APPROVED: 8/6/2015

City of Eustis, Florida

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

Meeting Minutes – Final*
City Commission

Thursday, July 16, 2015 | **6:00 PM** | **City Hall**

INVOCATION: Rev. Beth Farabee, First United Methodist Church

PLEDGE OF ALLEGIANCE: Commissioner Brett

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

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

15155 July 2, 2015 - Regular City Commission Meeting
June 30, 2015 - Special City Commission Meeting

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

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

III. PRESENTATIONS

15154 Recognition of Police Officers to be Deployed with Army National Guard

Gary Calhoun, Police Chief, announced the recognition of two officers being deployed to Djibouti in Africa - Officer George Kouroumousis and Officer Rease Whitlock. He reviewed the history of each officer and their term of service with the department. He asked for the community to support the officers and their families. He presented to each officer a plaque in recognition of their service.

IV. AUDIENCE TO BE HEARD

David Lajowski, City resident, addressed the Commission in opposition to the City adding flouride to the water system.

Mayor Holland informed Mr. Lajowski that a request has already been made to have a workshop and a date would be set for some time in the next month.

V. CONSENT AGENDA

15136 Memorandum of Agreement for Polling Places

15147 Resolution No. 15-44: Commission Rules of Order

15146 Resolution No. 15-45: Amending the City Commission Governance Guide

15152 Resolution No. 15-47: Authorization to Demolish the Structure at 131 South Prescott Street, Code Enforcement Case #15-00018

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

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

VI. ORDINANCES, PUBLICH HEARINGS & QUASI-JUDICIAL HEARINGS

15158 Resolution No. 15-46: Kurt Street Multi-Phase Infrastructure Agreement

Derek Schroth, City Attorney, announced Resolution No. 15-46: A Resolution of the City Commission of the City of Eustis, Florida, executing an interlocal agreement between the City of Eustis and Lake County, Florida for the Kurt Street Multi-Phase Infrastructure Agreement.

Mike Brisson, Project Manager, reviewed the history of the project and reported on testing done by Lake County. He explained that the project has been divided into three phases which will be completed over a three year period at a cost per year to the City of $150,000.

The Commission confirmed that after completion of the project the City would take over the road with Mr. Brisson explaining the City would take the road over as each phase is completed.

Mr. Schroth opened the public hearing at 6:16 p.m. There being no public comment, the hearing was closed at 6:16 p.m.

A motion was made by Commissioner Bob, seconded by Vice-Mayor LeHeup-Smith, to Approve Resolution No. 15-46. The motion carried by the following vote:

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

FIRST READING

15149 Ordinance No. 15-14: Voluntary Annexation of 3.86 Acres Located on the North Side of U.S. 441, West of Gables Dr.

Mr. Schroth read Ordinance No. 15-14 by title only on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing approximately 3.86 acres of real property located on the north side of U.S. Highway 441, west of Gables Drive.

Lori Barnes, Senior Planner, explained she would report on Ordinance 15-14, 15-15 and 15-16 at one time. She further explained that Ordinance No. 15-14 will annex property located on the north side of U.S. Highway 441, west of Gables Drive, with Ordinance No. 15-15 assigning the future land use designation and Ordinance No. 15-16 assigning the design district designation. She noted that the annexation will eliminate an existing enclave. She stated that the future land use request is consistent with the surrounding future land use designations and established pattern. She explained that the City's General Commercial designation would be less intense than what would have been allowed in the County. She further stated that the requested Suburban Corridor designation is consistent with the surrounding properties and expressed staff's approval for the request.

Mr. Schroth opened the public hearing at 6:21 p.m. There being no public comment, the hearing was closed at 6:21 p.m.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Brett, to Approve Ordinance No. 15-14 on First Reading. The motion carried by the following vote:

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

15150 Ordinance No. 15-15: Small Scale Amendment to the Future Land Use Map of the Comprehensive Plan (2015-CPLUS-04)

Mr. Schroth read Ordinance No. 15-15 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, FL., amending the City of Eustis Comprehensive Plan pursuant to 163.3187(1) F.S.; changing the Future Land Use Designation of approximately 3.86 acres of recently annexed real property located on the north side of U.S. Highway 441, west of Gables Drive, from Regional Commercial in Lake County to General Commercial (GC) in the City of Eustis.

Mr. Schroth opened the public hearing at 6:22 p.m. There being no public comment, the hearing was closed at 6:22 p.m.

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

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

15151 Ordinance No. 15-16: Design District Assignment

Mr. Schroth read Ordinance No. 15-16 by title only on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Design District Designation of Suburban Corridor to 3.86 acres of recently annexed real property located on the north side of U.S. Highway 441, west of Gables Drive.

