



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: MAY 15, 2025

RE: RESOLUTION NUMBER 25-24 AUTHORIZING THE RECORDING OF  
LIENS ON DELINQUENT UTILITY ACCOUNTS

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## **Introduction:**

On September 7, 2017, the Commission adopted Resolution Number 17-10, which approved implementing property liens for qualifying delinquent utility accounts. The purpose of recording a lien is twofold:

- 1) To recover the City's water, wastewater, stormwater, irrigation, reclaimed water and garbage services previously provided but not paid.
- 2) To follow Florida Statutes. F.S. 159.17 *Lien of Service Charges* requires any city issuing revenue bonds to have property liens on utility systems for non-payment of services provided. The City currently has Water and Sewer Series 2016 Revenue Bonds.

Staff identified accounts over 90 days delinquent. With proper notice provided, the City discontinued utility services upon failure of the property owner to pay for water, wastewater, irrigation, stormwater and garbage services. The City has exhausted all collection options. With the Commission's approval, liens will be applied to the accounts listed on Exhibit A.

## **Background:**

The City provides various utility services to properties throughout the City, including water, wastewater, stormwater, irrigation, reclaimed water, and garbage services. To be in compliance with Florida Statutes and provide prudent measures to recoup utility service reimbursements, the staff recommends recording liens on qualifying delinquent utility accounts.

This applies to owner occupied accounts only. Unpaid tenant or former occupant accounts do not qualify for a lien on the owner's property. Unpaid/past due bills for tenants or former occupants will remain on the books. In the event they return to the City and want to establish utility service, we require them to pay the past due amount and collect the deposit.

**Recommended Action:**

Staff recommends approval of Resolution Number 25-24 authorizing the recording of liens for the properties listed in Exhibit A.

**Attachments:**

Exhibit A: Properties to be lienied.

**Prepared By:**

Nichole Jenkins, Water Customer Service Manager

**Reviewed By:**

Lori Carr, Finance Director

## ATTACHMENT A: PROPERTIES TO BE LIENED

ACCOUNT	NAME	ADDRESS	DATE OF LAST PAYMENT	DATE CUT FOR NON-	DATE OF METER REMOVAL	ACCOUNT BALANCE	PROPERTY OWNERSHIP VERIFIED
27818-3	Jenkins, Steven	2709 Knollwood Trl	10/25/23	01/30/24	03/04/24	356.46	04/24/25
29916-0	Thomas, Betty	1942 E McDonald Ave	10/05/23	10/05/23	10/06/23	1,208.17	04/24/25
32722-0	Klancir, Dennis	1016 Pine Tree Dr	01/11/24	04/25/24	05/28/24	483.15	04/24/25
25030-0	Hale, Jonnie C	1007 Eustis-Grove St A	08/05/20	07/08/24	09/20/24	284.64	04/24/25
26170-0	Hale, Jonnie C	1007 Eustis-Grove B-C	02/13/24	05/23/24	07/24/24	334.92	04/24/25
24214-3	O'Berry, Michael	701 Donnelly St	04/05/24	06/10/24	07/19/24	130.81	04/24/25
34364-0	Butterfield, Douglas	37243 Sunrise Terr	02/26/24	06/04/24	07/19/24	127.68	04/24/25
36182-1	Hughes, William	50 West Court Dr	04/07/24	06/20/24	08/06/24	343.07	04/24/25
22586-2	Jafroodi, Ali	504 E Citrus Ave	N/A	07/22/24	08/26/24	245.48	04/24/25
40766-2	Mohammed, Abid	1206 S Dewey St	03/28/24	07/22/24	08/26/24	315.94	04/24/25
40750-1	Kissinger, Ryan	34615 Estes Rd	09/11/24	*FLAT RATE	SEWER	858.76	04/24/25
33036-0	Miller, Betty	28 Radio Ct	07/26/24	06/03/24	11/14/24	243.71	04/24/25
33576-0	Perry William Estate	1921 Seleen Dr	03/04/20	06/20/24	11/27/24	329.45	04/24/25
30984-6	Carpenter, Gregory	3101 Northwind Dr	08/13/24	12/03/24	01/22/25	154.87	04/24/25
27668-7	Boylston, Whitney	225 E Key	10/15/24	12/11/24	02/10/25	2,854.29	Not public record
34132-0	Durham, Roland	706 Starbird	11/06/24	12/12/24	02/19/25	379.79	04/24/25
26750-3	Sharpe, Michael	601 E Hazzard Ave	09/23/24	12/11/24	02/10/25	325.64	04/24/25
27600-0	Blanton, Henry	603 Kensington St	10/07/24	12/12/24	02/10/25	355.07	Not public record
2240-1	Smith, Frankeia M	33425 Country House Dr	11/01/24	12/18/24	01/29/24	475.13	04/24/25
20270-0	Broomfield, Elsie	131 W Atwater	01/21/25	03/17/25	PENDING	417.95	04/24/25
34114-1	Elimwood Orlando Golf	46 ST RD	10/16/24	01/13/25	N/A	10,831.45	04/24/25
22382-1	Quist, Alaina	430 W Charlotte Ave	12/03/24	01/09/25	01/13/25	523.34	04/24/25
20088-1	Pagnotta, Steven	2342 Alice Ave	10/29/24	2/202025	PENDING	261.48	04/24/25
33230-4	Nix, Thomas & Patricia	1603 Rose Ln	08/01/14	04/20/15	N/A	265.93	04/24/25
33052-2	Nix, Thomas & Patricia	608 Reddick St	08/01/14	08/08/14	N/A	406.07	04/24/25
33232-3	Nix, Thomas & Patricia	1605 Rose Ln	12/05/19	06/03/19	06/03/19	530.27	04/24/25
24110-0	Ollis, Harry	343 W Dicie	10/12/23	02/24/25	PENDING	419.17	04/24/25
36682-0	Gallimore, Rita	1022 Woodward Oaks Cr	12/10/24	03/17/25	PENDING	1,133.13	04/24/25
39898-3	Escobar, Gabriel	3234 Cypress Grove Dr	12/17/24	03/17/25	PENDING	600.02	04/24/25
27782-4	Moreno, Tara	665 King St	12/09/24	03/17/25	PENDING	530.20	04/24/25