



MINUTES

City Commission Meeting

6:00 PM – Thursday, December 12, 2024 – City Hall

Invocation: Moment of Silence

Pledge of Allegiance: Commissioner Gary Ashcraft

Call to Order: 6:10 p.m.

Acknowledge of Quorum and Proper Notice

PRESENT: Commissioner Gary Ashcraft, Commissioner Christine Cruz, Commissioner Willie Hawkins, Vice Mayor Emily Lee and Mayor Michael Holland

1. Agenda Update: None

2. Approval of Minutes

November 7, 2024 City Commission Workshop - LDRs

November 21, 2024 City Commission Meeting

Motion made by Commissioner Hawkins, Seconded by Commissioner Cruz, to approve the Minutes. Motion passed on the following vote:

Voting Yea: Commissioner Ashcraft, Commissioner Cruz, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

3. Audience to be Heard

George Warren, owner of Bay Pharmacy, expressed concern regarding the bulb-outs being installed by the Florida Department of Transportation (FDOT) on Bay Street. He thanked the City for his parking spaces in the City parking lot and help with the FDOT project. He cited concerns with traffic backups due to the construction. He asked the City to support no bulb-outs at Bay Pharmacy.

Tom Carrino, City Manager, stated he has asked FDOT to clean-up the construction areas. He noted City staff attends their bi-weekly construction meetings.

Platt Loftis, WastePro of Florida, discussed the City's solid waste agreement and recycling versus incineration due to the environmental impact. He noted that his company had also approached ReWorld (Covanta) to see if they could take their material there if that is what the City wanted to do; however, they were told that no additional materials could be accepted there. He stated he did not feel that left them on a level playing field with Waste Management; however, he did not intend to disparage Waste Management as they are both fine companies.

4. Consent Agenda

Mr. Carrino noted there is an error in Resolution Number 24-107. He asked if it could be corrected on the fly or would it have to be brought back at a future date.

Sasha Garcia, City Attorney, stated it would have to be pulled from the Consent Agenda and the Finance Director would have to explain the correction to the Commission prior to it being voted on.

4.1 City Commission Meeting Schedule 2025

4.2 Resolution Number 24-109: Approving a Purchase in Excess of \$50,000 for a Public Utilities Replacement Sewer Truck

4.3 Resolution Number 24-111: Authorizing a utility incentive credit of \$25.00 for utility customers who sign up for both e-billing and autopay services

4.4 Resolution Number 24-112: Amendment in the amount of \$3,921,714.05 to the FY24/25 Budget for Carry-over of FY23/24 encumbered by purchase order funds

4.5 Resolution Number 24-113: Approving Disbursement of American Rescue Plan Act Funds for the Conversion of Septic Systems to City Sewer for Johnson's Point Project

Motion made by Vice Mayor Lee, Seconded by Commissioner Hawkins, to approve the Consent Agenda minus Resolution Number 24-107. Motion passed on the following vote:

Voting Yea: Commissioner Ashcraft, Commissioner Cruz, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

5. Ordinances, Public Hearings, & Quasi Judicial Hearings

5.1 Resolution Number 24-107: Amendment in the amount of \$7,726,900 to the FY24/25 Budget for carry-over of FY23/24 unencumbered budgeted funds

Attorney Garcia read Resolution Number 24-107 by title: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, for the General, Sales Tax, Community Redevelopment, Building Services, Water/Sewer, Water/Sewer R&R, Stormwater, Park Impact Fees, Water Impact Fees and Economic Development Funds and by adjusting expenditures; repealing all resolutions or parts of resolutions in conflict herewith; and providing for an effective date.

Lori Carr, Finance Director, explained the resolution should say \$1,895,700 rather than the \$7 million figure.

Attorney Garcia opened the public hearing at 6:22 p.m. There being no public comment, the hearing was closed at 6:22 p.m.

Motion made by Commissioner Ashcraft, Seconded by Commissioner Cruz, to approve Resolution Number 24-107. Motion passed on the following vote:

Voting Yea: Commissioner Ashcraft, Commissioner Cruz, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

5.2 Resolution Number 24-110: Sixth Addendum to the Amended and Restated Solid Waste and Recycling Collection and Disposal Contract

Attorney Garcia read Resolution Number 24-110 by title: A Resolution by the City Commission of the City of Eustis, Lake County, Florida, approving a sixth addendum to the Amended and Restated Solid Waste and Recycling Collection and Disposal contract; repealing all resolutions or parts of resolutions in conflict herewith; and providing for an effective date.

