



City of Eustis, Florida

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

Meeting Minutes – Final* City Commission

Thursday, October 20, 2016

6:00 PM

City Hall

INVOCATION: Pastor J. P. Pearson, Lifepoint Church

PLEDGE OF ALLEGIANCE: Vice Mayor LeHeup-Smith

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

Mayor Holland recognized Tavares City Councilman Troy Singer in the audience.

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 - None

II. APPROVAL OF MINUTES

16222 October 5, 2016 - Emergency City Commission Meeting
 October 13, 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. AUDIENCE TO BE HEARD

Gail Isaac-Thomas reminded everyone about the next Christian comedy show on Saturday, Nov. 19th.

IV. CONSENT AGENDA

16218 Resolution No. 16-94: Shoppes at Eustis Final Plat

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Gnann-Thompson, 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

V. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

16181 Resolution No. 16-68: Designation of property located at 551 Huffstetler Drive as the Valencia Grove Brownfield Area

Derek Schroth, City Attorney, announced Resolution No. 16-68: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; making certain findings and designating the real property located at 551 Huffstetler Drive identified by Alternate Key Number 1036917 and shown in Exhibit A, as a Brownfield area pursuant to Section 376.80(2)C, Florida Statutes for the purpose of environmental remediation, rehabilitation and economic development; providing for notice to the

Florida Department of Environmental Protection of said designation; providing for an effective date.

Lori Barnes, Development Services Director, explained the requested Brownfield designation, reviewed the history of the process and noted that it was the second hearing on Resolution No. 16-68. She reviewed the state statute covering the designation, FS 376.80(2)(c) and the criteria which must be met by the applicant for approval of the designation. She cited the additional information provided by the applicant since the first hearing and stated the applicant's assertion that the subject property meets all of the criteria. She stated staff's recommendation that the request be approved. She introduced Rodrigo Parades, HTG Vice President, and Michael Goldstein from Goldstein Environmental Law, representing the applicant.

Michael Goldstein, Goldstein Environmental Law Firm, stated the applicant's appreciation for the Commission's consideration and staff's assistance. He apologized for the timing of the application and emphasized that there is no deadline in state statute for when a Brownfield application must be submitted. He commented on his experience with similar projects and the state's intent in providing the program. He reviewed the supplemental information provided by the applicant since the first hearing and explained how they determined their financial figures. He explained how the perceived contamination complicated the development of the project and how the sales tax credit would benefit the project and the City.

The Commission commented on other nearby complexes not claiming contamination, the possibility of the complex attracting more people to the City rather than providing housing for existing residents, the possible effect on the community, recent lost home sales due to perceived possible contamination from an adjoining orange grove, the benefit of the affordable housing and their preference that the developer had brought forward the application sooner in the process.

Mr. Goldstein reviewed the estimated refund with Ron Neibert, City Manager, clarifying what would be the gross figure.

Mr. Schroth opened the public hearing at 6:30 p.m. There being no public comment, the hearing was closed at 6:30 p.m.

A motion was made by Commissioner Morin, seconded by Vice-Mayor LeHeup-Smith, to Approve Resolution No. 16-68. The motion carried by the following vote:

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

16202 Resolution No. 16-83: Request for Extension of Time for Sunstar Grove Conceptual Plan

Mr. Schroth announced Resolution No. 16-83: A Resolution of the City Commission of the City of Eustis, Florida; approving a one (1) year extension of time to submit a site plan for Sunstar Grove, a 75 unit multi-family affordable housing project on the south 5.5 acres of an approximately 8.21 acre parcel at the southeast corner of Mt. Homer Rd. and Dillard Rd.

Ms. Barnes explained the request to extend the conceptual site plan for one-year to allow additional time for the development to submit a site plan application. She explained the approval is required for the Florida Housing finance application for federal tax credits. She cited the Commission's previous approval on October 1, 2015 through Resolution No. 15-76. She stated the extension would not exceed twelve months and complies with the Land Development Regulations. She reviewed the applicant's basis for the extension of time. She stated staff's recommendation for approval noting that the concept plan approval does not grant any entitlements and would require full site plan review and approval prior to development.

The Commission questioned previous discussion regarding the tax credit applications with Ms. Barnes clarifying that one per year may be approved within the area. She stated that the City has only had one project approved for the tax credit program.

The Commission then asked if a Brownfield designation would be sought for the Sunstar property with Ms. Barnes stating that could occur; however, she had recommended to the developer that they submit any Brownfield application early in the process.

At the request of the Commission, Ms. Barnes gave a brief explanation of the various affordable housing levels. She indicated she did not have all the details but could ask someone from the County to provide a presentation at a later date.

Rodrigo Parades, representing HTG - the Sunstar developer, commented on the Valencia Grove project and explained they were the only project in Florida this year to get the federal funding. He apologized for the late application for the Brownfield designation and explained their development process. He stated he could not tell the Commission at that time whether or not the Sunstar Grove site would meet the criteria for a Brownfield designation. He explained that low-income housing is regulated under the Internal Revenue Code and explained how the income of the residents is regulated.

The Commission asked what is the maximum income that a two-person family can have with Mr. Parades stating it varies from county to county and he wasn't sure but could provide that information later.

The Commission commented on the difficulty in qualifying for the projects and confirmed that the project would be managed by a qualified management company.

Mr. Parades explained that annually there are about 90 applications for the low income housing tax credit program with only seven being funded.