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 Commissioner Brett, seconded by Vice-Mayor LeHeup-Smith, to Approve Ordinance No. 15-16 on First Reading. The motion carried by the following vote:

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

VII. OTHER BUSINESS

15159 Offer to Purchase Property Identified as EUSTIS LOTS 1, 16, E13.7' of LOTS2, BLK 116 PB pg79 ORB 791 PG 1172

Ron Neibert, City Manager, explained the offer to purchase the City-owned property by Hayes Brothers Funeral Home. He further explained the property is adjacent to the funeral home and they have been leasing it from the City for parking. He noted there are currently two encroachments on the property. He stated that the house is currently under code enforcement and the City will be seeking to demolish the structure. He asked for Commission approval for the sale.

CONSENSUS: It was a consensus of the Commission for staff to proceed with the sale of the property.

15161 Discussion and Direction Related to the Workshop for City and Community Support for Elementary Schools in Eustis

Tom Carrino, Economic Development Director, cited the May 25, 2015 school workshop and explained staff's request for direction. He noted a meeting between staff and Christie Bobbitt from the Lake Eustis Area Chamber of Commerce regarding some high school programs relating to leadership and workforce development. He stated that staff is working to determine how the City can support and partner with the Chamber and the school system relating to those programs.

Mayor Holland reported on a meeting he had with Ms. Bobbitt with representatives from the City of Leesburg and the Leesburg Chamber about forming a committee that would be run through the Chamber to work with the local elementary schools. He asked Commissioner Bob work with Ms. Bobbitt and the City of Leesburg on the project.

The Commission discussed the need for the community to work with youth to help them become responsible adults, the possibility of Ms. Bobbitt and the Chamber working on behalf of the City with the school system, the need to look at funding for the program and that the objectives are met, the possibility of obtaining grants to underwrite the program, and the need for more community activities for youth.

CONSENSUS: It was a consensus of the Commission for staff and the Chamber to work with the City of Leesburg and the school system to move forward with the proposed programs and to seek grant funding to help underwrite the programs.

15162 Proposed Millage Rate for 2015 and Date of First Budget Public Hearing

Colleen Scott, Finance Director, explained the millage rate and the City's requirements under the Truth in Millage law (TRIM). She reviewed the historical property values and millage rates since 2007. She explained the current millage rate, roll-back rate, maximum roll-back and the maximum rate that could be proposed. She stated that, based on Commission direction, staff is recommending keeping the current rate of 7.5810. She provided an overview of the other area millage rates and explained that the cities with the lowest rates are dipping into their reserves.

CONSENSUS: It was a consensus of the Commission to set the tentative millage rate at 7.5810 and the first public hearing on September 3, 2015, at 6:00 p.m.

15163 Acceptance of Capital Improvement Plan (CIP) 2016-2020

Ms. Scott explained what are capital projects and reviewed those capital projects completed or to be completed in fiscal year 2014-15. She highlighted those capital projects planned for FY2015-16. She cited revisions made to the capital improvement plan since the workshop as follows: 1) Additional funding each year for streetlights; 2) Increased funding for the splash pad; 3) Removed the skate park funding from the CRA based on receiving grant funding for the project; and 4) Rescheduled resurfacing for the Carver Park basketball court and Sunset Isles tennis court for FY2017 in anticipation of receiving grant funding.

The Commission noted that the Library HVAC was not what was completed in the current year but instead the interior and exterior painting was completed and a room was completed for the IT center.

CONSENSUS: It was a consensus of the Commission to accept the Capital Improvement Plan as submitted.

VIII. FUTURE AGENDA ITEMS - None

IX. COMMENTS

City Commission

Commissioner Brett commented on the upcoming Downtown Cruise-in.

Commissioner Gnann-Thompson cited the August 7th Eustis Live Panther Spirit event.

Vice Mayor LeHeup-Smith reported on the Open Door drop in center opening scheduled for August 17th.

City Manager

Mr. Neibert recognized Dianne Kramer, Development Services Director and former Interim City Manager, for her service to the City noting that it would be her last official Commission meeting.

City Attorney

Mr. Schroth reported on the various law suits filed by Robert Panuska. He noted that the judge quashed Ordinances No. 14-17 and 14-18. He recommended the City not appeal the decision but start fresh and assign the fire station property design district designation by ordinance.

Dianne Kramer, Development Services Director, noted that the requirement for the large ad and map is only required for 10 acres or more with Mr. Schroth recommending doing the larger ad anyway.

Mr. Schroth recommended not doing anything with the Public Works facility since it has been in place so long. He recommended that the City hire Ms. Kramer as a consultant to assist with the fire station resolution and the lawsuit filed regarding the comprehensive plan hearing. He noted a letter received from Attorney Langley asking to settle and he recommended that they move forward with the hearing which is scheduled for August 31st.

CONSENSUS: It was a consensus of the Commission to move forward as recommended by the City Attorney.

Mr. Schroth confirmed the Commission's approval to retain Ms. Kramer as a consultant.

Mayor

Mayor Holland thanked staff for all their work on the budget and the 4th of July event. He reported on his and Mr. Neibert's attendance at the Lake County Fire Chief Association luncheon and their recognition of retired Fire Chief Rex Winn.

X. ADJOURNMENT - 6:50 p.m.

Mary C. Montez

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.