



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 5, 2018

6:00 PM

City Hall

INVOCATION: Dr. Rev. V. H. Volland, Epiphany Celebration Anglican Church

PLEDGE OF ALLEGIANCE: Vice Mayor Aliberti

CALL TO ORDER: Mayor Morin - 7:18 p.m.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

Present: 4 - Vice-Mayor Marie Aliberti; Commissioner Carla Gnann-Thompson;
Commissioner Michael Holland; and Mayor Robert Morin

Absent: 1 - Commissioner Linda Bob

I. AGENDA UPDATE

II. APPROVAL OF MINUTES

[18-0161](#) June 21, 2018 - Regular City Commission Meeting

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

III. PRESENTATIONS

[18-0150](#) Rooms 4 Warriors Presentation by James Rozner

Jeremiah Rozner provided a presentation to the Commission regarding a new organization - Rooms 4 Warriors. He explained their primary purpose is to provide housing for low income and homeless veterans. He indicated they are asking employees to donate quarterly to the organization with all funds to be utilized locally. He provided an overview of how they operate and their programs.

Ron Neibert, City Manager, asked who owns and manages the homes with Mr. Rozner stating there is a management company and further explained the VA eventually pays for them to stay through VA vouchers.

IV. APPOINTMENTS

[18-0162](#) Appointment to Firefighter Pension Board - Charles McMaster

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, that Charles McMaster be appointed to the Firefighter Pension Board of Trustees. On a voice vote, the motion passed unanimously.

V. AUDIENCE TO BE HEARD

Daniel DiVenanzo commented on the pending renovation of the former Masonic Lodge and his work on the old marina. He noted the renovations to the downtown convenience store and cited other downtown buildings that are pending renovation. He reported on the progress of the Sharp's Park project noting issues with the title to the property and stating that all of the geotechnical and environmental work is done. He commented on other issues that arose with the need for easements, recent flooding on the property, and re-alignment of the road. He stated the future of the City is dependent on the viability of the downtown and attractiveness to families.

Linda Libby, a resident of Sharp's Mobile Home Park, expressed concern regarding the lack of information being provided to the residents of the park. She cited information they have obtained from the newspaper and news channels and information they have received from the State of Florida. She stated the state is saying they will only get \$1,375 from them unless their homes can be relocated in which case they will receive \$6,000. She indicated she knows of only five homes that may be able to be relocated. She asked if the City's agreement was based on the statement that the residents would receive \$6,000. She asked if they have any recourse.

Mr. Neibert, City Manager, explained that the agreement wasn't for approval of the actual project but was for assistance toward the project if they perform. He noted that the project still has to come in for a zoning reclassification.

Ms. Libby asked if the sale would be completed once the zoning is complete with Mr. Neibert indicating he could not answer the question if they could proceed from a financial standpoint. He stated they would have met the requirements to proceed once the reclassification is done.

Ms. Libby emphasized that what was originally stated to the Commission is not what they are being told and is insufficient for them to pay to relocate.

Wendell Husebo, from the audience, indicated he was willing to speak with Ms. Libby but would not discuss back and forth in the meeting.

Dallas Daniels, 4-H Youth Development Agent for Lake County Extension Services, stated she was informed by the Osceola 4-H Agent of a program to repurpose old tennis/basketball/parking areas as mini soccer pitches. She provided a slide show showing courts that have been rehabilitated using grant funds from the U.S. Soccer Foundation. She stated they are trying to find space as soon as possible and all improvements would be 100% funded. She then reported on 4-H efforts to install bee houses and proposed that the Fresh Start 4-H Club erect a native bee house in the Eustis Community Gardens to increase pollination and awareness on native bees. She stated 4-H youth will provide native bee demonstrations to local clubs. She then explained they are also building and erecting bat houses. She stated the youth will use the bat houses to educate locals about bats and the important role they play in Florida's native ecosystems.

Mr. Neibert reported that the City does not regulate bat houses and they cannot regulate bees as that is done by the State of Florida.

The Commission suggested they set up a table at the First Friday events and recommended that Ms. Daniels meet with Mr. Neibert.

Darius Kerrison announced the 4th anniversary Comedy Show will be held September 8th.

VI. CONSENT AGENDA

[18-0163](#) Resolution No. 18-44: Approval of Purchase in Excess of \$25,000 for Limerock

[18-0151](#) Resolution No. 18-45: Amended and Restated Interlocal Agreement with Lake County and Lake County Sheriff for Animal Services

[18-0152](#) Resolution No. 18-46: Expenditure in Excess of \$25,000 and Budget Transfer (Building Official, Plan Review and Inspection Services)

[18-0156](#) Resolution No. 18-48: Partial Release of Lien - McCormick Park Lot 12, Code Case #14-00387

[18-0157](#) Resolution No. 18-49: Release of Lien - Townhill Sub Lot 61, Code Cases #08-068, 09-066, 09-128 and 11-083

[18-0158](#) Resolution No. 18-50: Release of Lien - 513 East McDonald Avenue, Code Cases #16-01302 and 17-00157

[18-0159](#) Resolution No. 18-51: Release of Lien - 1810 Selleen Drive, Code Cases #03-103, 07-020, 15-00035, 17-01169 and 17-01170

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, to Approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Vice-Mayor Aliberti; Commissioner Gnann-Thompson; Commissioner Holland; and Mayor Morin

VII. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

[18-0160](#) Resolution No. 18-47: Providing for the Appointment of Two Additional Persons to act as Members of the Downtown & East Town Community Redevelopment Agency

Derek Schroth, City Attorney, announced Resolution No. 18-47: A Resolution of the City Commission of the City of Eustis, Lake County, Florida, providing for the appointment of two additional persons to act as members of the Downtown & East Town Community Redevelopment Agency to carry out the community redevelopment purposes of Chapter 163, Part III, Florida Statutes; providing for terms of office; and providing an effective date.

