



# HISTORIC TOWN OF EATONVILLE, FLORIDA REGULAR COUNCIL MEETING

## MEETING MINUTES

Tuesday, December 16, 2025, at 7:30 PM

Town Hall – 307 E. Kennedy Blvd.

**SPECIAL NOTICE:** These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. *\*\*Audio Recording are available through the Town's website on the Council Agenda Page.*

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### CALL TO ORDER AND VERIFICATION OF QUORUM:

Mayor Gardner called the meeting to order at 7:30 p.m. and a quorum was established by Mrs. King.

**PRESENT:** (4) Mayor Angie Gardner, Vice Mayor Theo Washington, Councilman Tarus Mack, Councilwoman Wanda Randolph, (Seat #3 – Vacant)

**STAFF:** (7) Marlin Daniels, **Chief Administrator Officer;** Veronica King, **Town Clerk;** Clifford Shepard, **Town Attorney;** Katrina Gibson, **Finance Director;** Valerie Mundy, **Public Works Director;** Fletcher Boone, **EPD;** Tara Salmieri, **Town Planner**

### INVOCATION AND PLEDGE OF ALLEGIANCE:

Invocation through a moment of silence led by Mayor Angie Gardner followed by the Pledge of Allegiance.

### APPROVAL OF THE AGENDA:

**Mayor Gardner Motions** to **APPROVE** the meeting agenda with amendments; **moved by** Vice Mayor Washington **second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES. (4/0) AMENDMENTS:** Two discussion items from the workshop were added to the council meeting (The Orange County Capital Improvements and Infrastructure Subrecipient Agreement – CDBG Disaster Recovery Program CDBG-DR and Ordinance 2025-7 Amending Subpart B, "Land Development Code," Chapter 64, "Zoning," Article III "Zoning District Regulations," Chapter 65 "Use Regulations", Section 65-1 to Permit Duplexes in R- 2 Single Family Residential Zoning Districts); three walk-on items added to agenda (Resolution 2025-43; Resolution 2025-44; Resolution 2025-45- Foreclose on the Code Enforcement Lien Against Property located at 118 Bethune Drive); items #2 and #3 on the consent agenda (Approval of Purchase of Patrol Vehicle for the Eatonville Police Department and Approval of Resolution 2025-40 Establishing A Policy Governing Charitable Donations) were moved to Council Decision, the meeting minutes were removed from the agenda to be brought back at a later time.

### COUNCIL APPOINTMENTS AND OATH OF OFFICE

Confirmation of Appointment of Marlin R. Daniels as Chief Administrative Officer (CAO) – (Preamble Read)  
**Mayor Gardner Motions** to **APPROVE** Resolution 2025-41 appointing Marlin R. Daniels as Chief Administrative Officer; **moved by** Vice Mayor Washington **second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES. (4/0). Comments:** Councilman Mack suggested continuing with the interim position until after the election; the Mayor's recommendation is for the Marlin Daniels to be appointed Chief Administrative Officer; Swearing in will take place at the end of the meeting.

Confirmation of Appointment an Individual as Council Member to Council Seat #3 until the next Town Municipal Election – (Preamble Read) - NO APPOINTMENT MADE. **Comments:** Swearing in will take place at the end of the meeting.

Nomination of Ruthi Critton - Mayor Gardner Motions to **APPOINT** Ruthi Critton as Council Member to Council Seat #3; **MOTION DIES FOR LACK OF SECOND.**

Nomination of Charles Bargaineer - Councilwoman Randolph Motions to **APPOINT** Charles Bargaineer as Council Member to Council Seat #3; **MOTION DIES FOR LACK OF SECOND.**

Nomination of LaDwyana Jordan – Councilman Mack Motions to **APPOINT** LaDwyana Jordan as Council Member to Council Seat #3; **SECOND** By Vice Mayor Washington; **AYE:** Vice Mayor Theo Washington, Councilman Tarus Mack, Councilwoman; **NAYE:** Mayor Angie Gardner, Wanda Randolph, **MOTION FAILS. (2/2)**

**Comments:** (There was no action made to Resolution 2025-43 and Resolution 2025-44 due to the non-appointment of an individual to Council Seat #3; a special meeting was scheduled for December 22, 2025, at 5:30 p.m. to bring back to appoint an individual as Council Member to Council Seat #3 until the next Town Municipal Election; can bring back the same names with new names; a special election can cost \$7,000-\$11,000.

### **PRESENTATIONS AND RECOGNITION:**

Reading of Proclamation for the 2026 Town Election – Mayor Gardner read the proclamation announcing that the Town of Eatonville will hold its general Town Election on Saturday, March 7, 2026, during the established Town of Eatonville General Election for the Mayor Seat #1 and Council Seats #2 and #3 between the hours of 7:00 a.m., and 7:00 p.m., on March 7, 2026, at the Town Hall, 307 East Kennedy Boulevard, Eatonville, Florida.

