



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 5, 2015

6:00 PM

City Hall

INVOCATION: Mayor Holland asked for a moment of silence.

PLEDGE OF ALLEGIANCE: Commissioner Bob

CALL TO ORDER: Mayor Holland - 6:01 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

15252 October 15, 2015 - Regular City Commission Meeting
October 27, 2015 - City Commission Workshop

A motion was made by Commissioner Bob, seconded by Commissioner Brett, to Approve the Minutes. The motion carried by the following vote:

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

III. PRESENTATIONS

15261 Pinning Ceremony for Deputy Fire Chief Scott Davis

Fire Chief Michael Swanson introduced newly promoted Deputy Fire Chief Scott Davis. He administered the Oath of Office to Deputy Chief Davis. Mrs. Bonnie Davis then pinned the badge on Deputy Chief Davis.

Chief Swanson introduced Firefighters Chris Benway and Robert Joliff who were promoted from probationary firefighter to full firefighters. He administered the Oath of Office to each firefighter and then they were each pinned by their fathers. Chief Swanson introduced County Fire Chief John Joliff and Retired Fire Chief Benway.

15260 Presentation of 2040 Long Range Transportation Plan by Lake Sumter MPO

T. J. Fish, Executive Director of the Lake Sumter Metropolitan Planning Organization (LSMPO), presented to the Commission the MPO's 2040 Long Range Transportation Plan. He cited the four-laning of SR44 in the Eustis area, the extension of Roundlake Road up to SR44, bicycle and pedestrian programs and the safe access to schools program. He commented on possible changes to the LakeExpress program noting the number of riders from Eustis.

IV. AUDIENCE TO BE HEARD

Gail Isaac Thomas spoke on behalf of Wi.N.1 Ministries. She announced that a community prayer walk would be held Saturday at 9:30 a.m. on Bates Avenue and on February 20th would be the next Christian Comedy Show.

Lloyd Thome, Executive Director of VORRH (Veterans Organization of Resource and Recovery for Homeless), addressed the Commission regarding the mission of VORRH and their assistance to homeless veterans. He cited a requirement for additional lighting at their thrift store and fire alarm pull stations at the home. He stated a permit had been pulled for the apartment at 902 S. Grove St. He expressed opposition to the home being classified as a group home or congregate living facility. He explained that VORRH rents two apartments to assist homeless veterans. He stated that the building permit and certificate of occupancy lists the property as R2. He further explained that once VA benefits are obtained for the veterans, they begin to pay rent. He presented to the Commission photos of the apartments, copies of utility bills, and a printout of Florida Regulations 65F-2.012 – Group Home Facility Standards. He concluded with comments regarding the lack of facilities for homeless veterans.

Mayor Holland noted the change in mission for VORRH since they began and asked that Mr. Thome sit down with the City Manager to discuss the issue. He cited the need to protect the veterans and not endanger them by not enforcing the fire codes.

Ron Neibert, City Manager, commented on efforts City staff has made in working with the VORRH representatives. He stated the only remaining issue is the installation of the pull stations.

Earl Gray, Clermont and a member of Moose Riders, expressed support for VORRH and their programs. He stated the Moose Riders held their third annual VORRH Day event on October 24th. He presented to Mr. Thome a check in the amount of \$4,086.

Charles Scoggins spoke on behalf of VORRH. He explained his circumstances since returning from two tours of duty in Iraq. He commented on the work done by VORRH and cited the number and variety of veterans served by the organization and the increasing number of homeless veterans.

Leonard Wheeler thanked the Moose Lodge for their support of VORRH. He addressed the Commission regarding various issues including the following: 1) Relocation of the LakeExpress bus stop from Lake Tech back to the shopping center; and 2) Problems with trees damaging and lifting sidewalks creating a hazard. He showed photos of the damage to the City Manager.

Kelly Bahr addressed the Commission regarding the sidewalks throughout town and the need for more streetlights to provide safe usage and deter criminal activity.

V. CONSENT AGENDA

- 15251 Reappointment to Eustis Housing Authority - Thema LeFlore
- 15256 Resolution No. 15-78: Approval of Purchase in Excess of \$50,000 for Wheel Loader
- 15257 Resolution No. 15-86: Approval of Purchase in Excess of \$50,000 for Sodium Hypochlorite
- 15258 Resolution No. 15-87: Purchase in Excess of \$50,000 for Sludge Cake Hauling and Disposal Services
- 15254 Resolution No. 15-90: Purchase in Excess of \$50,000 for the Purchase of Replacement Dump Truck

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

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

VI. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS**15255 Resolution No. 15-92: Revision of the Capital and Trackable Asset Thresholds**

Derek Schroth, City Attorney, announced Resolution No. 15-92: A resolution of the City Commission of the City of Eustis, Lake County, Florida, establishing a revised threshold policy for capital and trackable assets.

Colleen Scott, Finance Director, explained the proposed revisions to the City's fixed asset policy. She explained the various types of fixed and trackable assets. She stated the proposed thresholds as \$800 to \$4999 for trackable assets and \$5000 and a useful life of at least two years for capital assets. She explained the need for the revisions and compared current policy with the GFOA (Government Finances Officers Association) and Florida Administrative Code recommendations and requirements.

