



HISTORIC TOWN OF EATONVILLE, FLORIDA REGULAR COUNCIL MEETING MEETING MINUTES

Tuesday, August 6, 2024, at 7:30 PM

Denton Johnson Center (Location Change) – 400 Ruffle Street. 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.*

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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: (5), Mayor Angie Gardner, Vice Mayor Theo Washington, Councilman Rodney Daniels, Councilwoman Wanda Randolph, Councilman Tarus Mack

STAFF: (6) Demetrius Pressley, **Chief Administrator Officer**, Veronica King, **Town Clerk**, Clifford Shepard, **Town Attorney**, Chief Stanley Murray, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE:

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

APPROVAL OF THE AGENDA:

Mayor Gardner Motions to **APPROVE** the meeting agenda; **Moved by** Vice Mayor Washington; **Second by** Councilman Mack; **AYE: ALL, MOTION PASSES.**

CITIZEN PARTICIPATION – (5)

Glen Gilzean (Supervisor of Election introduced by the Mayor) – also Chairman of the African American History Task Force for the State Department of Education, as of Thursday (8-7-24), because under state law, African American history is mandated to be taught to all of our kids,; Eatonville is an early voting precinct where anyone in Orange County can vote (820,000 active voters), be a part of history and vote in Eatonville; out of 22 sites, Eatonville is performing better than five or six of them (2,100 individuals working the polls). Do not just stop and vote, stop and check out one of the restaurants and spend your resources in the Town of Eatonville, get ten people to the polls between now and the end of early voting.

Joyce Irby – Recognized the success of the night market; urged to stop the abuse of the town, was swindled out of \$1000 in the name of the Mayor and the town, concerned that Mike Johnson is being considered to be put in a position to continue to take advantage of the people's money (Break the cycle of abuse in Eatonville – average salary is \$28,000).

Anthony Grant – Expressed concerns about the process for adopting impact fees; allowing for a more comprehensive study; why fire, transportation, apartments, and water and sewer are not included, after a year of the compiling there is a lot of revenue that is not included. Why the rush instead of taking a comprehensive approach to

the study? Commend the Mayor and Council on the efforts to get this done.

James Benderson – Expressed concerns with appointing an alternate to the Historical Preservation Board; not addressed in the code.

Angela Johnson – Inquired about the accounts payable job posting removed from the town's website (has it been

filled); the timing of budget process needs to be improved; at 310 Amador Circle grass is growing up through the drain and needs attention from public works; what is the estimated revenue from Inscribe, in a previous workshop it was stated that there would be a decrease in the general fund revenue (unsure how there will be an increase in tax revenue but a decrease in actual revenue); request response to email that have been sent to administration.

PUBLIC HEARING –

Approval of 1st Reading of Ordinance 2024-3 Adopting of Municipal Impact Fee Study. (Preamble Read) Overview was given by a representative (Shawn Ocasio) from the financial consultant (Raftelis): the study is for the first time implementation of fees for police, parks and recreation, general government, and administrative services, fire was not a part of the scope, because the fire is provided by the county, there are no costs and assets to recover on the part of the fee, the analysis did not include wastewater and transportation (scope was for the municipal services), one of the requirements to develop an impact fee is to have the capital infrastructure owned by the municipality in order to recover the costs; the implementation and application of fees are on all residential units on a per dwelling basis that includes single family homes, mobile homes, and multifamily apartments which is a part of the analysis; (Pressley) based on the original feasibility study, it was not advantageous at the time to include transportation, that time, the wastewater and sewer is being done through the town's Florida rural water account (two weeks away from receiving the numbers on the rate study). **Public Comments:** Angela Johnson – disappointed that it was not brought to workshop to hear feedback from the council on their understanding of the report; urged to clearly define the dwelling units and differences in the amount per unit to include the table and the standards. There have been concerns about multifamily construction and developers not covering their share of costs. Inquired as to what was the notice mentioned, a notice in the newspaper of general circulation within the town (Section 43-29, page 20), when and where was it noticed; expressed a need to get on a timetable to roll out the fees along with the water and sewer and transportation since there is a need for them. Anthony Grant – inquired as to if the Florida Rural Water will be doing a impact study or a water rate study (water rate study); will move forward at some point with impact fee study to include transportation; (Pressley) confirmed that there was a workshop on June 4th at town hall and properly noticed, (Legal) provided the language in the ordinance that spoke to the definition of a dwelling: (Section 43-3, General Definition) - Dwelling unit is defined as a building or a portion thereof, which is designed for residential occupancy, consisting of one or more rooms, which are arranged, designed, or used as living quarters for one family only. The terms shall not include hotels, motels, time-shares, or tourist, or trailer camps allowing a rental of less than three months. **Council Comments:** The potential revenue is included in the proposed budget and consist of \$522,000 (Police), \$173,000 (General), \$55,000 (Park/Recreation/Residential); general government is for commercial and residential and parks for residential; the period of time is 2025 to 2045; if approved the fees does not go into effect for 90 days to allow for advertisement and notification, there is a legal notice that goes into the newspaper for a general ordinance which is done on the second reading. **Mayor Gardner Motions to APPROVE the 1st Reading of Ordinance 2024-3 Adopting of Municipal Impact Fee Study. Moved by Councilman Mack; Second by Councilwoman Randolph; AYE: ALL, MOTION PASSES.**