Mr. Carrino explained the City is in the process of doing a solicitation for waste hauling services; however, the contract with Waste Management expires in January. Therefore, staff has requested a short extension and WMI has agreed to a one month extension to get the City through the solicitation process.

Attorney Garcia opened the public hearing at 6:23 p.m. There being no public comment, the hearing was closed at 6:23 p.m.

Motion made by Commissioner Ashcraft, Seconded by Commissioner Cruz, to approve Resolution Number 24-110. Motion passed on the following vote:

Voting Yea: Commissioner Ashcraft, Commissioner Cruz, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

5.3 SECOND READING

Ordinance Number 24-39: Amending Chapter 2, Article VI – Procurement Procedures

Attorney Garcia read Ordinance Number 24-39 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; deleting and replacing, in its entirety, Chapter 2, Article VI, Division 2 Procurement Procedures of the Code of Ordinances for the City of Eustis; repealing any and all conflicting ordinances; providing for severability; codification; an effective date; and publication according to law.

Attorney Garcia opened the public hearing at 6:24 p.m. There being no public comment, the hearing was closed at 6:24 p.m.

Motion made by Commissioner Ashcraft, Seconded by Commissioner Hawkins, to adopt Ordinance Number 24-39 on final reading. Motion passed on the following vote:

Voting Yea: Commissioner Ashcraft, Commissioner Cruz, Commissioner Hawkins, Vice Mayor Lee, Mayor Holland

6. Other Business

6.1 Waste Collection Services Discussion

Mr. Carrino reviewed the waste collection services solicitation and indicated they received responses from three providers - Waste Management (the current provider), WastePro and Coastal. He explained that each company was required to submit a base bid which was based on the services currently being provided; however, they were also allowed to provide alternative services. He indicated that Waste Management submitted a base bid but they also submitted an alternative form of service which consists of taking waste and creating energy in conjunction with Reworld and Covanta. He stated staff wanted Waste Management and Reworld to present to the Commission to explain their alternate proposal prior to trying to negotiate a contract. If the Commission would like to move forward with that alternate, the selection committee has recommended the Waste Management alternate bid as the number one response. If the Commission is comfortable with the waste to energy concept, then staff would proceed with negotiations and presentation of a contract in January. He noted that staff had asked WMI to ask Reworld to confirm that they have the capacity to accept the City's waste. He provided a letter to the Commissioners from Reworld confirming that capacity.

Jose Boscan, Government Affairs Manager with Waste Management, thanked the Commission for allowing them to serve the City's residents for the past 38 years. He indicated that WMI was the lowest bidder in the solicitation process. He commented on the transition plan and stated that by state statute waste to energy is considered recycling. He cited other cities they

serve that have also transitioned to the waste to energy program. He stated they would work closely with City staff to educate the public about the new process.

Patrick Walsh, Area Asset Manager for Reworld Lake, explained the history of the waste to energy process, provided a three-minute video that explained the process from start to finish and provided an overview of the company. He noted that air pollution control technology is a key piece of the process and makes it more environmentally friendly. He cited the amount of metal that is salvaged each year. He stated that landfills have been identified as super generators of methane and their incinerator emits no methane. He provided some statistics regarding the Lake County and nationwide facilities.

Commissioner Hawkins confirmed the Okahumpka facility was constructed in 1991 with Mr. Walsh indicating Okahumpka is not one of their customers and that the facility is now located in the City of Leesburg. He confirmed they have had no negative feedback from Okahumpka. He added that their emissions record is stellar.

Commissioner Cruz asked about how often DEP inspects with Mr. Walsh responding they do surprise inspections at least quarterly. He added they do stack testing every January but they also have minute by minute monitoring which is available online. He confirmed they do receive materials from other counties as well as Lake County.

Vice Mayor Lee asked how many employees they have with Mr. Walsh responding they currently have 42 which will increase to 48 in the next year.

Mayor Holland asked if other members of the Commission could tour the facility with Mr. Walsh responding positively.

Commissioner Cruz asked what the impact would be on the residents.

