



HISTORIC TOWN OF EATONVILLE, FLORIDA REGULAR COUNCIL MEETING

MEETING MINUTES

Tuesday, November 18, 2025, at 7:30 PM

Town Hall – 307 E. Kennedy Blvd.

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.*

CALL TO ORDER AND VERIFICATION OF QUORUM:

Vice Mayor Washington called the meeting to order at 7:33 p.m. and a quorum was established by Mrs. King.

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

STAFF: (6) Marlin Daniels, **Interim Chief Administrator Officer**; Veronica King, **Town Clerk**; Ryan Knight, **Town Attorney**; Katrina Gibson, **Finance Director**; Valerie Mundy, **Public Works Director**; Chief Stanley Murray, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Invocation through a moment of silence led by Mayor Angie Gardner followed by the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

Mayor Gardner Motions to **APPROVE** the meeting agenda with amendments; **moved by** Vice Mayor Washington; **second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES.** **Amendments:** Moved Item #3 (Approval of the 37th ZORA! ® – Outdoor Festival of the Arts MOU) to council decision; moved item #4 (Approval of the AS IS Residential Contract For Sale And Purchase for 308 E. Kennedy Blvd) to council discussion; for discussion only with no action.

CITIZEN PARTICIPATION: (3)

Angela Thomas – Expressed concerns on the ZORA Festival, no collaboration with town council, a final plan is giving for town council to approve without getting town council opinion, the same things were said last year and being said again this year, town council need to stand firm on the decision made last year about this Zora Festival, it is a good festival, but think about the residents, the traffic jams, and the congestion; need to fix the potholes in the street and give us (residents) back money on the water bill.

Joyce Irby – Talked about a family member Eric Morgan who has passed away, he was a beautiful soul, while in the Vision Eatonville meeting, received a call that Eric's grandmother (Lene Davidson Sanderson) has passed, she was the one who convinced me to come to Eatonville, she owned the beauty shop and the laundromat, she gave two gifts (connection to family and the ability to have community), when here [Town of Eatonville], I am accepted for the things that I can do, found that people have been open to listening and are kind, Chief [Murray] and Ms. Munday put me to work, the two genius Angelas who always counsels me, Ruthi who tells me to calm down, you guys ears are open, so thank you, appreciate being accepted.

Angela Johnson – Was hopeful that some type of discussion and updates on grants would be provided in this meeting, what is the timeframe for there to a presentation on the grant so that residents that are interested can make themselves available; understand that the bid went out for the PAL Center Building at Francis, Jerry Park, the funding per the grant was a half a million dollars, it looks like those bid amounts came in two or three times that amount, what is the plan for moving forward with that particular project, not just for the construction of it, but the associated annual costs once it is constructed, what are the plans for the town being able to cover those additional costs, request these questions be addressed in the discussion,

APPROVAL CONSENT AGENDA: Mayor Gardner Motions to APPROVE the consent agenda; Meeting Minutes for October 7, 2025, October 21, 2025, and November 4; Resolution 2025-35 Hybrid Work Policy; **moved by** Vice Mayor Washington; **second by** Councilman Daniels; **AYE: ALL, MOTION PASSES.** **Note:** Approval of the 37th ZORA! ® – Outdoor Festival of the Arts MOU was moved to council decision.

COUNCIL DECISIONS:

Approval of the 37th ZORA! ® – Outdoor Festival of the Arts MOU: Mayor Gardner Motions to APPROVE the 37th ZORA! ® – Outdoor Festival of the Arts MOU with stated amendments; **moved by** Councilman Mack; **second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES.** **Amendments:** Mr. Daniels read the amendments into the records: in section 1.3, change the time from 12:30 PM of road closure to 3:30 PM; section 2.2. Friday, February 15th, 2026, needs to be changed from 2019. Final payment over invoice amount will be due on Friday, February 13. 2026 at noon; same section 2.2. Full payment is due no later than noon on Monday, January 26th, 2026, reiterating that the additional payments that may be needed will be due February 13th, 2026, Section “Upon the further conditions governing the contract” PEC must do notification to residents of closures and times; section 1.1 where it says PEC and the Town Police Department coordinate the public safety that date had February 20, 2026 (Change: the final payment will be due by February 13, 2026; 1.9. states any town employee that works for PEC during the festival should be paid directly by PEC. No later than Friday, February 20th, 2026 (Change: to February 13th, 2026); any employee outside of the police department needs to notify the CAO office.

