



City of Eustis, Florida

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

Meeting Minutes - Final City Commission

Thursday, March 2, 2017

6:00 PM

City Hall

INVOCATION: Pastor Maureen Berry, Eustis First Assembly of God

PLEDGE OF ALLEGIANCE: Commissioner Sabatini

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

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 5 - Vice-Mayor Marie Aliberti; Commissioner Anthony Sabatini; Commissioner Linda Bob; Commissioner Carla Gnann-Thompson; and Mayor Robert Morin

I. AGENDA UPDATE

Ron Neibert, City Manager, announced the postponement of the recognition of the Miss Eustis winners to the April 6th Commission meeting and the award of the Legacy firefighter badge to the March 6th Commission meeting.

II. APPROVAL OF MINUTES

[16324](#)

February 16, 2017 - Regular City Commission Meeting

February 21, 2017 - Special City Commission Meeting

A motion was made by Commissioner Gnann-Thompson, seconded by Commissioner Sabatini, that the February 16, 2017, Minutes be Approved . The motion passed by an unanimous vote.

February 21, 2017 - Special City Commission Meeting

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Sabatini, that the February 21, 2017 Special Commission meeting Minutes be Approved. The motion passed by an unanimous vote.

III. PRESENTATIONS

[16316](#)

Recognition of 2017 Miss Eustis Pageant winners

This item was postponed to the April 6, 2017, Commission meeting.

[16317](#)

Recognition of Eustis High School (EHS) and Umatilla High

School (UHS) Junior Varsity Basketball Teams and Coaches for exemplary display of sportsmanship and teamwork

Mayor Morin recognized the Eustis High School and Umatilla High School Junior Varsity Basketball teams and their coaches Marlin Vilius and Arthur Clark for their exemplary display of sportsmanship and teamwork during a recent game. He presented each team member with a certificate and Eustis lapel pin. A video of the year end game was presented. Also present were Eustis High School Principal Nancy Velez, Umatilla High School Principal Randy Campbell and UHS Athletic Director Greg Langston. EHS student coach and honorary team member Sidde Taylor was recognized and he thanked the coach and team members for allowing him to participate in the game.

[16318](#)

Presentation of Legacy Badge to Eustis Firefighter

This item was postponed to the March 16, 2017, Commission meeting.

[16323](#)

Commissioned Beyond Borders update by Pastor Buddy Walker

Mr. Neibert explained the agreement with Commissioned Beyond Borders for use of the City's building.

Pastor Buddy Walker reported to the Commission on the various activities and programs being offered by Commissioned Beyond Borders at the City's Clifford Street building. He introduced Irene O'Malley from Lake Cares Food Pantry, Carly Sales from Fresh Start Ministries and Fran Shanover who is establishing a 4-H Club.

Ms. O'Malley reported on their food distribution program including meat and fresh produce. She commented on the number of volunteer hours involved with the program. She noted they serve other communities as well and fed over 30,000 individuals in the past year.

Ms. Sales explained they offer an affordable summer camp for families that can't afford other programs. She noted their other community partners. She reported on their activities including Spanish to English classes and financial classes. She cited they would begin evening classes after daylight savings time begins. She stated they are not grant funded but exist through volunteers and donations. She explained the camp is for kindergarten through middle school and utilize high school volunteers to assist with the program.

Ms. Shanover distributed to the Commission some photos of the 4-H Club garden. She provided an overview of the club's beginning and activities and use of the City's community garden. She noted they do not plant in the ground but do container gardening. She added one of the other gardeners has challenged them to grow rice.

IV. AUDIENCE TO BE HEARD

Christine Cruz, Eustis Chicken Club, addressed the Commission regarding urban backyard chicken coops and urged the Commission to reconsider allowing chickens.

Christina Sauls, chicken farm owner, also addressed the Commission regarding backyard chickens and commented on specific concerns previously raised regarding predators and smell of feces.

Hildegard Simmons addressed the Commission regarding the use of Carver Park and the scoreboard noting discussions she had with individual Commissioners. She

asked to receive in writing why they cannot use the scoreboard.

Clifford Graham expressed concern regarding the abandoned buildings behind the Curtwright 9th grade center.

Gail Isaac Thomas asked when trees will be trimmed. She explained overgrown trees and shrubs are causing people to have to walk in the street. She also asked when the new lights would be installed.

