



# HISTORIC TOWN OF EATONVILLE, FLORIDA

## REGULAR COUNCIL MEETING

### MEETING MINUTES

Tuesday, February 20, 2024, at 7:30 PM

Town Hall (Council Chamber) - 307 E Kennedy Blvd. 32751

**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.*

#### 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, Town Clerk.

**PRESENT:** (5) Councilwoman Wanda Randolph, Councilman M. Daniels, Councilman Theo Washington, Vice Mayor Rodney Daniels, Mayor Angie Gardner

**STAFF:** (7) Demetrius Pressley, **Chief Administrator Officer**, Veronica King, **Town Clerk**, Clifford Shepard, **Town Attorney**, William Rivera, **EPD**, Katrina Gibson, **Finance Director**, Valerie Mundy, **Public Works**,

#### INVOCATION AND PLEDGE OF ALLEGIANCE:

Rev. Critton led the Invocation followed by the Pledge of Allegiance

#### APPROVAL OF THE AGENDA:

**Mayor Gardner Motions** to add a new item (March 19<sup>th</sup> Meeting Reschedule) and move item #2 (Conceptual Master Planning Proposal) from consent agenda to council decision; **Moved** by Councilman M. Daniels; **Second** by Councilwoman Randolph; **AYE: ALL, MOTION PASSES.**

**Mayor Gardner Motions** to approve meeting agenda with amendments; **Moved** by Councilman M. Daniels; **Second** by Councilman Washington; **Moved AYE: ALL, MOTION PASSES.**

#### CITIZEN PARTICIPATION - (5)

**NY Nathiri** – (**Conceptual Master Plan**) - Handout Provided to Council in prior workshop – provided same comments and reports as referenced in the workshop and handout pertaining to the Baker Barrios proposals. Acknowledged Mr. Pressley's assurance of including the analysis as part of record. Desire the best for the town and that proposals brought forth will be critiqued at the highest level and the right questions will be asked.

**Julian Johnson** – (**Conceptual Master Plan**) – We need help from somebody like an economist, who can come and understand our community; we need better than what is being proposed (work too hard to go for the free, do not trust the free things). Everyone is invited to the March 12<sup>th</sup> event; current council members have been invited via email, Crystal and Tarus Mack are also invited (candidates), the event is presented with a cookout vibe, want everyone to be comfortable and provide opportunity for the community to understand the candidate's vision for the town. Want to the right people for the town who can make right decisions; inquired about how did the firm (Baker Barrios) connect with the town, did the town attempt to connect with a firm who has the foundation of who we are and where we come from; believe we can come up with the plans ourselves and hire the people needed.

**John Beachum** – (**Conceptual Master Plan**) - White Maitland and Negro Eatonville have lived side by side for 55 years without a single instance of empathy. The spirit of the founders has reached beyond the grave, which

is why I am here. The Baker Barrios deal is a trojan horse deal, just like HostDime. With HostDime, the lawsuit was dropped and HostDime was able to build without impact fees. We received a demolished school and a trustee board who ran off with a million dollars. We are intelligent enough to make our own decisions.

Angela Johnson – **(Conceptual Master Plan with Baker Barrios)** – Baker Barrios are the architects on record for Host Dime, they have a relationship with Shultz and Bowen. Shultz and Bowen were the ones who had the Hungerford property application for changes to the comprehensive plan who is also connected to the Falcon Group who also came along with the comprehensive plan agreement. Ask the council to consider these connections and dig deeper. (Questions) What is the value of the services for a complete master plan; are they undervaluing their service just to be able to get back in the door with us; will they have a conflict of interest once the property is developed; can we come up with a plan for something we do not own; will the water tower be visible with the Baker Barrios plan; is the plan a conflict of interest for doing anything else on the property; is it inclusive of west street down to Forest City road; is this a contract that goes beyond the value of the cost of the \$220, 000? Please look at the proposal in detail and do not rush into something and then regret it later.

Representative Bruce Antone – **(Florida Museum of Black History)** – This is a pivotal moment for Eatonville (100 acres across the street); this is a proposal that I gave to Mayor Demings back in July of 2023. The proposal proposed putting the Florida Museum of Black History here in the Town of Eatonville. There is no funding for this museum unless Bruce Anton gets the funding. I was the genesis for this opportunity and created the legislation to set up the task force in Tallahassee. The task force will finish in June without a complete report, Palm Beach has 50 million on the table, Pete has about 20 million on the table, and there is a potential partnership with the Diamondback baseball team. I am the advocate for this museum, if I do not participate, nobody gets any money. If I drop out of this, there is no money for a museum. The tentative deal reached with Mayor Demings to get 30 million from Tallahassee for this museum, then Mayor Demings would ask the county commission for 30 million from the tourist development tax contended upon the county commission voting (\$60 million); it will include a museum, amphitheater seating \$7,500, a wedding chapel, banquet facility, and a 250 performing arts center. The proposal must demonstrate financial sustainability. This is a big task with serious competition.