Approval of Resolution 2025-33 Collaboration with Local Community Organizations: Mayor Gardner Motions to APPROVE Resolution 2025-33 Collaboration with Local Community Organizations; **moved by** Councilman Mack; **second by** Vice Mayor Washington (Preamble Read); **AYE: ALL, MOTION PASSES.**

Comments: This is a collaboration for the local community organization to collaborate under the town of Eatonville for the Thanksgiving activity, which serve about 500 people. All documents have been accounted for, sponsored by Mr. Markel, the corporate sponsor for the town and the community agencies, and have about seven agencies that is participating to serve the community of 2,800 residents, including others from other areas. This collaboration has been going on for several years, have about 30 or 35 volunteers, it will be held on Monday the 24th from 11:00 AM; also Cooking with Mrs. Kim will be Wednesday [25th] to have meals prepared by her restaurant, all activities will be at the Denton Johnson Center, Mrs. King is working on certificates of appreciation for all those who have been faithful and committed, everyone is invited, officials are invited to participate.

Approval of Resolution 2025-32 Clarifying The Scope of the Mayor’s Executive Powers; Reaffirming The Requirement For Council Approval of Certain Mayoral Actions: Mayor Gardner Motions to APPROVE Resolution 2025-32 Clarifying The Scope of the Mayor’s Executive Powers; Reaffirming The Requirement For Council Approval of Certain Mayoral Actions; **moved by** Councilman Mack; **second by** Councilwoman Randolph (Preamble Read); **AYE: ALL, MOTION PASSES.** **Comments:** Resolution was read in its entirety by the town clerk.

Approval of Resolution 2025-34 Freezing The Position of The Deputy Chief Appropriating The Funds To Other Positions That Warrant Adequate Salary and Time In Service: Mayor Gardner Motions to APPROVE Resolution 2025-34 Freezing The Position of The Deputy Chief Appropriating The Funds To Other Positions That Warrant Adequate Salary and Time In Service; **moved by** Councilwoman Randolph; **second by**

Councilman Mack with questions (Preamble Read); **AYE: ALL, MOTION PASSES. Discussion:** (Councilman Mack) it is more than satisfying to freeze this [deputy chief position] to spread abroad within the police department, the people that serve this community are more deserving of the funds available. (Vice Mayor Washington) Inquire as to if the funds would freeze and be held, CAO response there was some questions about the funds going into the pension fund, there are legal concerns with this, if council decide to freeze it, staff will have 30 days to come back to council with a plan of action of how the money will be divided amongst the officers, will not use the entire amount for the purpose of savings to cover other things within that department, will use about 80%, will be evaluating and looking at job descriptions and salary, evaluations are in place to do merit raises to go towards that, if department heads give what they recommend for salaries on next budget cycle, then we can have a better understanding of how this is happening, this resolution is only to freeze the position.

COUNCIL DISCUSSION:

Discussion of RFQ-2025-10-001-0-2025 PAL Center at Francis Jerry Park: Updates on the project were presented by Valerie Munday, Public Work Director. The building is going into the Catalina Park area as the beginning of much development that is coming to the Catalina park and the surrounding area with storm water improvements and park improvements. Received bids on October 31st by two contractors, Gomez Construction and FSV Construction, the bid prices came in higher than the announced budgeted amount of \$500,000, both firms have submitted information regarding how they plan to meet the budget and to meet the time [deadline], requested to DOJ an extension to the time and waiting to hear back, considering in roof design going from metal to maybe asphalt shingles to reduce cost, along with other suggestions to bring down the cost. (Councilman Mack) was not aware of the bidding process, need to revisit this and put it out for another bid for a cheaper rate, not in favor of building a PAL Center, more engagement, need to be done in accurate and adequate way, have questions about the grants, how the grants are working and if they are the town or the CRA grants. (Councilwoman Randolph) do not feel that we are ready for this. It has been over two years and the administration has not moved forward with this, the last report provided stated that it would not be completed in the next 60 days, the community in Catalina Park and within Eatontown were under the assumption that they would be able to use the park for community reasons other than law enforcement activities, this is unfair to the residents, they were looking forward to having something on their end of the building rather than them transporting from Catalina Park down to the Denton Johnson Center, referenced an email in January 22, 2024 on the community policing grant (the million dollar grant awarded), have yet to get an answer whether or not this particular project has actually received the vote of the majority of the council, have cleared up the issue whether or not this grant is a town grant or a CRA grant, the information from Mrs. Johnson, stated that the grant is a town grant, did send a request for an extension to Congressman Frost to try to give us a little more time so we can ratify all these things that need to be done, have to make sure that we have fulfilled our obligations as council members to make sure that anything left undone or not done correctly, that we rectify those items and concerns and get it right. (Vice Mayor Washington) inquired about the original location, (Response: were looking at putting it on the northwest side of the park where that retention pond is facing, still facing the park. However, the cost and time to relocate, fill in that retention pond, relocate the utilities could not get done within the timeframe needed to execute the grant, the park was the alternate location determined), this project is under budget, thought the building was for the community until a gentleman stood up in the meeting stating that birthday parties, repasses cannot take place, will support the building if it allows for children activities as part of the recreation department, after school programs in Catalina Park area, most recreations have programs in centers within their areas. (Mundy) the Public Works Department role is to build a facility, the actual brick and mortar of the building, we do not do programming, did go after, um, two funding opportunities to seek, uh, community center type buildings. did the research on DOJ type substations buildings, seen them in numerous cities have them be side by side with a community center, have talked about a phase one and a phase two, this is a DOJ grant, which means that the police department have to be involved, will not give this grant unless the police department is attached to it, the grant only called for 750 square feet, the grant included the ring doorbell, this is a reimbursable grant, whatever monies that have been put out will not come back, if it does not go forward. (Mayor