APPROVAL CONSENT AGENDA: Mayor Gardner Motions to APPROVE Consent Agenda; Moved by Councilman Mack; Second by Councilwoman Randolph (ACTION RESCINDED);

COMMENTS: Request was made to move item #2 (Approval of Resolution 2024-23 Appointment of Alternate Board Member to the Historic Preservation Board) to Council Decision; **Mayor Gardner Motions to APPROVE the council meeting minutes for July 16, 2024 only and moving item 2 to council decision and approving;** Moved by Vice Mayor Washington; **Second by Councilwoman Randolph; AYE: ALL, MOTION PASSES. Comments: (Response to a public comment)** All the boards are created by the council who determine how they best operate, the council can decide to have an alternate board member, whether it is or not stated in the bylaws (the code), it is easy to add, but not required to be stated.

COUNCIL DECISIONS:

Approval of Resolution 2024-23 Appointment of Alternate Board Member to the Historic Preservation Board (Moved from consent agenda); Mayor Gardner Motions to **TABLE** Resolution 2024-23 Appointment of Alternate Board Member to the Historic Preservation Board; Moved by Councilman Daniels; Second by Councilwoman Randolph; AYE: ALL, MOTION PASSES/ITEM TABLED. Comments: Tabled until the application documentation is provided.

Approval of Approval To Sell Two Inoperable/Damaged Patrol Vehicles Mayor Gardner Motions to **APPROVE** Approval To Sell Two Inoperable/Damaged Patrol Vehicles; Moved by Councilman Mack; Second by Councilwoman Randolph; AYE: ALL, MOTION PASSES. Comments: the vehicles are two old to repair, transmission in one of the vehicles is too expensive to fix, the other has an engine problem; purchased two replacement vehicles (Impalas at 40, 000 miles and 60, 000 miles) for the price of \$10 each.

REPORTS:

CHIEF ADMINISTRATIVE OFFICER: Demetrius Pressley – Founder’s Day event will take place on the 17th to include a morning RSVP event and 9am breakfast and in the afternoon, a celebration from 5:00 – 8:00 p.m., will promote the historical opportunity of early voting through entertainment and sponsorship from the Supervisor of Election; had a stakeholders meeting; council should have received a bi-monthly report to review the many happenings within the departments and the administration; acknowledged staff diligence during the tropical storm (Debbie); received the asset management plan (one of the final step of the SRF Funding), need to workshop and approve resolution for the release of funds (for drinking and clean water funding), this asset management plan is being done by Florida Rural Water, which helps manage the current infrastructure to ensure there is a plan for housing, a rate study will have to be implemented; have an active after school program through the recreation department (partnered with the boys and girl’s club); had over 200+ individuals who came out to the midnight basketball; received over thirty applications for the CRA executive director position (closing date is August 12); food program is going very well;

ATTORNEY: Clifford Shepard – Addressed a question as to if the Mayor could vote on the reimbursement of legal fees; Commissions on ethics has determined that there is no conflict according to F.S. 112.3135, because there was no conflict according to F.S. 286.012, a member of the state, county or municipal government board commission or agency who is present at a meeting of any such body at which an official decision or official act is to be taken or not, may not abstain from voting in regard to any such decision, ruling or act and the vote shall be recorded or counted for each such member present unless with respect to any such member there is or appears to be a possible conflict of interest under the statutes (have to vote if there is no conflict).