**APPROVAL CONSENT AGENDA: (Item #1 Only) Mayor Gardner Motions to approve Consent Agenda** Approving of Council Meeting Minutes 12-19, 2023; **Moved** by Councilman M. Daniels; **Second** by Vice Mayor R. Daniels; **AYE: ALL, MOTION PASSES**

### **COUNCIL DECISIONS: (Moved item #2 from Consent Agenda to Council Decision)**

**Mayor Gardner Motions** for Approval of the Conceptual Master Planning Proposal (Moved from Consent agenda) **Moved** by Councilwoman Randolph; **Second** by Councilman M. Daniels with discussion (**Discussion**) Legal review and thoughts on the procurement: Architectural including landscaping architecture and engineering, state law requires the bidding process. Beyond this, the internal purchasing processes with thresholds would be used. The proposal was reviewed and was concluded that the town could use the services and the contract does say for free, if the services is free and the firm is qualified, then there are no issues. The donation could trigger the threshold, a bid is not required by the law, you cannot outbid zero (Pressley) the memos received including PEC will be attached to this proposal pending the approval of it and will show the support moving forward to consider and include the community. This will not be someone making a plan for the town without the town. The plan will include many of the residents that would love to be a part of the process from planning for the process to the finished product. The town's certified planner has included her comments inside (Gardner) The plan is being built by the community and guided by the Pols Institute as a moderator/facilitator, the document is being built by Baker Barrios, the plan is for the whole town, the proposal reads like other master planning group that has done this work (Washington) Want to hear pros and cons from the planner (Randolph) all parties involved in this process needs to be to answer questions and give the community a chance to understand and ask questions. We have a plan, starting somewhere, and we will ensure collaboration between the community as to what we want and what we want to see; **AYE: Councilwoman Randolph, Vice Mayor R. Daniels, Mayor Gardner; NAYE:**

Councilman Washington, Councilman M. Daniels; (Comments) Pressley will bring to the next workshop the planner as well as Baker Barrios to have further discussion. **MOTION PASSES;**

**Mayor Gardner solicit feedback on moving the Council Workshop and Meeting from Tuesday, March 19, 2024 to Tuesday March 26, 2024 (Due to the Election on March 19<sup>th</sup>); meeting will be held at the normal times; (Not Vote Required); Council Workshop and Meeting have been changed from March 19<sup>th</sup> to March 26<sup>th</sup> by consensus of Town Council.**

## **REPORTS:**

**CHIEF ADMINISTRATIVE OFFICER: Demetrius Pressley** – Acknowledged staff for efforts towards recognizing black history month; the chief event was successful (presented the 100-day plan to the community), raffle off a television at the event in support of their community policing initiative that they're getting ready to implement through the grant from the Department of Justice; the water improvement opportunities are being implemented; the stakeholders meeting on February 26, 2024, at 5:30 p.m., covering solid waste issues within the town (flyer has been distributed from door to door); received the criteria for the Museum of Black History and will be working to put a presentation together, document is due March 15<sup>th</sup>; on schedule to having a spring grand opening of the pool (will bring to workshop to discuss the council's desires);

**ATTORNEY: Clifford Shepard** – No Report

## **TOWN CLERK:**

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

**Councilman M. Daniels** – Condolences to the White and Dix's family; inquired on updates for the salary study and impact fees, new HR Director has met with the company NeoGov and working out the final numbers (about five months into that study), impact study will be brought the March workshop; Legal will bring forth a draft extension for the moratorium that will end at the end of May; inquired about anyone's knowledge of the information Representative Antone spoke about? In response, there was no breakdown in communication, he provided status and updates on other communities that are presenting viable options.

**Councilwoman Wanda Randolph** – Inquired about pending payments from Zora Festival, in response, yes, \$5,000 for the police department and an outstanding bill for the Denton Johnson Center, documents have been presented to PEC and pending information to proceed forward (pending meeting), will get with Chief to determine if police officers have been paid; asking for EPD to look into providing law enforcement in the Catalina area (Children are having to walk from Catalina to the Hungerford area), want to avoid risks to the children walking the sidewalks; Inquired updates on dumpsters, in response, legal is reviewing the amendments (will bring to council); the homeless ordinance is under legal review (will bring to council); recommend starting the planning for Juneteenth (Pressley receive information on during a parade and will start the follow up); inquired about the public record request process, in response, currently updating the file bank to do a more robust way of providing selective information on our website, internally working to improve the process (seeing a decrease in the amount of requests); acknowledged Ms. Mundy for the efforts being done.

**Councilman Theo Washington** – Acknowledged Ms. Mundy for her efforts; announced invited everyone to the February 24<sup>th</sup> Chamber event (2 – pm); condolences to the families that lost loved ones.

**Vice Mayor Rodney Daniels** – Condolences also to his families

## **MAYOR'S REPORT**

**Mayor Angie Gardner** – In response to Councilman Daniels, conversations with Representative Antone are the same with you, Mr. Presley, and other, without the land, it will be hard to determine where the museum of that magnitude would go, this planning process will help the process for the museum. The masterplan is needed, not because it is free because it is by a reputable company, I hear the concerns, but we need to get moving; Condolences to everyone; acknowledged Ms. Mundy for her efforts.

**ADJOURNMENT** Mayor Gardner Motions for Adjournment of Meeting; **Moved** by Councilman M. Daniels; **Second** by Councilman Washington; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 8:21 P.M.**

Respectfully Submitted by:

**APPROVED**

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**Veronica L King, Town Clerk**

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**Angie Gardner, Mayor**