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

A motion was made by Commissioner Brett, seconded by Vice-Mayor LeHeup-Smith, to Approve Resolution No. 15-92. The motion carried by the following vote:

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

FIRST READING**15243 Ordinance No. 15-27: Conditional Use Permit - First Presbyterian Church - 204 South Center Street**

Mr. Schroth read Ordinance No. 15-27 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, to approve a conditional use permit for an existing nonconforming church at 117 South Center Street with the addition of a daycare center use; and to approve church uses including church office, meeting space and clothing distribution at 204 South Center Street in a Suburban Residential land use district on approximately 2.94 acres.

Lori Barnes, Development Services Director, reviewed the requested conditional use permit for the First Presbyterian Church of Eustis. She explained the revisions would make the existing church use a legally conforming use instead of nonconforming and would allow the addition of a daycare facility use and conversion of a single family home at 204 S. Center Street as a church office, meeting place and distribution site for clothing. She stated staff's recommendation for approval and cited the following conditions for the existing facility and daycare use: 1) License and permits must be obtained prior to operating daycare; 2) Maximum 56 children; and 3) Daycare drop-off/pick-up shall be per the submitted traffic plan Option A with entrance from Mary Street and exiting onto Center Street. She cited the following recommended conditions for 204 S. Center Street: 1) Maintain residential character of the exterior of the structure and grounds; 2) Only requested uses would be permitted at the facility; 3) Distribution of clothing would be limited to only one day per week; 4) Signage would be limited to building signage with no freestanding signs on the site; and 5) Outdoor display of merchandise and yard sales would not be allowed at the site. She introduced the following church representatives - Meredith Nagle, Pastor Bloder and Miranda Love, the daycare director.

The Commission questioned the hours of operation for the daycare with Ms. Nagle explaining they would begin with a moms' morning out program, then expand to four days per week and eventually to five days. She stated the maximum number of children will be 56.

Ms. Love explained the moms' morning out will cater to six weeks through five years and the preschool will be for ages three and four with a continuing maximum of 56.

Mr. Schroth opened the public hearing at 7:16 p.m.

Karen Riscinto, Eustis resident, commented on issues in the neighborhood and expressed opposition to the daycare facility being next door to her property which is being put up for sale.

The Commission explained the daycare will be located in the church itself and the church offices will be in the home adjacent to her property.

There being no further public comment, the hearing was closed at 7:19 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Approve Ordinance No. 15-27 on First Reading. The motion carried by the following vote:

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

VII. OTHER BUSINESS

15259 City-Owned Residential Properties

Ms. Barnes stated staff is seeking to confirm direction from the Commission regarding the intended action on three City-owned residential properties. She explained the previous owner of the first parcel, located on Lakeshore Court, had requested that the property be transferred back to him since the City no longer had a need for the property. She noted the Acting City Manager had included that request in the staff report of July 17, 2014, regarding the sale of surplus properties. However, the transfer was not specifically discussed by the Commission so staff needs to confirm approval in order to finalize the transfer. She then reported a party has expressed interest in purchasing two parcels at the southwest corner of N. Prescott Street and E. Gottsche Avenue for \$200 each which would allow the individual to construct a single family home. The City previously sold a similar size lot in the same area for \$200. She stated staff's recommendation for approval of both the transfer back to the property owner and sale of the two lots for \$200 each.

The Commission questioned whether or not the buyer intends to reside in the home with Ms. Barnes responding she was not sure but did not believe so.

Ms. Barnes explained that the first property was previously advertised for sale as surplus property and the original donor of the property, Charles Vaughn, contacted the City at that time to request the return of the property.

CONSENSUS: *It was a consensus of the Commission for staff to proceed with the transfer of the property back to Mr. Vaughn.*

The Commission discussed the proposed sale of the two vacant lots.

CONSENSUS: *It was a consensus of the Commission to proceed with the sale of the two lots for \$200 each.*

VIII. FUTURE AGENDA ITEMS

Commissioner Bob commented on the previous use of Lake Gracie by school science classes and asked that staff see if the schools can be involved in resolving the Lake Gracie issues.

IX. COMMENTS

City Commission

Commissioner Gnann-Thompson cited the upcoming work day at the Community Garden on Cardinal Street.

Commissioner Bob commented on her recent vacation and noted the amount of vacant land available nationally.

Commissioner Brett noted the upcoming 30 year high school reunion and cited the Friday night football game and senior night at Eustis High School.

Vice Mayor LeHeup-Smith announced the Friday night Eustis Live street party - "They're All Animals", the Lake Eustis Museum of Art opening for Cynthia Edmunds, and the Westmuttster Dog Show in Ferran Park benefitting the Humane Society of Lake County.

Mayor Holland reminded everyone the annual Light up Eustis would be held Friday, November 27th, the day after Thanksgiving.

City Manager

Mr. Neibert reported on the improvements underway at Ferran Park and announced the annual Employee Appreciation Luncheon would be held Tuesday, November 10th.

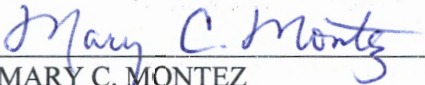
City Attorney

Mr. Schroth complimented staff and the Commission on the Ferran Park improvements particularly the new playground.

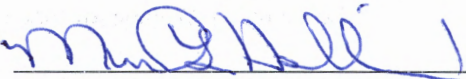
Mayor

Mayor Holland expressed congratulations to the Eustis Middle School girls' volleyball team on their undefeated season record and encouraged the community to continue working together to make the City better.

X. ADJOURNMENT - 7:34 p.m.



MARY C. MONTEZ
City Clerk



MICHAEL L. HOLLAND
Mayor/City 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.