Doug McCoy, Senior Manager for the WMI Wildwood office, responded there is very little the residents would do differently. He indicated that they would be working with the City on an education program. He explained they will not have to separate their recyclables any longer but could put everything in both containers. He commented on the Villages agreement with Reworld and how it was endorsed by some of the environmental groups. He explained how materials are currently handled versus how they will be handled.

Commissioner Hawkins asked if yard waste would also go there with Mr. McCoy responding that only garbage and recycling would go to the incinerator all other waste such as bulk items would go to their Wildwood transfer station.

Commissioner Cruz asked if hurricane debris would go to the facility with Mr. McCoy commenting on their and the City's collection of storm debris. He indicated they will always pick up what they can unless it is a catastrophic event.

Commissioner Ashcraft asked why staff is recommending WMI over the other two companies with Mr. Carrino responding that their proposal was the lowest cost to the residential customers. He confirmed that it is more than what the City is currently paying which is \$19.02 per month per residential pickup. The alternative will be \$21.80 per month per residential pickup. He indicated that the selection was based on cost as well as reduction in environmental impact.

Mr. Carrino explained how the selection committee reviewed the proposals. He stated that the City would be well served by any of the companies that submitted.

Vice Mayor Lee asked if it is true that a lot of the items placed for recycling are instead put in with regular trash due to them not being cleaned out.

Mr. Boscan responded that any contaminated items are separated and taken to the landfill. He stated that would not be a problem with the new program.

CONSENSUS: It was a consensus of the Commission for staff to move forward with negotiating the waste collection agreement with Waste Management.

7. Future Agenda Items and Comments

7.1 City Commission

Commissioner Ashcraft asked about the Habitat for Humanity discussion with Mr. Carrino indicating they do not yet have an update on Habitat. Commissioner Ashcraft complimented staff on the Light Up Eustis event. He thanked the rest of the Commission and staff for all of their hard work throughout the year.

Commissioner Hawkins noted the Special Needs Christmas party was being held on Friday from 6-8 p.m. at the Women's Club. He also announced that the Eustis African American Heritage Committee would be holding their gala on Saturday from 7 p.m. to 11 p.m. He agreed with Commissioner Ashcraft's comments on how well the Commission works together and expressed appreciation for the Commissioners and staff.

Vice Mayor Lee asked to have a retreat scheduled with presentations by each department on their goals. She expressed dismay about the vandalism that occurred to the Christmas trees put up outside the Clifford House. She noted that the Sugar Plum Fairies won. She expressed thanks to the rest of the Commission, staff and City Attorney. She reported on America in Bloom and indicated they would recommit in January. She thanked staff, the City Manager and Assistant City Manager for their assistance with the program. She stated they will be purchasing new planters for downtown and thanked everyone for their support.

Commissioner Cruz noted that the meeting would be the conclusion of her time on the Commission. She expressed her gratitude for being able to serve on the Commission. She welcomed Commissioner-elect George Asbate. She thanked the rest of the Commission and staff for their work for the City and complimented everyone on their professionalism and behind-the-scenes hard work. She thanked the residents for their input and support.

Mayor Holland presented Commissioner Cruz with a plaque in recognition of her service on the Commission.

7.2 City Manager

Mr. Carrino commented on the discussion regarding smoking in public areas and reported that Parks and Recreation and Public Works are working to get signs installed for no smoking in the playgrounds. He noted the Kimley-Horn presentation and stated staff is working on the update. He added they are working to schedule meetings with major property owners and Commissioners. He stated that the Master Plan adoption will be brought to the Commission and the CRA Board. He thanked the Commission and staff for their support.

Vice Mayor Lee asked if there would be a CRA workshop with Mr. Carrino indicating they have to coordinate with the Eustis Housing Authority on a date to discuss priorities in the CRA district.

7.3 City Attorney

Attorney Garcia wished everyone a happy holiday.

7.4 Mayor

Mayor Holland thanked the Commission for their work for the City and staff for their support of the Commission. He thanked Parks and Recreation for their work and the Events and Tourism departments for the Light Up and First Friday events. He wished everyone Merry Christmas and happy holidays.

8. Adjournment: 7:30 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 of the meeting can be obtained from the office of the City Clerk for a fee.*

CHRISTINE HALLORAN
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner