesses having issues with vagrants.

Mr. Neibert stated that he would obtain a copy of the ordinance and forward it to legal counsel to review for applicability.

Vice Mayor Aliberti asked about the Palmetto Plaza project and questioned issues with parking.

Mr. Gierok explained there are two different projects - Palmetto Point and Palmetto Plaza. He stated they have set up a parking lot at Palmetto Point which will accommodate 50 to 60 cars. He reviewed the planned improvements to Palmetto Plaza and indicated that additional parking has not been included. He explained that it was intended to be a community walk up park.

Mayor Morin questioned how long the Palmetto Plaza project has been in progress and if it is still a viable plan with Mr. Gierok stating it began ten years previous but the original cost came in much higher than anticipated. When the CDBG funds became available, the City applied for and was awarded \$700,000 for the project. Mr. Neibert indicated that the plan was put together through a number of community meetings.

Ms. Isaac Thomas again commented on the need for additional parking for the Palmetto Park project.

Commissioner Gnann-Thompson expressed concern regarding the lack of a HeadStart program due to LCAA losing its funding and the lack of services being provided by the new organization.

Mr. Neibert offered to invite the new organization to provide a presentation on their program.

Miranda Burrowes, Public Relations Coordinator, announced the organization would hold an open house on Friday at their facility.

Mayor Morin commented on issues with getting the City's ISBA approved. He suggested holding a workshop to discuss how to educate the public regarding the benefits to those communities to annexing into the City.

Commissioner Sabatini asked for staff to work on over the summer developing a shadowing program with Eustis High School. He suggested staff talk to Tavares since they have already implemented their program.

Commissioner Gnann-Thompson indicated the high school has implemented a similar program in the past; however, difficulties have arisen due to the amount of time required for mandated testing.

VII. COMMENTS

City Commission

Commission Gnann-Thompson announced that the Eustis High Lady Panthers' softball team was going to the state championship tournament. She announced they left with a City police and fire escort and, if they win on Friday, they would advance to the finals on Saturday.

Vice Mayor Aliberti announced the Memorial Day service would be held May 29th at 11 a.m. in Ferran Park, sponsored by the American Legion.

Mayor Morin noted that the Eng. 23 personnel had commented to him regarding the respect shown by the community as the Vietnam Wall was escorted in.

Vice Mayor Aliberti noted the Headstart Community Open House to be held Friday, 9 a.m. to 12 p.m., on E. Macdonald Ave.

City Manager

Mr. Neibert reported that the conflict assessment meeting had resulted in an agreement for another manager's meeting. However, the date was not set yet. He suggested that at the workshop, the Commission could discuss those proposed boundaries. He stated that he had contracted with a marketing firm to promote the ISBA for Eustis, especially the benefits to nonresidents for annexing and benefits to current residents from new developments including additional revenues from both ad valorem and utilities, thereby reducing the tax burden on residents. He explained staff is reaching out to people in the community for their input and added that the marketing program would include direct mail, radio and TV.

Mayor Morin cited the need to also annex enclaves with Mr. Neibert explaining a few years ago the City had a program which offered to allow those enclaves to annex without fees during a specific time period.

Mr. Neibert then noted that the City's Strategic Plan mentions a marina project for the lakefront. He commented on the desirability of establishing a sailing marina along the lakefront and availability of County grants for construction of such a facility. He announced that he, Economic Development Director Tom Carrino and a representative from the Eustis Sailing Club would be traveling to Clearwater on Friday to tour an existing USA Sailing marina and meet with Sailing Association representatives.

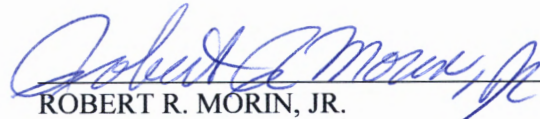
City Attorney - None

Mayor - None

VIII. ADJOURNMENT - 7:40 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.