



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 1, 2016

6:00 PM

City Hall

INVOCATION: Father Cassian Dunlop, St. Andrew Antiochian Orthodox Church

PLEDGE OF ALLEGIANCE: Vice Mayor LeHeup-Smith

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

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Mayor Holland acknowledged the absence of Commissioner Gnann-Thompson due to illness and City Manager Ron Neibert due to the birth of his first grandchild.

Present: 4 - Vice-Mayor Karen LeHeup-Smith; Commissioner Robert Morin; Commissioner Linda Bob; and Mayor Michael Holland

Absent: 1 - Commissioner Carla Gnann-Thompson

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

16246 November 17, 2016 - Regular City Commission Meeting

A motion was made by Commissioner Morin, seconded by Vice-Mayor LeHeup-Smith, to Approve the Minutes. The motion carried by the following vote:

Aye: 4 - Vice-Mayor LeHeup-Smith; Commissioner Morin; Commissioner Bob; and Mayor Holland

III. PRESENTATIONS

16244 Proclamation declaring December 4 - 10, 2016, as Trout Lake Nature Center Week

Mayor Holland presented a proclamation declaring Dec. 4 - 10, 2016, as Trout Lake Nature Center Week. Eileen Tramontana, Executive Director, Joan Bryant, President, and Stan Napier, Secretary, were present to receive the proclamation with Ms. Bryant expressing thanks to the City for their support.

IV. AUDIENCE TO BE HEARD - None

V. CONSENT AGENDA

16243 Resolution No. 16-101: Approving Legal Counsel Contract for the Issuance of Water and Sewer Revenue Bonds, Series 2016.

16248 Resolution No. 16-102: Approval of Purchase in excess of \$50,000 for Police Vehicles

16250 Resolution No. 16-104: Request for Extension of Time for the Cove at Crooked Lake

16251 Resolution No. 16-105: Request for Extension of Time for the Jerry Moye Storage Facility

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

Aye: 4 - Vice-Mayor LeHeup-Smith; Commissioner Morin; Commissioner Bob; and Mayor Holland

VI. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

16245 Resolution No. 16-100: Adopting the City of Eustis 2016 Redevelopment Plan for the Downtown and East Town Community Redevelopment Area (CRA) Plan 2017 - 2047 (CRA Plan Update and Extension of Time)

Derek Schroth, City Attorney, announced Resolution No. 16-100: A Resolution of the City Commission of the City of Eustis, Lake County, Florida, amending the 1990 Eustis Redevelopment Plan by adopting an amended City of Eustis 2016 Redevelopment Plan, extending the timeframe for implementation of the Redevelopment Plan; authorizing implementation of the plan; and providing an effective date.

Tom Carrino, Economic Development Director, explained that following the CRA Board meeting staff sent notification by registered mail to the other affected taxing authorities and no comments were received. He stated that staff is working to compile an analysis of how the funds have been spent throughout the CRA and that would be available prior to the community meetings in early 2017.

Mr. Schroth opened the public hearing at 6:09 p.m. There being no public comment, the hearing was closed at 6:09 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Morin, to Approve Resolution No. 16-100. The motion carried by the following vote:

Aye: 4 - Vice-Mayor LeHeup-Smith; Commissioner Morin; Commissioner Bob; and Mayor Holland

SECOND READING

16236 Ordinance No. 16-28: Voluntary Annexation of Approximately 0.87 Acres on the Northside of CR 44 and E CR 44A Intersection.

Mr. Schroth read Ordinance No. 16-28 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 0.87 acres of real property located at 3001 E. CR 44.

Mr. Schroth opened the public hearing at 6:10 p.m. There being no public comment, the hearing was closed at 6:10 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Morin, to Adopt Ordinance No. 16-28 on second reading. The motion carried by the following vote:

Aye: 4 - Vice-Mayor LeHeup-Smith; Commissioner Morin; Commissioner Bob; and Mayor Holland

16237 Ordinance No. 16-29: Comprehensive Plan Future Land Use Map Amendment on the Northside of CR 44 and E CR 44A Intersection.

Mr. Schroth read Ordinance No. 16-29 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 0.87 acres

of recently annexed real property located at 3001 E. CR 44, as more particularly described herein, from Urban Low in Lake County to Mixed Commercial/Residential (MCR) in the City of Eustis.

