



City of Eustis, Florida

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

Meeting Minutes – Final* City Commission

Thursday, November 3, 2016

6:00 PM

City Hall

INVOCATION: Pastor Chris Haden, First United Methodist Church

PLEDGE OF ALLEGIANCE: Commissioner Morin

CALL TO ORDER: Mayor Holland - 6:13 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 5 - Vice-Mayor Karen LeHeup-Smith; Commissioner Robert Morin; Commissioner Linda Bob; Commissioner Carla Gnann-Thompson; and Mayor Michael Holland

I. AGENDA UPDATE

Ron Neibert, City Manager, stated that a presentation would be made recognizing the Police Department receiving its law enforcement accreditation.

II. APPROVAL OF MINUTES

16227 October 20, 2016 - Regular City Commission Meeting

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

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

III. PRESENTATIONS

16232 Presentation of Government Finance Officers Association's Certificate of Achievement for Excellence In Financial Reporting for the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2015.

Colleen Scott, Finance Director, announced the City had been awarded for its 28th consecutive year the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting for the City's Comprehensive Annual Finance Report for the fiscal year ended September 30, 2015. She presented the award to Mayor Holland.

Proclamation recognizing Eustis Police Department on receipt of accreditation

Gary Calhoun, Police Chief, explained the law enforcement accreditation process, the history of the accreditation program and recent award to the department. He recognized former Chief Fred Cobb for initiating the process for the department. He stated that, during the assessment inspection, the assessors only identified three minor corrective actions. He added the department is the third in the County to be accredited. He noted that the department will have to continue to be reviewed for re-accreditation. He recognized Lt. Shane McSheehy, Sgt. Danny Provencher and consultant Peter Loomis for their work during the process. He expressed appreciation for the community support for the accreditation.

Mayor Holland presented a proclamation to Chief Calhoun recognizing the department on its accomplishment.

IV. AUDIENCE TO BE HEARD

Commissioner Morin commented on the Police Department accreditation and congratulated the department on its accomplishment.

Darius Kerrison announced the upcoming Christian Comedy Show and thanked Mr. Neibert for previously opening the show.

Gail Isaac Thomas announced she had tickets available for the show. She encouraged the audience to get out and vote noting that they had 611 voters on the first day of early voting. She stated early voting would continue through Saturday from 9 a.m. to 6 p.m.

V. CONSENT AGENDA

16228 Resolution No. 16-89: Approving Taser International Inc. Proposal and Purchase in Excess of \$50,000

16224 Resolution No. 16-97: Reduction of Fine - 2503 East Crooked Lake Club Boulevard, Code Enforcement Case #16-00218

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: 5 - Vice-Mayor LeHeup-Smith; Commissioner Morin; Commissioner Bob; Commissioner Gnann-Thompson; and Mayor Holland

VI. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

16233 Resolution No. 16-98: Re-establishing a Brownfields Redevelopment Program

Derek Schroth, City Attorney, announced Resolution No. 16-98: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; Re-establishing a Brownfields Redevelopment Program.

Tom Carrino, Economic Development Director, explained what is being proposed is a federal grant and not similar to what was previously considered by the Commission which was a state designation. He stated the proposed grant would be to assess and clear any properties of perceived contamination. He added there is a separate grant program to address any actual contamination. He stated staff's recommendation to submit an application and work with a consultant to complete the application.

The Commission asked if it is required to use a consultant to write the grant with Mr. Carrino explaining that if the grant is awarded, the City would still have to do an RFQ to identify a consultant to do the assessments. He confirmed that it would not guarantee the consultant any work subsequent to the grant award.

Mr. Carrino explained that the grant would be used to help determine if there is actual contamination on property. He confirmed that City staff would manage the grant working with state and federal EPA and DEP staff.

The Commission questioned who would qualify to get the grant funds with Mr. Carrino explaining that if a property has already been identified as contaminated it would not be eligible.

Mr. Neibert explained having the grant funds available would be an important economic development tool and allow the City to provide an incentive to a business prospect through paying for any environmental studies done to effectuate the project.

Mr. Schroth opened the public hearing at 6:37 p.m. There being no public comment, the hearing was closed at 6:37 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 16-98. The motion carried by the following vote:

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

FIRST READING

- 16226 Ordinance No. 16-27: Conditional Use Permit - Retail store (St. Mary of the Lakes Thrift Store) at 629 S. Grove St.**

Mr. Schroth read Ordinance No. 16-27 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County Florida; approving a Conditional Use Permit for a retail store (St. Mary of the Lakes Thrift Store) in a Residential/Office Transitional land use district on approximately 0.38 acres located at 629 S. Grove Street.

Roland Magyar, Senior Planner, explained the applicant's request for a retail store at 629 S. Grove St., a former medical office building. He reviewed the future land use and design district designations. He explained the change of use requirements and stated staff's recommendation to allow the retail store with the requirement for a change of use building permit prior to opening and for the site to comply with all City and Land Use Codes.

The Commission questioned if there would be additionally required landscaping with Mr. Magyar responding negatively.

Mr. Neibert confirmed the property would convert to nontaxable once it is acquired by the church.

Mr. Schroth opened the public hearing at 6:42 p.m. There being no public comment, the hearing was closed at 6:42 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Gnann-Thompson, to Approve Ordinance No. 16-27 on First Reading. The motion carried by the following vote:

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

VII. OTHER BUSINESS

- 16229 Consideration of Continuing Encroachment Agreement with Eustis Business Street LLC**

Mr. Neibert explained that the Van-Dee building, located at the corner of Eustis Street and Magnolia Avenue, had been sold; however, there are several existing encroachments into the City's right-of-way. He stated the buyer's lender has requested a continuing encroachment agreement to allow the existing encroachments to remain in order for them to obtain clear title to the property.

A motion was made by Commissioner Morin, seconded by Vice-Mayor LeHeup-Smith, to Approve the continuing encroachment agreement with Eustis Business Street LLC. The motion carried by the following vote:

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

VIII. FUTURE AGENDA ITEMS - None

IX. COMMENTS

City Commission

Commissioner Gnann-Thompson commented on the annual Cassia Day activities. She noted the upcoming Light Up Eustis event and activities on November 25th.

Commissioner Bob noted the upcoming Classic Car Show and Concert on Saturday. She apologized for being late to the CRA meeting.

Commissioner Morin noted the November First Friday event and activities. He reported on his attendance at the LCAA meeting. He stated that the new vendor for the Head Start program still had not begun services and cited the need for them to proceed. He recognized the Police and Fire Chiefs for their attendance at the Bay Street Players haunted house.

Vice Mayor LeHeup-Smith announced that the Lake Eustis Museum of Art would have the opening of their new exhibit on November 10th. She noted she has kittens available for adoption.

Mayor Holland noted that the Eustis High School jazz band would host a Veteran's Day concert next Thursday. He stated the VFW would host its annual Veteran's Day celebration on Friday in Ferran Park.

City Manager

Mr. Neibert announced the closing on the Water/Sewer bond issue and noted the Chicago Cubs' World Series championship.

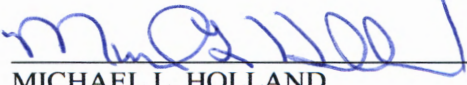
City Attorney - None**Mayor**

Mayor Holland thanked the audience for their attendance at the meeting and involvement in their local government.

X. ADJOURNMENT - 6:52 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.