



MINUTES

City Commission Meeting

6:00 PM – Thursday, June 20, 2024 – City Hall

INVOCATION: MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE: COMMISSIONER GARY ASHCRAFT

CALL TO ORDER: 6:02 P.M.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

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

1. AGENDA UPDATE: None

2. APPROVAL OF MINUTES

June 6, 2024 City Commission Meeting

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

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

3. PRESENTATIONS

3.1 Presentation on G3C2

Tom Carrino, City Manager, explained the intent was for a discussion with G3C2 pursuant to a request from the Commission. He added that there is a draft master plan now available to distribute to the Commission. He indicated the plan is to have a future meeting to present the plan to the public. He stated he would prefer to first have one-on-one meetings with the Commission and staff to discuss the draft plan. He added that the development team has not yet seen the draft. He explained that staff wanted to make revisions prior to them receiving it; however, they will get a copy prior to the public meeting.

The Commission asked how long the draft has been in revisions with Mr. Carrino estimating a month and a half. He indicated they are on the third draft. He stated staff would send the draft plan to the Commission.

It was a consensus of the Commission for Mr. Carrino to proceed as suggested with the one-on-one meetings first.

Mr. Carrino confirmed for the Commission that the development team has been involved in the development of the draft master plan. He noted that the development team will not build exactly what is laid out in the plan as they need to build what is indicated in their market study.

Gerry Guenther commented that it has been almost two years since they started the process. He indicated they have been very involved in the master plan process and they are ready to get started.

Derrick Wallace commented on the need to master plan the entire downtown, not just the Central Business District.

Mayor Holland stated the City only has one chance to get the project right. He asked if they see any roadblocks to the company's working together to develop the three downtown blocks.

Mr. Guenther indicated their only concern is the economy with Mayor Holland acknowledging the issues presented by the economy.

Vice Mayor Lee asked how the companies will work together with Mr. Wallace explaining they will probably not do everything in the master plan but they will work with all parties that need to be involved.

Mr. Guenther stated their goal is to revitalize downtown Eustis and, they may not personally do everything, they will bring in the resources to do those things they may not have the specific skills for. He confirmed that the Commission will have to approve everything.

Commissioner Hawkins asked if there is an issue who does the City reach out to with Mr. Guenther and Mr. Wallace both indicating they could contact either of them.

Mr. Wallace stated they understand how important this project is to the City and the City can rely on them to not bring any internal stuff to the table. He indicated they are in it for the long haul with the City.

The Commission thanked them for attending and answering their questions.

4. AUDIENCE TO BE HEARD

Nan Cobb thanked the Commission, staff, and employees for their support, hard work and dedication during her time in office. She commented on her positive experience in working for the City of Eustis.

Mayor Holland presented former City Commissioner Nan Cob with a recognition plaque for her years of service on the Commission.

Mayor Holland commented on recent news accounts regarding an incident and his service as the campaign treasurer for a candidate. He apologized for the situation and stated he has since resigned as that individual's campaign treasurer. He indicated when he agreed to be that individual's campaign treasurer he did it as a private citizen and not as Mayor for the City of Eustis.

5. CONSENT AGENDA

5.1 Resolution Number 24-45: School Resource Officers SY 2024-2025

5.2 Resolution Number 24-50: Purchase in Excess of \$50,000 for Event Sound & Lighting

5.3 Resolution Number 24-51: A Resolution Providing Notice of a Pending Live Local Act Ordinance

Motion made by Vice Mayor Lee, Seconded by Commissioner Hawkins to approve the Consent Agenda. Motion passed on the following vote.

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

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 24-49: Johnson's Point Townhomes Subdivision Final Plat (Alternate Key Number 2857340)

Sasha Garcia, City Attorney, announced Resolution 24-49: A Resolution of the City Commission of the City of Eustis, Florida; approving a final subdivision plat for Johnson's Point Townhomes, a 14-unit townhome subdivision, on approximately 1.98 acres of property located at the northwest side of the intersection of County Road 44 and Grand Island Shores Road (Alternate Key Number 2857340).

Mike Lane, Director of Development Services, reviewed the proposed resolution approving the plat for Johnson's Point. He cited the specifics of the project and noted the requested waivers for the lot sizes and change to the required buffer. He confirmed all required public notices were completed and stated staff's recommendation for approval along with the requested waivers.

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 Hawkins, to approve Resolution Number 24-49. Motion passed on the following vote:

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

7. FUTURE AGENDA ITEMS AND COMMENTS

7.1 City Commission

Commissioner Hawkins commented on the outpouring of support for a long-time Eustis High School teacher and former swim coach who is now in hospice. He cited the large number of vehicles that went past her home during the parade.

Mayor Holland indicated that he had been approached about doing a Celebration of Life on the pool deck whenever she passes.

Commissioner Ashcraft thanked the Events team for the tremendous opening event for the Clifford House. He noted an upcoming comedy show on Saturday, July 6, 2024, presented by Darius Kerrison.

Commissioner Hawkins noted that Coach Johnny would be hosting a remote control RC boats event on the lake the same day in the morning.

Mayor Holland asked Commissioner Hawkins when the recognition dinner would be held for Carla Miller Mitchell with Commissioner Hawkins stating it is scheduled for August 31st at the Community Building. He indicated it is by invitation only and he would arrange a table for the City Commission.

Vice Mayor Lee welcomed her son and granddaughters. She commented on the tremendous efforts of the Events and Public Works teams on the Clifford House. She cited the Eustis in Bloom committee and their work on the landscaping at the house. She indicated a meeting was held with the downtown businesses regarding how to beautify the downtown area. She stated the America in Bloom evaluators came to town and started with the Clifford House. She explained they will be beautifying the downtown and then the cemetery through the Eustis in Bloom program. She cited the need for volunteers to assist with all of the work.

7.2 City Manager

Mr. Carrino reminded everyone that the July 4th Commission meeting was cancelled as well as the August 15th meeting due to the annual League of Cities conference. He highlighted the Hometown Celebration to be held on July 5th. He requested that they hold a "shade" meeting prior to the regular July 18 Commission meeting. He asked to start the meeting at 5:00 p.m. since they may be discussing three separate contracts for police, firefighter and lieutenant.

The Commission indicated the date and time for the "shade" meeting was good.

Mr. Carrino noted the Budget Workshops scheduled for July 8, 9, 10 and 11.

Mayor Holland explained that on those dates Commissioner Ashcraft would have to work until 6:00 p.m. Therefore, the workshops have been scheduled to begin at 6:30 p.m. but with a strict end time of 8:00 p.m.

Mr. Carrino commented on the request by Commissioner Hawkins to have more time to meet with departments and indicated that would occur after the budget workshops are completed.

7.3 City Attorney

Mayor Holland asked Attorney Garcia about a gentleman that has called the Commissioners about the First Friday events and expressed concern about politicians creating issues at the events. He asked to have a conversation about what is legal or not legal and what is constitutional or not constitutional. He asked to have that conversation as soon as possible and requested that she contact the gentleman and inform him when the meeting will be held.

Attorney Garcia indicated she scheduled a meeting with the Events Manager to discuss the special events process and application.

Mayor Holland stated they did not want to violate anyone's constitutional rights; however, they also need to protect their citizens.

7.4 Mayor

Mayor Holland complimented staff on the Clifford House opening and grounds. He expressed thanks to Events and Public Works. He cited the new mural on the Citrus Museum. He then announced that the next Sunday there would be a send-off party at Brick and Barrell for Miss Eustis and Miss Georgefest who will be going to the Miss Florida contests.

8. ADJOURNMENT: 6:38 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