Mr. Schroth opened the public hearing at 6:11 p.m. There being no public comment, the hearing was closed at 6:11 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Morin, to Adopt Ordinance No. 16-29 on second reading. The motion carried by the following vote:

Aye: 4 - Vice-Mayor LeHeup-Smith; Commissioner Morin; Commissioner Bob; and Mayor Holland

16238 Ordinance No. 16-30: Design District Assignment on the Northside of CR 44 and E CR 44A Intersection.

Mr. Schroth read Ordinance No. 16-30 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the design district designation of Suburban Corridor to approximately 0.87 acres of recently annexed real property located on 3001 E. CR 44.

Mr. Schroth opened the public hearing at 6:12 p.m. There being no public comment, the hearing was closed at 6:12 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Morin, to Adopt Ordinance No. 16-30 on second reading. The motion carried by the following vote:

Aye: 4 - Vice-Mayor LeHeup-Smith; Commissioner Morin; Commissioner Bob; and Mayor Holland

FIRST READING

16254 Ordinance No. 16-31: Amendments to the Land Development Regulations

Mr. Schroth read Ordinance No. 16-31 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; amending the Land Development Regulations Chapters 102, 118 and 115; replacing Chapters 100, 109 and 110 of the Land Development Regulations in their entirety, removing Appendix A Standard Transportation Construction Specifications; Appendix B Standard Stormwater Management Facility Construction Specifications, and Appendix C Standard Utility Construction Standards, and incorporating them by reference hereafter to be known as the City of Eustis Engineering Standards; providing for codification, severability and an effective date.

Lori Barnes, Development Services Director, provided an overview of the proposed revisions to the Land Development Regulations including Chapters 102, 118 and 115, replacing Chapters 100, 109 and 110 in their entirety, and removing Appendices A, B and C so that future changes to the construction standards can be made by resolution.

Mr. Schroth opened the public hearing at 6:23 p.m. There being no public comment, the hearing was closed at 6:23 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Morin, to Approve Ordinance No. 16-31 on First Reading. The motion carried by the following vote:

Aye: 4 - Vice-Mayor LeHeup-Smith; Commissioner Morin; Commissioner Bob; and Mayor Holland

VII. OTHER BUSINESS

16249 Review of Street Light Conditions and Funding Alternatives

Rick Gierok, Public Works Director, explained the available funding in the FY2016-17 CRA budget for additional street lighting and reported on staff and Duke Energy's efforts to identify areas of the City where additional lighting may be needed both in the CRA and in the rest of the City.

Daniel Millan, City Engineer, reviewed the street lighting analysis report for both the CRA and the remainder of the City. He cited Resolution No. 15-40 which established the criteria for publicly funded lighting. He presented a map showing the recommended areas noting those areas requested by the Police Department for additional lighting. He explained that two alternatives were considered as follows: 1) Increasing number of lights inside and outside the CRA; and 2) Changing the current streetlight heads to LED fixtures which would increase the luminosity. He presented the cost analysis for both alternatives based on cost estimates provided by Duke Energy. He further explained there are two major costs - operation and maintenance (O&M) which is recurring and the one-time capital cost. He stated the recurring costs for the CRA would be \$10,000 per year with \$13,100 for outside the CRA for a total recurring cost of \$23,000 per year for the whole city. He added the capital costs would be \$10,300 for the CRA and \$13,300 for outside the CRA for a citywide cost of \$23,600.

Mr. Millan then stated that utilizing the LED fixtures would provide approximately a \$2,000 operating cost savings per year. He requested direction from the Commission regarding proceeding with the additional street lights and obtaining funding for the additional \$23,600 in additional capital costs.

Mr. Gierok reported on discussions staff had with Duke Energy who had expressed their desire to change out all of the City's street lights to LED. He commented on the costs involved with such a change out and noted the difference between the current lights and LED. He expressed support for changing out at least some of the fixtures and explained some of the concerns regarding a change out. He explained the difference between the City's street light program versus pedestrian lighting. He commented on the number of areas in the City that need additional lighting; however, the funds are not available in the current budget. He asked if the Commission is interested in moving forward should any of the currently funded capital projects come in under budget so that the funds become available or if they want to budget the additional lighting in the next fiscal year. He stated funds are available in the CRA budget for those lights.

