



City of Eustis

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TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: August 6, 2026

RE: Resolution Number 2026-68: Interlocal Agreement with Lake County for Use of Impact Fees

Introduction:

Interlocal Agreement between Lake County and the City of Eustis for use of Impact Fees related to the expansion of the Eustis Memorial Library.

Background:

For FY 2024/2025, the library entered into an agreement to receive 50% of the amount spent for design documents for an expansion project. This was considered phase one of three phases to secure funding for the library expansion with impact fee funds. We received \$12,500 in reimbursement for design documents.

This year, we have submitted phase two requesting the initial construction costs for the expansion of the community room. The plans for this expansion include doubling the space of the Community room. The impact fees cover expansion of public meeting space or reconfiguration to allow space that was not available to the public, previously. This phase of the project includes funding from the County in the amount of \$157,936.63 (50% of the total construction costs).

Recommended Action:

Staff recommends approval of this agreement.

Policy Implications:

By accepting County Impact fee funds, the expanded community room will be available to all county residents with the same restrictions as County library meeting space.

Alternatives:

By not signing this agreement, it would preclude receiving any further funds of this project. If the project is then cancelled, all monies we received in phase one would need to be refunded.

Budget/Staff Impact:

This expansion project is in the CIP for FY 2026/2027 and 2027/2028.

Prepared By:

Ann Ivey, Library Director

Reviewed By:

Miranda Burrowes, Deputy City Manager