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 Vice-Mayor LeHeup-Smith, seconded by Commissioner Morin, to Approve Resolution No. 16-83. The motion carried by the following vote:

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

16219 Resolution No. 16-90: Expressing Disapproval of Bullying in the Schools of the City of Eustis and Lake County, Florida

Mr. Schroth announced Resolution No. 16-90: A Resolution of the City Commission of the City of Eustis, Florida; expressing the disapproval by the Commission of bullying in the schools of the City of Eustis and Lake County, Florida; calling for and expressing support for efforts by school system officials to educate students about bullying and to curtail and, ultimately, to eliminate bullying in the schools.

Mr. Schroth opened the public hearing at 6:49 p.m. There being no public comment, the hearing was closed at 6:49 p.m.

A motion was made by Commissioner Morin, seconded by Vice-Mayor LeHeup-Smith, to Approve Resolution No. 16-90. The motion carried by the following vote:

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

16215 Resolution No. 16-92: Lake County Multi-jurisdictional Hazard Mitigation Plan

Mr. Schroth announced Resolution No. 16-92: A Resolution of the City Commission of the City of Eustis, Florida, adopting the Lake County Multi-jurisdictional Hazard Mitigation Plan and providing an effective date.

Michael Swanson, Fire Chief, explained the plan is an update to the existing multi-jurisdictional hazard mitigation plan which was originally adopted in 2007.

Mr. Schroth opened the public hearing at 6:51 p.m. There being no public comment, the hearing closed at 6:51 p.m.

A motion was made by Commissioner Bob, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 16-92. The motion carried by the following vote:

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

16216 Resolution No. 16-93: Interlocal Agreement with Tavares Fire Department

Mr. Schroth announced Resolution No. 16-93: 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 with the City of Tavares to provide for automatic assistance for fires and other types of emergency incidents.

Chief Swanson explained it is a renewal of a mutual aid agreement; however, the new agreement would expand the automatic aid to cover all emergencies and enable both fire departments to provide the closest most appropriate response of personnel and equipment.

Mr. Schroth opened the public hearing at 6:52 p.m. There being no public comment, the hearing was closed at 6:52 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 16-93. The motion carried by the following vote:

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

16217 Resolution No. 16-95: Interlocal Agreement with Umatilla Fire Department

Mr. Schroth announced Resolution No. 16-95: 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 with the City of Umatilla to provide for automatic assistance for fires and mutual aid to all other types of emergency incidents.

Mr. Schroth opened the public hearing at 6:53 p.m. There being no public comment, the hearing was closed at 6:53 p.m.

A motion was made by Commissioner Morin, seconded by Vice-Mayor LeHeup-Smith, to Approve Resolution No. 16-95. The motion carried by the following vote:

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

16223 Resolution No. 16-96: Recognizing Lake County Supervisor of Elections Emogene Stegall Upon Her Retirement

Mr. Schroth announced Resolution No. 16-96: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; recognizing Emogene Stegall and honoring her 44 years of services as the Lake County Supervisor of Elections.

Mary Montez, City Clerk, explained that a retirement ceremony would be held on October 25th in Tavares at which time a formal copy of the resolution would be presented to Ms. Stegall.

Mr. Schroth opened the public hearing at 6:55 p.m. There being no public comment, the hearing was closed at 6:55 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 16-96. The motion carried by the following vote:

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

VI. FUTURE AGENDA ITEMS

Commissioner Morin asked to have a presentation regarding affordable housing.

VII. COMMENTS

City Commission

Commissioner Gnann-Thompson announced the Eustis Fall Festival and Cassia Day.

Commissioner Bob noted the Classic Cruise-In and the Cruisin' Couples Car Show and Concert.

Commissioner Morin reminded everyone about the Parks & Recreation golf tournament and the Return of the Spirits - The Haunting of the State Theatre October 28th through 31st.

Joe LaPolla, Parks and Recreation Director, explained the purpose of the golf tournament is to raise funds for recreation scholarships for local children.

Mayor Holland cited the Lake Eustis Sailing Regatta and the Antiques Appraisal Clinic at the Eustis Historic Museum. He thanked everyone for attending Taste of the Golden Triangle and reminded everyone about the City's advertised sale of surplus properties and the "mow to own" program to end at 2 p.m. on November 2nd. He noted the composite flyer for all of the upcoming events and encouraged everyone to take one.

Vice Mayor LeHeup-Smith announced the LEMA (Lake Eustis Museum of Art) Hoedown and the LEMA closing reception for Highwayman R. L. Lewis and Dr. Lynn Herrick. She noted she still had three kittens available for adoption. She congratulated local resident Whitney Luckhart, president of LEASH organization, on the recent Orlando Sentinel article regarding their efforts on behalf of abandoned and rescued animals.

City Manager

Mr. Neibert noted the Trout Lake Nature Center event "Treats and Trails" to be held October 28th.

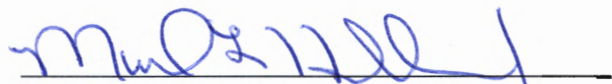
City Attorney - None

Mayor

Mayor Holland announced the Eustis High School football game, the chili cookoff at Faith Lutheran as well as the Lifestream Gala and the Spurs and Sparkles event. He thanked everyone for attending the meeting.

VIII. ADJOURNMENT - 7:06 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.