



City of Eustis, Florida

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

Meeting Minutes - Final City Commission Workshop

Thursday, March 2, 2017

5:00 PM

City Hall

CALL TO ORDER: Mayor Morin - 5:21 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

I. Workshop Item

16315

Presentation regarding proposed Interlocal Service Boundary Agreement (ISBA)

Ron Neibert, City Manager, provided an overview of the proposed interlocal service boundary agreement (ISBA) and explained how the agreements are provided for under state statute. He explained that the City was approached by the County regarding an integrated dispatching system for fire services which would provide that the closest unit (regardless of jurisdiction) would respond to an emergency call. He added that such an agreement would enhance the City's ISO insurance rating which could provide local residents with lower insurance premiums.

Mr. Neibert then reviewed the proposed joint planning and ISBA area map. He explained the estimated financial impact of the proposed fire agreement with a net cost to the City of approximately \$11,400. He emphasized that at no time would all of the City's resources be responding outside City limits.

Mr. Neibert then explained the additional advantages to the ISBA as follows: 1) annexation of non-contiguous properties; and 2) growth possibilities within the ISBA area. He commented on the areas within the ISBA where the City already provides utility service and property that the City owns within the ISBA. He cited the limitations to growth including the current capacity of the City's eastern wastewater treatment plant. He further explained the planned expansion of the City's wastewater treatment plant to 1.3 million gpd. He noted that, just to maintain the existing capacity and stay in compliance, the City would have to spend over \$1 million. He reviewed the planned funding for the expansion project.

Mr. Neibert then reported on the status of the ISBA negotiations stating that the City has notified the County and City of Mount Dora of the impasse declaration with a mandatory negotiation meeting set for March 9th. He stated that if the negotiations are not successful then a joint public hearing of the governing bodies of all parties not in agreement will be held within 50 days. He added that the City has requested that a mediator be present at the hearing. If an agreement is not reached, then the issue goes to the formal mediation process with a federal mediator. He stated he was unsure what legal action would be possible following that. He explained the issue with Mount Dora was they submitted a proposed boundary that included the City's proposed area plus additional property north of 44. He further explained that you

have to be able to show you can provide urban services to the proposed area and the City has already been serving that area with utilities for over 30 years and have contracts for annexation at such time as they become contiguous or legally able to be annexed. He stated that Lake County has asserted that the residents were not given any constructive notification of the requirement to annex. He stated their assertion does not negate the City's development contracts. He added that Eustis is the only entity that can feasibly provide urban services to the area.

Mr. Neibert noted the concerns of the East Lake Chamber of Commerce and stated that the City's actions would not limit their ability to serve the businesses in that area. He also cited discussion about the Mt. Plymouth/Sorrento area wanting to incorporate and Lake County's interest in providing utilities to the area. He stated he had informed County Commissioner Leslie Campione that the City would be willing to consider providing utilities to that area without requiring annexation. He reviewed the history of the County and the City of Mount Dora's actions to block the City's contiguity to the developments already served.

Mr. Neibert then commented on the need to be able to bring down the property tax rate for current City residents and explained how the annexations would enhance the City's ability to reduce the property tax rate. He explained the need to convince the County of the City's ability to adequately provide services to the area. He commented on County staff's recommendations to the County Commission.

II. Commission Discussion

The Commission asked if the affected residents would see an increase in their taxes with Mr. Neibert indicating that some residents would see an increase but they also would receive more City services including fire and police protection.

The Commission questioned whether or not the ISBA would prevent Mount Dora from claiming more land from Eustis with Mr. Neibert responding that if the area was within the JPA/ISBA planning area, then it would prevent them from annexing.

The Commission discussed the following: 1) previous areas annexed by Mount Dora; 2) property previously de-annexed by Eustis; 3) cost for providing utilities to the developments; and 4) the fact that additional water and sewer revenue can only be expended for water and sewer projects or expenses.

Mr. Neibert explained that unless the Commission withdraws its approval, the City has to move forward with the statutory process.

III. Public Input - None

IV. Commission Direction

CONSENSUS: It was a consensus of the Commission for the City to proceed with the impasse negotiation process.

V. Adjournment - 5:47 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.