Reading of Proclamation for the Kook'n Kim; Mayor Gardner read the proclamation recognizing Kook'n with Kim for its ongoing commitment and dedication to providing homemade hot dinners to families during the Annual Thanksgiving Kook'n with Kim Feed My People; serving over 400 meals to the families of Eatonville. (Pictures were taken)

Reading of Proclamation for The Annual Markelle Fultzgiving; Mayor Gardner read the proclamation recognizing the Markelle Fultzgiving for its ongoing commitment and dedication to providing food boxes to assist over 1500 households during the holidays. (Pictures were taken)

### **CITIZEN PARTICIPATION: (2)**

Joyce Irby – Mr. Daniels has proven to fair and holding people accountable, have served this community and I thank you; feel that Ruthi is set up to be disqualified because she is running for mayor, this (the appointment) would be an opportunity for others to get to know her, give her the same amount of time to talk as given to the other nominees.

Angela Johnson – commending the staff on the award for funding from Orange County, inquired as to if the line of credit that you have is going to be sufficient considering the projected cash flow, and the timelines with the particular projects and spending; is there staffing at the appropriate level, if not what is the considerations; request status water reimbursement; suggest looking at other municipalities that have a credit based deposit system policy, it unfair to individuals with high credit ratings to be required to pay the same deposit, what is the town's policy on returning deposit for customers who have maintained an "A" rating; how is the interest earnings being applied back to the customers.

## PUBLIC HEARINGS:

Approval of the Second Reading of Ordinance No. 2025-06 Local Business Preference Program - (Preamble Read) Mundy: this is the first step to including local businesses in these opportunities that we have at these meetings, there are several steps to be taken, have done some training and need to continue training. **Citizen Comments:** Joyce Irby – asked to work with the people in the community who are licensed electricians, licensed plumbers, but do not have all things to qualify; Brady McMackley – this will guarantee that money will stay in Eatonville and go to small businesses no matter the background; Donovan Stokes - We need to fight for us (small businesses). **Mayor Gardner Motions** to **APPROVE** the Second Reading of Ordinance No. 2025-06 Local Business Preference Program; **MOVED** by Councilman Mack; **SECOND** by Vice Mayor Washington; **YAYE: ALL, MOTION PASSES (4/0).**

Approval of the Second Reading of Ordinance 2025-8 Amending Division 2 of Article VI, Code Enforcement, of Chapter 2, Administration, of the Town's Code of Ordinances, to Dissolve the Code Enforcement Board and Establish Provisions for Code Enforcement Special Magistrate.- (Preamble Read) No Public Comments; **Mayor Gardner Motions** to **APPROVE** the Second Reading of Ordinance No. 2025-8 Amending Division 2 of Article VI, Code Enforcement, of Chapter 2, Administration, of the Town's Code of Ordinances, to Dissolve the Code Enforcement Board and Establish Provisions for Code Enforcement Special Magistrate.; **MOVED** by Councilwoman Randolph; **SECOND** by Councilman Mack; **YAYE: ALL, MOTION PASSES (4/0).** **Comments:** a part-time support staff for Code Enforcement is already in the budget; the current board will be active until a magistrate is hired; clerk recommends that the board is given an invitation to serve on the board of adjustments; salary is based on the RFP; notice will be sent out to the board.

**CONSENT AGENDA:** **Mayor Gardner Motions** to **APPROVE** the consent agenda (Item #4 only - Approval of the Orange County Capital Improvements and Infrastructure Subrecipient Agreement – CDBG Disaster Recovery Program CDBG-DR); **MOVED** by Councilwoman Randolph; **SECOND** by Vice Mayor Washington; **YAYE: ALL, MOTION PASSES (4/0).** **Notes:** Council Meeting Minutes 12-2-25 was removed from the meeting agenda; the approval of Purchase of Patrol Vehicle for the Eatonville Police and the approval of Resolution 2025-40 Establishing A Policy Governing Charitable Donations were moved to council decisions.

## COUNCIL DECISIONS:

**(Walk-on)** Approval of Resolution 2025-45 Authorizing the Town Attorney To Foreclose on the Code Enforcement Lien Against the Property Located at 118 Bethune Drive; **(Preamble Read) Mayor Gardner Motions** to **APPROVE** Resolution 2025-45 Authorizing the Town Attorney To Foreclose on the Code Enforcement Lien Against the Property Located at 118 Bethune Drive; **MOVED** by Councilwoman Randolph; **SECOND** by Vice Mayor Washington; **YAYE: ALL, MOTION PASSES (4/0).**

Approval of Purchase of Patrol Vehicle for the Eatonville Police Department; **Mayor Gardner Motions** to **APPROVE** the Purchase of Patrol Vehicle for the Eatonville Police Department; **MOVED** by Vice Mayor Washington; **SECOND** by Councilman Mack; **YAYE: ALL, MOTION PASSES (4/0).** **Comments:** Vehicles need to have uniformity in appearance; it is certified vehicle with a warrant; Chief have brought in 10 vehicles at a total cost of approximately \$24,000; vehicles are being maintained with logs and regular maintenance; remaining funds will go back towards the police budget.

