



City of Eustis, Florida

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

Meeting Minutes - Final City Commission

Thursday, April 21, 2016

6:00 PM

City Hall

INVOCATION: Rev. Theodis Bob, Trinity Evangelical Free Church

PLEDGE OF ALLEGIANCE: Vice Mayor LeHeup-Smith

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

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 4 - Vice-Mayor Karen LeHeup-Smith; Commissioner Linda Bob;
Commissioner Carla Gnann-Thompson; and Mayor Michael Holland

Absent: 1 - Commissioner Bill Brett

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

[16081](#)

April 7, 2016 - City Commission Workshop

April 7, 2016 - Regular City Commission Meeting

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

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

III. AUDIENCE TO BE HEARD

Marie Rich, Mount Dora Councilmember, addressed the Commission regarding a trap, neuter, release (TNR) program. She issued a challenge to the City stating that Mount Dora budgeted \$5,000 for their TNR program.

Whitney Luckhart, Executive Director of L.E.A.S.H. Inc., explained the process of trap, neuter and release.

Mayor Holland invited Commissioner LeHeup-Smith to respond. She did so by adding to the challenge for Eustis and Mount Dora to seek volunteers for the program.

Gail Isaac Thomas thanked Rick Gierok and Public Works for their efforts in working on a problem in front of her home.

Chief Michael Swanson commented on the service project where 60 Eustis High School students painted 170 fire hydrants throughout the City.

IV. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

16079

Resolution No. 16-35: Variance to Allow a Carport Enclosure without Mitigating the Loss of the Carport at 16501 McKinley Road

Derek Schroth, City Attorney, announced Resolution No. 16-35 by title: A Resolution of the City Commission of the City of Eustis, Florida, granting approval for a variance to City of Eustis Land Development Regulations Section 109-4.2(F), Standards for Special Accessory Uses, Garages, to permit the enclosure of an existing carport without mitigating the loss of same on approximately 4.5 acres at 1651 McKinley Road.

Roland Magyar, Senior Planner, reviewed the requested variance to enclose a carport without providing a replacement as required by code. He indicated only one public inquiry was received who just asked for information regarding what was being done. He explained that the request meets the test for approval of a variance due to issues with the lot and there are other residences in the neighborhood that also do not have an enclosed garage or carport. He stated staff's recommendation for approval.

Mr. Schroth opened the public hearing at 6:17 p.m. There being no public comment, the hearing was closed at 6:17 p.m.

Mayor Holland asked for a straw poll from the Commission to proceed with a vote since Commissioner Brett was absent. It was a consensus to proceed with the vote.

A motion was made by Commissioner Bob, seconded by Vice-Mayor LeHeup-Smith, to Approve Resolution No. 16-35. The motion carried unanimously.

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

FIRST READING

16082

Ordinance No. 16-10: Adopting the Water, Wastewater and Reclaimed Water Rate Adjustment

Mr. Schroth read Ordinance No. 16-10 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; deleting and replacing, in their entirety, Sections 94-193.1(a) and 94-216(d) and 94-251(e) of the Code of Ordinances for the City of Eustis; repealing any and all other conflicting ordinances; providing for severability; codification; and effective date; and publication according to law.

Colleen Scott, Finance Director, stated there had been two previous presentations regarding the Water, Wastewater and Reclaimed Water rate study. She reported notices were sent out with customers' water bills. She reviewed the proposed rates and explained the primary reason for a rate study being public health and safety and that City Ordinance requires a study every five years. She reviewed the proposed rates and explained the increase would provide funding for required capital

improvements and debt reduction for the next five years. A comparison with surrounding cities was provided.

Mr. Schroth opened the public hearing at 6:24 p.m. There being no public comment, the hearing was closed at 6:24 p.m.

Mayor Holland asked for a straw poll from the Commission for proceeding with a vote with a consensus to proceed.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Bob, to Approve Ordinance No. 16-10 on First Reading. The motion carried by the following vote:

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

16077

Ordinance No. 16-11: Conditional Use Permit for a Metal Building-AeroDoor International

Mr. Schroth read Ordinance No. 16-11 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 metal building in a Mixed Commercial/Industrial (MCI) Land Use District on approximately 1.9 acres located at 2770 Dillard Road.

Mr. Magyar reviewed the requested conditional use permit from AeroDoor International. He stated that the building is consistent with the character of the existing buildings in the area. He stated staff's recommendation for approval.

The Commission asked what type of business they are and Mr. Magyar stated they manufacture garage doors for airplane hangers.

Mr. Schroth opened the public hearing at 6:29 p.m. There being no public comment, the hearing was closed at 6:29 p.m.

Mayor Holland asked for a straw poll from the Commission for proceeding with a vote with a consensus to proceed.

A motion was made by Vice-Mayor LeHeup-Smith, seconded by Commissioner Gnann-Thompson, to Approve Ordinance No. 16-11 on First Reading. The motion carried by the following vote:

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

V. OTHER BUSINESS

16080

Permission for Outside Consumption of Alcohol in the Entertainment District for the Eustis Music Festival

Tom Carrino, Economic Development Director, explained the request to allow the outdoor consumption of alcohol on Sunday in the downtown entertainment district for the Eustis Music Festival.

CONSENSUS: It was a consensus of the Commission to grant permission for the outside consumption of alcohol in the Entertainment District for the Eustis Music Festival on April 24, 2016.

Approved

VI. FUTURE AGENDA ITEMS

At the request of a member of the audience, Mayor Holland re-opened the Audience to be Heard portion of the meeting.

Pete Custodio, Our Father House of Refuge, addressed the Commission regarding issues with his group home for the homeless.

Mayor Holland requested that Mr. Custodio provide his contact information to the City Clerk and for him to work with the City Manager, Development Services, and City Attorney to try and resolve his issues.

Commissioner Gnann-Thomas commented on the need for the City to extend its City Limit with Mayor Holland recommending that she meet with the City Manager to further explain her request.

Vice Mayor LeHeup-Smith asked to have a discussion regarding the trap, neuter, release program.

Commissioner Bob asked to have a discussion on how the City is doing with customer service with Mayor Holland recommending scheduling a 5:30 p.m. workshop.

VII. COMMENTS**City Commission**

Vice Mayor LeHeup-Smith noted the number of scheduled weekend events. She highlighted the Touch a Truck event at the Faith Lutheran School sponsored by the Kiwanis Club. She complimented all of the Eustis High School students who assisted with the fire hydrant painting and cited also the Night of Stars event at which the Key Club was awarded a donation from Sheriff Borders and the Lake County Education Foundation.

Commissioner Gnann-Thompson commented on her efforts to teach the Key Club members to have pride in their community. She cited the upcoming First Friday event.

Commissioner Bob announced the Eustis Arbor Day event to be held on Friday, April 29th at Cardinal Cove. She expressed pride in her recent graduation from the Eustis Police Dept. Citizen's Academy and stated her support for the department seeking national accreditation.

Mayor Holland noted the EHS special needs class was hosting the "Magic of Inclusion" in recognition of Autism Awareness Week. He also announced the Eustis Music Festival activities during the weekend and the Antique Car Cruise-in.

City Manager

Ron Neibert, City Manager, reported on his participation in the Leadership Lake County program. He announced that members of Mr. Justin Crouch's economics class from Umatilla High School were in attendance. He noted they would get extra credit for attending the meeting.

City Attorney - None

Mayor

Mayor Holland thanked the audience for attending the meeting and encouraged participation in the community events.

VIII. ADJOURNMENT - 6:51 p.m.

*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.