Mr. Neibert and Public Works Director Rick Gierok responded that Duke Energy is about two weeks behind so the lighting installation should be done around the end of April or first of May.

Roland Magyar, Senior Planner, explained about the proposed annexation to Mr. Graham.

Mayor Morin asked Mr. Magyar to contact Mr. Graham with additional information.

Darius Kerrison announced the next Christian Comedy Night (Laughapalooza) would be held Saturday, April 1st.

Geraldine Rivers noted her grandson from Umatilla was recognized with the basketball teams. She expressed concern regarding the City's boundaries toward both Mount Dora and Tavares.

Mayor Morin encouraged her to contact the City Manager for more information regarding the interlocal service boundary agreement negotiations.

V. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

16296

Resolution No. 17-10: Site Plan with Waivers for Watercraft Rental Facility at Ferran Park

Derek Schroth, City Attorney, announced Resolution No. 17-10: A Resolution of the City Commission of the City of Eustis, Florida; approving a site plan with waivers for retail sales and service (watercraft rental facility) on approximately 0.05 acres located between the intersection of Northshore Drive and W. Bates Avenue and Lake Eustis.

Roland Magyar, Senior Planner, noted the previous continuance to March 2nd and explained that additional time is needed to finalize the site plan. He requested a postponement to the April 6, 2017, regular Commission meeting.

Mr. Schroth opened the public hearing at 6:56 p.m. There being no public comment, the hearing was closed at 6:56 p.m.

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Sabatini, that Resolution No. 17-10 be continued to the April 6, 2017, Commission meeting. The motion passed by an unanimous vote.

16320

Resolution No. 17-18: Bid Award - Construction Services for the Eastern Wastewater Treatment Plant Expansion Project

Mr. Schroth announced Resolution No. 17-18: A Resolution of the City Commission of the City of Eustis, Florida, awarding Bid No. 003-17 to Sawcross, Inc. for construction services for the expansion of the eastern wastewater treatment facility.

Rick Gierok, Public Works Director, explained the proposed project and bid award for expansion of the eastern wastewater treatment facility. He reviewed the funding for the project and stated staff's recommendation for approval of the bid to Sawcross Inc.

The Commission confirmed that having City staff undertake some of the work would not affect the warranty on the rest of the project. The Commission complimented Public Works for their efforts to complete work inhouse.

Mr. Schroth opened the public hearing at 7:02 p.m. There being no public comment, the hearing was closed at 7:02 p.m.

A motion was made by Commissioner Gnann-Thompson, seconded by Commissioner Sabatini, to Approve Resolution No. 17-18. The motion carried by the following vote:

Aye: 5 - Vice-Mayor Aliberti; Commissioner Sabatini; Commissioner Bob; Commissioner Gnann-Thompson; and Mayor Morin

[16321](#)

Resolution No. 17-19: Acceptance of Ownership and Maintenance Responsibility of Kurt Street/W. Lakeview Avenue per the Interlocal Agreement signed August 11, 2015 between the City of Eustis and Lake County, Florida for a Multi-phase Infrastructure Agreement

Mr. Schroth announced Resolution No. 17-19: A Resolution of the City Commission of the City of Eustis, Florida; accepting ownership and maintenance responsibility of Kurt Street/W. Lakeview Avenue per the interlocal multi-phase infrastructure agreement dated August 11, 2015, between the City of Eustis and Lake County, Florida.

Mr. Gierok explained the City had entered into an agreement with Lake County which stipulates that the City must assume ownership and maintenance of Kurt Street once the jointly funded renovation project was completed. He stated that the County has provided the City with notice that both Phase I and Phase II of the project have now been completed. He noted that the City and County have historically owned various parts of the street causing confusion about responsibility.

The Commission confirmed that all of the work was completed from Hwy. 441 to the westside of Bay Street with Mr. Gierok explaining it is complete up to the DOT right-of-way which is currently being put out to bid.

The Commission asked about the area causing the flooding complaints by Leonard Wheeler.

Mr. Gierok explained that Seminole Avenue is maintained by Lake County. He stated that the drainage path has not changed due to the Kurt St. work. He further explained that Kurt Street was never designed to catch the runoff and that the work that was done was strictly to resurface and eliminate the potholes. He stated that the engineering report referenced by Mr. Wheeler was strictly a conceptual report with an estimated cost of \$11 to 12 million. It was decided at that time not to proceed.