The Commission questioned whether or not going to the LED would slow down implementation with Mr. Gierok responding the priority is to get the lighting promised to the residents and that Duke would not want to install the sodium lighting and then come back to do the LED.

The Commission emphasized the need to move forward and suggested that Duke could possibly offer financing if they don't want to put up the new lights and then change them out to LED. They then questioned what is included in the capital costs to the City with Mr. Gierok responding that the capital costs would include costs such as additional wiring and transformers, not the poles and lights which is amortized in the leasing cost.

The Commission discussed whether or not there would be a cost advantage to owning the lights with Mr. Gierok noting the City isn't set up to do that. He explained that the only lights owned by the City are the specialty lights downtown which were not available for lease at the time of the improvements. He also explained the different costs between the cobra arm and the acom lights. He then explained the difference between compliant and non-compliant locations. He stated the non-compliant sites included were those recommended by the Police Department.

The Commission discussed areas needing additional lighting for security reasons, lights that are out downtown that Duke needs to replace and whether to proceed with the CRA first and then the rest of the City.

CONSENSUS: It was a consensus of the Commission to move forward with the CRA immediately but to also proceed with the rest of the City if possible and for Mr. Gierok to bring back additional information regarding the LED change out.

John Pedone requested additional street lights on Lillian Circle citing issues with intruders in the area. Mr. Gierok confirmed three lights are recommended for installation on Lillian Circle.

Gail Isaac Thomas commented on disabled children and adults on North Kensington and confirmed a light would be added there.

16252 Acceptance of 2016 City Commission Election Results and Results of Charter Amendment Referendum

Mary Montez, City Clerk, presented to the Commission the certified results of the 2016 City Commission election and the outcome of the charter amendment referendum with all amendments passed except Amendment #1.

A motion was made by Commissioner Bob, seconded by Vice-Mayor LeHeup-Smith, to Approve acceptance of the certified results of the 2016 City Commission election and the results of the charter amendment referendum. The motion carried by the following vote:

Aye: 4 - Vice-Mayor LeHeup-Smith; Commissioner Morin; Commissioner Bob; and Mayor Holland

VIII. FUTURE AGENDA ITEMS - None**IX. COMMENTS****City Commission**

Commissioner Bob commented on the holiday season and cited the upcoming Downtown Cruise-in to be held December 17th.

Commissioner Morin commented on the success of the Explore Eustis and Light Up events. He announced the Movie in the Park - "How the Grinch Stole Christmas" to be presented by the Eustis High School Television Production and the City Parks & Recreation Department with refreshments to be offered by the Eustis High School Culinary Class.

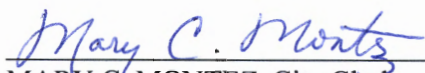
Vice Mayor LeHeup-Smith announced the December First Friday event, the Eustis Middle School First Annual Winter Festival, and congratulated the winners of the Chamber of Commerce Community Service Awards. She cited a Trout Lake Nature Center event - Off the Beaten Path featuring local artists and noted a number of other Trout Lake upcoming events. She congratulated Mr. and Mrs. Neibert on the birth of their grandchild. She further announced that they would be trapping feral cats and asked for residents to contact her if they knew of any feral cat colonies.

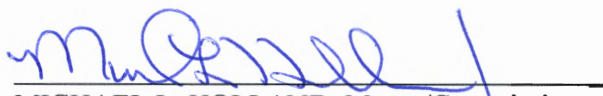
Mayor Holland cited the following events: 1) Lake County Parks & Recreational Trails Meeting on Dec. 8th; 2) Cookies & Cocoa with Santa on Dec. 10th; 3) Winter Holiday Concert by the Eustis High School Band on Dec. 13th; and 4) Duke Energy Transmission Line and Reliability Project Community Meeting on Dec. 5th.

City Manager - None**City Attorney - None****Mayor**

Mayor Holland thanked staff for the Light Up and Explore Eustis events. He thanked the audience for their attendance.

X. ADJOURNMENT - 7:14 p.m.


MARY C. MONTEZ, City Clerk


MICHAEL L. HOLLAND, 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.