Approval of Resolution 2025-40 Establishing A Policy Governing Charitable Donations; **(Preamble Read) Mayor Gardner Motions** to **APPROVE** Resolution 2025-40 Establishing A Policy Governing Charitable Donations; **MOVED** by Vice Mayor Washington; **SECOND** by Councilman Mack; **YAYE: ALL, MOTION PASSES (4/0).** **Comments:** Vehicles need to have uniformity.

## **COUNCIL DISCUSSIONS:**

The Orange County Capital Improvements and Infrastructure Subrecipient Agreement – CDBG Disaster Recovery Program CDBG-DR – Valerie Mundy was available to provide information and to answer questions.

Ordinance 2025-7 Amending Subpart B, “Land Development Code,” Chapter 64, “Zoning,” Article III “Zoning District Regulations,” Chapter 65 “Use Regulations”, Section 65-1 to Permit Duplexes in R- 2 Single Family Residential Zoning Districts - Tara Salmieri was available to provide information and to answer questions.

**Additional Actions (From the Floor): Councilman Mack Motions** to **RESCIND** the denial of Ordinance 2025-7; **AYE:** Councilman Tarus Mack, Wanda Randolph **NAYE:** Vice Mayor Theo Washington; Mayor Angie Gardner, **MOTION FAILS. (2/2) Comments:** There are 50 duplexes that exist; there are 9 existing duplexes that meet the criteria if the ordinance is brought with a favorable vote; the other lots will be non-conforming (they are too small and not consistent with the comprehensive plan).

### **Additional Discussion:**

**Councilman Mack** – Expressed concerns about the selection of engineering services; desire to see other businesses receive opportunities to be received instead of the same people (companies); need grade differently and spread the wealth; it is a Request For Qualification (RFQ), the qualifications are ranked based on the statute; can make own qualification but still have to be based on qualifications.

**CHIEF ADMINISTRATIVE REPORT:** Marlin Daniels – Thank you all for the vote of confidence on tonight; this Thursday is Christmas on the Boulevard, please come out and support the youth; working diligently on policies needing to be updated; looking into the water deposit restricted funds; Ms. Mundy along with GCI have been working on a cash flow about the line of credits for all the projects; there is a need for additional staff to govern grants and financial needs; working on the water situation with Mrs. Gibson; need to visit the credit base line for utilities; Happy holidays and prosperity.

**ATTORNEY REPORT:** Clifford Shepard – Will be present at meetings by zoom starting through January 23 or 24 (will be in New York); will be in attendance at the special meeting.

## **TOWN COUNCIL REPORT/DISCUSSION ITEMS:**

**Vice Mayor Theo Washington** – Will be running for Mayor, Seat 1 for the Town of Eatonville coming election; will resign (from current seat) as required.

**Councilwoman Wanda Randolph** – received notice some time ago and waiting on the proposed draft for the Hungerford properties; the meeting (OCPS Board Meeting) is January the 6th at 10 a.m.; they will allow us to come to meeting to give input; thanked Brad for coming to meeting, offering prayers for his mother; inquired about the amount that will be given for the water situation (hoping to have this information by the end of January); Merry Christmas to all.

**Councilman Tarus Mack** – Pertaining to Seat #3 (vacancy), every candidate is qualified; condolences to anyone who have suffered any loss; inquired about the status of HostDime, will the free Wi-Fi be provided (will get with Mr. Daniels); congratulation to all who received a proclamation; thanked all for having the courage to run for office, it is a great commitment, will have to complete Sunshine Annual classes; congratulations to Mr. Daniels confirmation as the Chief Administrative Officer, felt it would have been more sufficient to have you sit in that seat after the election cycle; want to see the code enforcement (officer) who is doing a great job to get the help that he needs; thanked the staff for doing a good job; hoping to come to a conclusion about the water rate credit; discussed concern with the Catalina Park Policing Center (will get with Mr. Daniels); looking forward to December 18<sup>th</sup> Christmas on the Boulevard; enjoyed seeing the smiles on the children during the

Christmas Tree lighting; inquired about any lawsuit against the town (none that the town attorney is aware of); looking forward to filling seat #3 sooner than later; Merry Christmas and Happy New Year.

**MAYOR'S REPORT:** Angie Gardner – Condolences to Chester Glover (passed away) who worked for the county and worked with Val Deming's office; condolences to Rob Reiner and his family; congratulations Mr. Daniels; ask that the town council consider that the town cannot afford a water rebate over an asterisk, nothing was done wrong, those are real funds going out of the enterprise fund that was already in a deficit at one point over a million dollars, Mr. Daniels will give you the information but it is a mature decision that will be needed.

**ADJOURNMENT** Mayor Gardner Motions for Adjournment of Meeting; **moved** by Councilman Mack; **second** by Councilwoman Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:29pm.**

**Handouts:** agendas (workshop and regular meeting); (35 of 58) Exhibit B Project Budget Sheet for Eatonville Resilience and Recovery Community Development Block Grant Disaster Recovery; Resolution 2025-43; Resolution 2025-44; Resolution 2025-45; TOE Statement of Revenue and Expenditures.

**Respectfully Submitted by:**

**APPROVED**

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**Veronica L King, Town Clerk**

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**Angie Gardner, Mayor**