Mr. Schrock added that the City did put in some remedies to fix some of the ADA complaints but did not address the drainage.

Mr. Schroth opened the public hearing at 7:06 p.m. There being no public comment, the hearing was closed at 7:06 p.m.

A motion was made by Commissioner Gnann-Thompson, seconded by Vice-Mayor Aliberti, to Approve Resolution No. 17-19. The motion carried by the following vote:

Aye: 5 - Vice-Mayor Aliberti; Commissioner Sabatini; Commissioner Bob; Commissioner Gnann-Thompson; and Mayor Morin

16322

Resolution No. 17-20: Approval of an Expenditure in Excess of \$50,000 for Engineering Services for Construction Administration Relating to the Eastern Wastewater Treatment Plant Expansion

Mr. Schroth announced Resolution No. 17-20: A Resolution of the City Commission of the City of Eustis, Florida, approving expenditure in excess of \$50,000 for engineering services for construction administration for the expansion of the eastern wastewater treatment facility.

Mr. Gierok reviewed the proposed contract for engineering services for the construction administration of the eastern wastewater treatment facility expansion project and stated staff's recommendation for approval of the contract with Reiss Engineering. He explained that he and City Engineer Daniel Millan would be conducting daily inspections as well.

Mr. Schroth opened the public hearing at 7:11 p.m. There being no public comment, the hearing was closed at 7:11 p.m.

A motion was made by Commissioner Gnann-Thompson, seconded by Commissioner Sabatini, to Approve Resolution No. 17-20. The motion carried by the following vote:

Aye: 5 - Vice-Mayor Aliberti; Commissioner Sabatini; Commissioner Bob; Commissioner Gnann-Thompson; and Mayor Morin

16319

Resolution No. 17-21: Amending City of Eustis Facility / Street Naming Policy

Mr. Schroth announced Resolution No. 17-21: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; repealing the provisions of naming/renaming policy adopted October 16, 2014, and adopting a new policy on public facility names and name changes.

Mr. Neibert reviewed the proposed changes to the City's facility naming/renaming policy as proposed at the special meeting as follows: 1) restriction of names for individuals to those already deceased; and 2) requirement for two public hearings prior to approval of a name.

Mr. Schroth opened the public hearing at 7:12 p.m.

Gail Isaac Thomas asked about the 75% approval for a permanent name change and stated her request that property owners be notified for honorary designations.

Mr. Neibert noted that there was no direction from the Commission to add that and it was never part of the previous policy.

Ms. Isaac Thomas asked how property owners would be informed about a proposed change with Mr. Neibert and the Commission noting that the Commission agendas are posted for public review and the policy would now require two opportunities for public input.

There being no further public comment, the hearing was closed at 7:15 p.m.

A motion was made by Commissioner Sabatini, seconded by Vice-Mayor Aliberti, to Approve Resolution No. 17-21. The motion carried by the following vote:

Aye: 3 - Vice-Mayor Aliberti; Commissioner Sabatini; and Mayor Morin

Nay: 2 - Commissioner Bob; and Commissioner Gnann-Thompson

FIRST READING

16311

Ordinance No. 17-01: Voluntary Annexation of City-Owned Properties

Mr. Schroth read Ordinance No. 17-01 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Florida; voluntarily annexing four lots totaling approximately 0.40 acres of real property located at 701, 708 and 820 Getford Ct., and 205 Cardinal Street.

Roland Magyar, Senior Planner, reviewed the proposed annexation of four City-owned lots and the recommended future land use and design district designations for the lots located at 701, 708 and 820 Getford Court and 205 Cardinal Street. He stated the Getford lots are proposed to be given an Urban Residential future land use designation and the 205 Cardinal a Public Institutional land use designation with all four being given a design district designation of Suburban Neighborhood. He noted that the Cardinal Street lot would be part of Carver Park. He reviewed staff's analysis of the proposed designations and stated staff's recommendation for approval.

Mr. Schroth opened the public hearing at 7:22 p.m.

Clifford Graham asked the timeframe for the annexation and the disposition of the property at 703 Getford Court.

