



City of Eustis, Florida

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

Meeting Minutes - Final City Commission

Thursday, May 17, 2018

6:00 PM

City Hall

INVOCATION: Rev. Theodis Bob, Trinity Free Evangelical Church

PLEDGE OF ALLEGIANCE: Commissioner Bob

CALL TO ORDER: Acting Mayor Aliberti - 6:03 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 3 - Commissioner Linda Bob; Commissioner Carla Gnann-Thompson; and
Vice-Mayor Marie Aliberti

Absent: 1 - Mayor Robert Morin

I. AGENDA UPDATE - None

II. APPROVAL OF MINUTES

[18-0122](#)

May 3, 2018 - City Commission Workshop

May 3, 2018 - Regular City Commission Meeting

A motion was made by Commissioner Bob, seconded by Commissioner Gnann-Thompson, that the Minutes be Approved. On a voice vote, the motion passed unanimously.

III. AUDIENCE TO BE HEARD

Gail Isaac Thomas thanked the City Manager for offering the Senior Center for the Golden Seniors; however, they have decided to take off for the summer. She thanked Vice Mayor Aliberti for joining them and calling bingo. She then announced the next Comedy Show which would include a dinner as well.

IV. CONSENT AGENDA

[18-0057](#)

Resolution No. 18-03: Final Plat Approval for the Cobb Commerce Park Subdivision (E. CR 44 and Hicks Ditch Road)

[18-0116](#)

Appointment to Lake Eustis Museum of Art (LEMA) Board of Directors - Ronald Neibert

A motion was made by Commissioner Bob, seconded by Commissioner

Gnann-Thompson, to Approve the Consent Agenda. The motion carried by the following vote:

Aye: 3 - Commissioner Bob; Commissioner Gnann-Thompson; and Vice-Mayor Aliberti

V. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

18-0110

Resolution No. 18-34: Water, Wastewater and Reclaimed Water Rate Adjustment

Derek Schroth, City Attorney, announced Resolution No. 18-34: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; authorizing adjustment to City of Eustis rates for water, wastewater and reclaimed water, to provide for the annual adjustment per Ordinance No. 16-10, to be effective June 1, 2018.

Colleen Scott, Finance Director, reviewed the annual rate increases as originally approved under Ordinance No. 16-10, explained the previous utility rate study and the need for the increases. She stated the new rates, based on 5,000 gallon monthly usage, would go from \$64.01 to \$65.10 for an increase of \$1.09. She added the reclaimed water, which is mostly Sorrento and Heathrow, would go from \$7.12 to \$7.24. She provided a comparison of water/sewer rates with surrounding cities and noted that the City's utility rates are the second lowest in the County.

Mr. Schroth opened the public hearing at 6:10 p.m. There being no public comment, the hearing was closed at 6:10 p.m.

Due to the absence of Mayor Morin, Mr. Schroth took a straw poll on whether to proceed with the vote. It was a consensus of the Commission to proceed with the vote.

A motion was made by Commissioner Gnann-Thompson, seconded by Commissioner Bob, to Approve Resolution No. 18-34. The motion carried by the following vote:

Aye: 3 - Commissioner Bob; Commissioner Gnann-Thompson; and Vice-Mayor Aliberti

FIRST READING

18-0114

Ordinance No. 18-11: Small Scale Future Land Use Map Amendment to the Comprehensive Plan (2018-CPLUS-03) - 16301 McKinley Road

Mr. Schroth read Ordinance No. 18-11 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 7.6 acres of real property located at 16301 McKinley Road from Eustis General Commercial (GC) to General Industrial (GI) in the City of Eustis.

Roland Magyar, Senior Planner, reviewed the proposed change in the future land use designation for 7.6 acres located at 16301 McKinley Road from General Commercial (GC) to General Industrial (GI). He explained the request is for expansion of an existing storage facility. He stated the request is consistent with the comprehensive plan and surrounding land uses. He noted that the requested change will make the

existing metal buildings conforming and 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.

A motion was made by Commissioner Bob, seconded by Commissioner Gnann-Thompson, to Approve Ordinance No. 18-11 on First Reading. The motion carried by the following vote:

Aye: 3 - Commissioner Bob; Commissioner Gnann-Thompson; and Vice-Mayor Aliberti

18-0112

Ordinance No. 18-12: Amending the City Charter and providing for placement on the November General Election Ballot

Mr. Schroth read Ordinance No. 18-12 by title on first reading: *An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, providing for amendment of the City Charter; amending Article III, Section 3 – Qualifications of candidates; amending Article III, Section 6 – Election and Terms; providing requisite ballot language for submission to electors; providing for severability; providing for inclusion in the charter; providing for conflict; providing for an effective date.*

Mr. Schroth stated the ordinance is consistent with the previous Commission discussion. He reviewed the two proposed Charter amendments as follows: 1) Amending Section 3 to change the residency requirement from two years to one year to coincide with recent judicial decisions; and 2) Amending Section 6 to incorporate term limits limiting any candidates elected in November 2018 and going forward to a maximum of two four-year terms.

Mr. Schroth opened the public hearing at 6:18 p.m. There being no further public comment, the hearing was closed at 6:18 p.m.