Tom Carrino, Economic Development Director, stated that the resolution was created based on input by the CRA Board.

Mr. Schroth opened the public hearing at 8:05 p.m. There being no public input, the hearing was closed at 8:05 p.m.

A motion was made by Commissioner Holland, seconded by Vice-Mayor Aliberti, to Approve Resolution No. 18-47. The motion carried by the following vote:

Aye: 4 - Vice-Mayor Aliberti; Commissioner Gnann-Thompson; Commissioner Holland; and Mayor Morin

18-0154

Resolution No. 18-52: Approving an Amended and Restated Interlocal Agreement for Procurement of Emergency Network Radios

Mr. Schroth announced Resolution No. 18-52: A Resolution of the City Commission of the City of Eustis, Lake County, Florida, approving the amended and restated interlocal agreement between Lake County, Florida, Lake Emergency Medical Services, Inc., the Municipalities of Lake County and Lake County Sheriff Peyton C. Grinnell for county-wide emergency network radios.

Gary Calhoun, Police Chief, explained the proposed interlocal agreement for the purchase of emergency network radios and the need for the system and radios to be replaced. He stated the City will not be purchasing the in-car mobile radios. He explained the County is going to purchase all of the radios and allow the cities to pay for them over ten years with the City's annual cost to be approximately \$58,000.

Mr. Neibert confirmed that the funds have been budgeted in the CIP.

Mr. Schroth opened the public hearing at 8:09 p.m. There being no public comment, the hearing was closed at 8:09 p.m.

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, to Approve Resolution No. 18-52. The motion carried by the following vote:

Aye: 4 - Vice-Mayor Aliberti; Commissioner Gnann-Thompson; Commissioner Holland; and Mayor Morin

FIRST READING

18-0153

Ordinance No. 18-16: Amending Chapter 70, Article III, Municipal Firefighters' Pension and Retirement System

Mr. Schroth read Ordinance No. 18-16 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; amending and restating Chapter 70, Pensions and Retirement, Article III, Municipal Firefighters' Pension and Retirement System, Sections 70-61 through 70-100, inclusive of the Code of Ordinances of the City of Eustis; restating a "local law" pension plan for firefighters to be known as the City of Eustis Municipal Firefighters' Pension and Retirement System; providing for codification; providing for severability of provisions; repealing all ordinances in conflict herewith; and providing an effective date.

Colleen Scott, Finance Director, explained the proposed revisions to Chapter 70 pertaining to the municipal firefighters' pension and retirement system. She stated the

changes are due to changes in state regulations and would provide more flexibility in managing the pension fund.

Mr. Schroth opened the public hearing at 8:15 p.m. There being no public comment, the hearing was closed at 8:15 p.m.

A motion was made by Commissioner Holland, seconded by Commissioner Gnann-Thompson, to Approve Ordinance No. 18-16 on First Reading. The motion carried by the following vote:

Aye: 4 - Vice-Mayor Aliberti; Commissioner Gnann-Thompson; Commissioner Holland; and Mayor Morin

VIII. OTHER BUSINESS

18-0164

Disposition of City Property at 17 E. Magnolia Avenue

Mr. Neibert reported that at the previous meeting the Commission discussed holding a meeting with the Bay Street Players about the possibility of them utilizing the property. He stated an initial meeting was held with the Mayor and the Bay Street Players (BSP) Board regarding the property and they indicated they were not interested.

Commissioner Gnann-Thompson indicated that the Commission had agreed to have a joint meeting with the BSP Board regarding whether or not the City will provide them with grant monies with Mr. Neibert indicating he would contact them about scheduling that.

The Commission discussed the disposition of the property with Mr. Neibert suggesting the City conduct a sealed bid with the high bid winning. He explained the City would set a 45-day bid period and provide two days for prospective bidders to inspect the property. He indicated the Commission could set a minimum bid if they desired.

Daniel DiVenanzo recommended that the City obtain a new appraisal before putting out the bid. He commented on the condition of the building and questioned whether or not the building would just be left vacant again.

Tom Carrino, Economic Development Director, reported that the old appraisal came in at \$140,000.

Mr. Schroth reported that it would be very difficult for the City to require what a building is used for. He stated the sales agreement could require that building permits must be pulled within a certain amount of time. He commented that the City does have requirements that the storefront has to have something in it. He recommended that the bid include that the City has the right to reject all bids.

CONSENSUS: *It was a consensus of the Commission for the property to be put out to bid as recommended by staff with no minimum bid, with the right to reject all bids, and for staff to obtain a new appraisal in the interim.*

IX. FUTURE AGENDA ITEMS

Mr. Neibert stated that Commissioner Bob would like to have discussion about how the properties in Eustis are valued in comparison with other communities. He explained she wants a better understanding of how a particular house would be valued if located within different communities.

Mayor Morin asked that the discussion include how the City can improve its housing stock.

X. COMMENTS

City Commission

Commissioner Holland thanked City staff for the Independence Day event on Sunday. He also thanked the Police Department for all of their efforts.

Vice Mayor Aliberti also thanked staff for the event and for having the pool open. She asked that anytime the City has an event and its hot, that the pool and splash pad be opened for free.

Commissioner Gnann-Thompson commented on the difficulty in getting in and out of her street due to the Lakeview project.

City Manager - None

City Attorney

Mr. Schroth confirmed that the bid for the City property would not include any performance conditions or a minimum bid.

Mayor

Mayor Morin announced the Tri-City NAACP event for election candidates and noted that it is being held on a Commission night.

XI. ADJOURNMENT - 8:40 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.