Lori Barnes, Development Services Director, explained the ordinances would be approved at the next meeting and that funds are budgeted for demolition of the buildings. She further explained they are currently undertaking asbestos surveys. She stated that the other property is currently up for tax deed sale by the County. If it is not sold by June 2018, the County would follow up with the City at that time.

There being no public comment, the hearing was closed at 7:25 p.m.

A motion was made by Commissioner Sabatini, seconded by Commissioner Gnann-Thompson, to Approve Ordinance No. 17-01 on First Reading. The motion carried by the following vote:

Aye: 5 - Vice-Mayor Aliberti; Commissioner Sabatini; Commissioner Bob; Commissioner Gnann-Thompson; and Mayor Morin

16313

Ordinance No. 17-02: Small Scale Future Land Use Map Amendment City-Owned Properties

Mr. Schroth read Ordinance No. 17-02 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, amending the City of Eustis Comprehensive Plan pursuant to 163.3187(1) F.S.; changing the Future Land Use Designation of 4 lots totaling approximately 0.40 acres of recently annexed real property located at 701, 708 and 820 Getford Ct., from Urban Medium in Lake County

to Urban Residential and 205 Cardinal Street to Public Institutional, in the City of Eustis.

Mr. Schroth opened the public hearing at 7:26 p.m. There being no public comment, the hearing was closed at 7:26 p.m.

A motion was made by Vice-Mayor Aliberti, seconded by Commissioner Gnann-Thompson, to Approve Ordinance No. 17-02 on First Reading. The motion carried by the following vote:

Aye: 5 - Vice-Mayor Aliberti; Commissioner Sabatini; Commissioner Bob; Commissioner Gnann-Thompson; and Mayor Morin

[16314](#)

Ordinance No. 17-03: Design District Assignment City-Owned Properties

Mr. Schroth read Ordinance No. 17-03 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning Suburban Neighborhood Design District Designation to 4 lots totaling approximately 0.40 acres of recently annexed real property located at 701, 708 and 820 Getford Ct., and 205 Cardinal Street.

Mr. Schroth opened the public hearing at 7:27 p.m. There being no public comment, the hearing was closed at 7:27 p.m.

A motion was made by Commissioner Sabatini, seconded by Vice-Mayor Aliberti, to Approve Ordinance No. 17-03 on First Reading. The motion carried by the following vote:

Aye: 5 - Vice-Mayor Aliberti; Commissioner Sabatini; Commissioner Bob; Commissioner Gnann-Thompson; and Mayor Morin

VI. FUTURE AGENDA ITEMS - None

VII. COMMENTS

City Commission

Commissioner Gnann-Thompson thanked Darius Kerrison and his group for their assistance during Georgefest.

Vice Mayor Aliberti thanked City staff and the Chamber for their work during Georgefest.

Commissioner Sabatini noted that Eustis High School will be hosting a Panther Showcase for incoming high school students. He noted that families now have the opportunity to select the school they attend.

Commissioner Bob noted the program on March 14th re: Eggs: From Hen to Table.

Mayor Morin announced the upcoming fire station ceremony for the new fire truck on March 25th.

Chief Swanson explained the ceremony involves wetting down the new truck with the old truck and then pushing the new apparatus into the bay. He explained the history of the ceremony from when fire apparatus were pulled by horses.

Mayor Morin commented on the Lake Eustis Sailing Club regatta.

Vice Mayor Aliberti reported on the groundbreaking for the Lake Technical College's new Center for Advanced Manufacturing, with new classes expected to begin in October.

Mayor Morin reported on his attendance at recent Lake Sumter MPO and EMS meetings and issues the MPO is having with being reimbursed by the Dept. of Transportation. He expressed concern regarding the MPO's slow response with a corrective action plan. He then reported on Lake EMS and a study currently underway with the addition of a third phase to consider whether or not to combine Lake EMS and Lake Fire Services.

Commissioner Sabatini announced the Lake Eustis Museum of Art would hold their annual Art-A-Fare at the Community Center on Thursday, March 9th.

Commissioner Bob reminded everyone about the upcoming spring break and encouraged everyone to drive slow.

City Manager

Mr. Neibert thanked City staff for their work in coordination with the Chamber on Georgefest.

City Attorney - None

VIII. ADJOURNMENT - 7:40 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.