TOWN CLERK: Veronica King – all meetings will take place at the Denton Johnson Center due to early voting, there is a code enforcement meeting tomorrow (8-7-24) to include the next council workshop and council meeting on the 20th (Election day is on the 20th); thanks to everyone who contributed to Christmas in July, Eatonville actually collected the most donations and they were delivered to Orlando Health (Arnold Palmer), which consisted of fourteen boxes and two bikes.

TOWN COUNCIL REPORT/DISCUSSION ITEMS-

Councilman Rodney Daniels – would like to look into the historical preservation board qualifications, maybe consider a three-member board and should reside in the Town of Eatonville, having expertise; inquired about officers taking vehicles home, supervisors are allowed (there six supervisors); thanks to the staff for preparing the sidewalks and speed bumps; expressed concerns about emails not be answered in a timely manner; the

importance of staff dressing appropriately (not wearing jeans); acknowledged the night market, did not attend but received great feedback.

Councilwoman Wanda Randolph – Expressed issues of concern with the basketball goals to minimize injury; would like to get together with Mr. Pressley to figure out some type of authority or rules of how to do it (it's been about 18 months since this item has been brought); still waiting on the clean-up in Lake Lovely Park pertaining to the oil spill previously mentioned; there is a two-story building that is deteriorating that needs attention before someone get hurts;

Councilman Tarus Mack – Received phone calls about trash not being picked up by Waste Connection, contract is up and going through the process of bidding and will have the ranking in the month of September and maybe one of the council members can sit on that committee; inquired about a contract with HostDime and is there an anticipation date (a letter is being prepared address the owner, no updates at this time), there was an amendment done in June with a timeframe that was not met, gave an opportunity for the owner to respond; there need to be penalty of fees associated with the contract, legal recalled a payment that was approved to be made as an reimbursement to HostDime to offset some infrastructure costs, the court contract that was drafted indicated that being so far behind and without being waived by the council, that the town could take over the project, will be impossible to legally enforce because it is not a legal provision of the contract; acknowledged the farmer's market as a great event, encouraged everyone to come out to the next one in September (great job to Julian Johnson); inquired about any new lawsuits, there are no new lawsuits but a question as to if the town's insurance company will represent the UP Development existing lawsuit; acknowledged Edgewater High School football program, they youth will take a trip to the UK, this will be a great experience for them to play football against the NFL academy (Trip is August 9th); did not have the opportunity to do the back to school giveaway, will plan it in the second half of the school year; need to take advantage of the early voting in the historic Town of Eatonville; acknowledged Chief about coordinating the midnight basketball; Founder's day is on the 15th with an event on the 17th, looking forward to it.

Vice Mayor Theo Washington – Thank everyone for the support to the Town of Eatonville; need to ensure that the town's facilities are working properly as person come to have events within the town.

MAYOR'S REPORT - Mayor Angie Gardner – attended the Mayor's roundtable and one of the speakers was a veteran who spoke about mental health, inquired to Chief as to if there was some type of veteran's water therapy, would be something great for our veterans; if emails are sent with everyone names on it, I will not respond, no emails should be sent with everyone's name, on any given occasion, you might reply to all which is not a good practice, to talk to the mayor, send to the mayor and to send to Mr. Pressley for an administrative issue; the impact fee study was workshop weeks ago, it is the first impact study done, if we see something is not working, we can tweak it for the next one; Monday is red carpet for the school, invited everyone to come out and cheer the students on, they have to work hard during elementary (around 7:45 or 8 o'clock); the pool opening was bigger than what was thought in the beginning, glad the citizens are embracing and it is going to be extended hopefully to the school's curriculum (swim lessons); inquired about what emails that are not being responded to, emails from citizens are not being responded to in a timely manner, an email regarding a legal response that was just given; acknowledged the staff, Mr. Pressley, and Chief for all the man power in assisting the night market.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; **Moved** by Councilman Mack; **Second** by Councilwoman Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 8:49 P.M.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Mayor