A motion was made by Commissioner Bob, seconded by Commissioner Gnann-Thompson, to Approve Ordinance No. 18-12 on First Reading. The motion carried by the following vote:

Aye: 3 - Commissioner Bob; Commissioner Gnann-Thompson; and Vice-Mayor Aliberti

18-0111

Ordinance No. 18-13: Including the City within the Countywide MSTU for Ambulance and Emergency Medical Services

Mr. Schroth read Ordinance No. 18-13 by title on first reading: *An Ordinance by the City Commission of the City of Eustis, Lake County, Florida, adopted pursuant to Section 125.01 (1)(q), Florida Statutes consenting to the inclusion of the City of Eustis, Florida, within the countywide municipal service taxing unit for the provision of ambulance and emergency medical services, as adopted by the Board of County Commissioners of Lake County, Florida; providing for the City to be included within said M.S.T.U. for a specific term of years; providing for an effective date.*

Mike Swanson, Fire Chief, explained the required ordinance approving the City's continuing inclusion in the countywide municipal service taxing unit for the provision of ambulance and emergency medical services. He stated that the term of the ordinance would be for two years and explained the funding the City receives from the MSTU.

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 Commissioner Bob, seconded by Commissioner Gnann-Thompson, to Approve Ordinance No. 18-13 on First Reading. The motion carried by the following vote:

Aye: 3 - Commissioner Bob; Commissioner Gnann-Thompson; and Vice-Mayor Aliberti

VI. OTHER BUSINESS

18-0117

Report on Golf Cart Traffic Count Study

Rick Gierok, Public Works Director, stated that the Commission had previously directed staff to research the feasibility of allowing golf carts on the City streets. He explained that FDOT has specific requirements to allow golf carts to cross the state roads. He stated there would be 16 locations to be considered and stated he has asked Griffey Engineering to provide a quote for conducting a traffic study. He explained that the study would only do traffic counts at those locations. If the counts are over the DOT limits, they will not allow. If the counts are under, then staff would have to undertake further evaluation and then submit it to FDOT for their consideration.

The Commission discussed the danger in allowing golf carts crossing the state roads, allowing within subdivisions and why the Commission did not proceed in the past.

CONSENSUS: It was a consensus of the Commission to not proceed with the project.

18-0118

State Road 19 Downtown Crossings Update

Mr. Gierok explained that the City of Eustis had been on the MPO project list; however, it did not receive funding. He further explained he had submitted a request for a complete streets package that extended up Orange Ave., and along Grove, Bay and over to Citrus. He stated that FDOT is submitting the City for funding for signalization changes in their 2019 budget. If approved, the design package would be the following fiscal year with construction in the following year.

18-0120

Offer to Purchase City Property by Daniel DiVenanzo

Ron Neibert, City Manager, reported that Daniel DiVenanzo has purchased the old marina property with the intent of redeveloping the site. He explained that Mr. DiVenanzo is interested in purchasing a piece of City property on the other side and a portion of right-of-way. He stated that the City cannot outright sell right-of-way but it can be vacated and then the City's share of the right-of-way could be sold to Mr. DiVenanzo. He stated staff is requesting direction on whether or not the Commission is interested in selling the property.

The Commission discussed the proposal noting that the property in question is very small and surrounded by Mr. DiVenanzo's property and that the City would not be able to build on or develop the site. They also discussed how badly the surrounding area has deteriorated and the need to assist with the project.

CONSENSUS: It was a consensus of the Commission to have the request brought back for Commission action.

VII. FUTURE AGENDA ITEMS

Commissioner Bob noted she has been working with Mr. Neibert and staff regarding summer activities.

Mr. Neibert indicated he could present a report at the next meeting.

VIII. COMMENTS**City Commission**

Acting Mayor Aliberti noted the Open House at Mr. DiVenanzo's building.

Daniel DiVenanzo announced there would be an open house the next night at 127-133 N. Grove St. He stated there are nine artists in residence, along with the dance studio and martial arts studio.

Commissioner Gnann-Thompson announced the Eustis High School graduation would also be the next night.

Commissioner Bob announced the official end of school would be May 24th.

City Manager

Mr. Neibert reviewed the upcoming City events including the following: 1) Classic Downtown Cruise-in; 2) Memorial Day service at Ferran Park. He noted the presentation of the refurbished cannon. 3) June First Friday; 4) Tastemasters BBQ Competition; and 5) Eustis Hometown Celebration on Sunday, July 1st.

City Attorney -None**Mayor****18-0121****Recognition of Eagle Scouts Ryan Bartels and Ethan Jauschneg**

Acting Mayor Aliberti recognized new Eagle Scouts Ryan Bartels and Ethan Jauschneg. Mr. Bartels explained his Eagle Scout project involved building a set of benches that convert to tables for the First Presbyterian Church of Eustis. Mr. Jauschneg stated he built two informational kiosks for Trout Lake Nature Center.

Darius Kerrison addressed the Commission regarding an event he held at Carver Park. He stated he found the electric outlets and water outlets were all padlocked. He noted that at Ferran Park and Sunset Island there were no padlocks.

Mr. Neibert apologized for the outlets and water being padlocked for Mr. Kerrison. He indicated that was corrected for Mr. Kerrison as he went through the proper procedure. He explained that there are individuals that are using the park without getting proper permitting and damaging the park so that the City had to lock the facilities. He noted they had also parked on the brand new basketball court. He noted that Mr. Kerrison gets his permits properly and takes care of the facilities.

IX. ADJOURNMENT - 6:52 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.