Gardner) in 2022, it was an appropriation submitted as the CRA appropriations that was not accepted, the grant had be done through the DOJ, the grant (the Mayor authored the grant) was submitted when I saw kids going into the bathroom at Catalina Park, the bathroom were expensive, the expense was enough to build a building, it has never been an intention to mislead, having birthday parties builds community, but priority was the bathrooms, the building was not originally apart of the appropriations, was submitted through DOJ.

Discussion of the AS IS Residential Contract For Sale And Purchase for 308 E. Kennedy Blvd: the property at 308 is located across from the town hall where the old frame shop is, it was moved to discussion, need to finish talking with legal, it would come up under a grant, the \$2 million grant, which will be used for acquisition of land, the difference that is left over from that grant can be used to purchase even more land, have to first use it for the amount that it was allocated, building is over fifty years, do not see spending \$640,000 in the facility (poor condition), nothing has been stated as to the purpose of buying it other than just buying property, if we keep buying all this property in Eatonville, we are taking property off of the tax roll.

REPORTS:

INTERIM CHIEF ADMINISTRATIVE OFFICER REPORT: Marlin Daniels – On December 1st at 9:00

AM the leadership, all directors and chief will be going over to the city of Apopka, it will be as session to ask about policies and updates, there are three strong mayor municipalities in Orange County, (Eatonville, Orlando, and Apopka), Apopka aligns more with the town, the town's attorney is also Apopka's attorney; the personnel manual is about 25-35% complete; thanks for passing the hybrid (work) policy; electronic permitting is at 50%, will be able to submit and upload online; ADP configurations is about 75%; actively involved in the audit and budget analysis; revamping the special events policy, the special events policy has some work that is needed; **Upcoming Events:** on December the 2nd, the tree lighting will take place between the workshop and regular meeting, the annual Thanksgiving event on Monday (11-24-25), Cooking with Ms. Kim's is Wednesday (11-26-25), Christmas on the Boulevard is on December 18th, and the MLK Parade is January 17th.

TOWN CLERK: Veronica King – gave an update on the Record Management Initiative and Workshop hosting by the Clerk's office (November 24-25 and December 1st), the Chamber will used as a working area and will be unavailable, all departments will be involved, all hands on deck in getting our records under control, to include disposal of records that are beyond the retention date and properly store records within retention through FileBank, looking to deliver records to FileBank by mid-January

ATTORNEY REPORT: Ryan Knight – No Report

MAYOR'S REPORT: Angie Gardner - Went to a performance at Rollins College that told the story of Zora, presented in the Annie Russell Theater, unfortunate that more people did not know about it, enjoyed seeing the talented artist; condolences and prayers to families that are going through a lot right now, hoping the upcoming food giveaways will help until they can get funds or whatever is needed; have tickets (received today) to the Boys and Girls Club and Orlando Magic, their food giveaway is tomorrow, there are 20 tickets (4 per councilmember), can give to a family, council can see Mr. Daniels for tickets; if we keep letting people buy up land and make decisions we are jeopardizing the grant funds, the funds are not always there, doing everything in our power to spend the funds so the funds do not have to be returned, seeing children (and adults) use the bathroom in the bushes pushed the need to make sure we acquire funding for bathrooms, if it (grant) is the town or the CRA, the police, or recreation, it should not matter, talk about community coming together, community policing, it is not about the building, think about the people, master planning, redevelopment and revitalization will only occur if we get the land, anything that was given in appropriations was the request (Mayor's request), if we have the opportunity to purchase the land to build affordable housing why miss out on the opportunity; thanks council for the passing of the resolution (consistent with the Charter), you understand the role of the strong mayor of the Town of Eatonville, you put it in a resolution, held off n asking for an extension, need to get something done, the strong chose not to contact anyone's office, causes confusion when a council member sends a letter, this administration has done a good job, hope the next Mayor come with courage standing on

what you believe, what is done is for the whole community, the charter is followed, but you are not used to a strong mayor being a strong mayor

TOWN COUNCIL REPORT/DISCUSSION ITEMS:

Vice Mayor Theo Washington – Thanked the mayor and wish those kinds of words were used with the school board, which would have helped us, if you had saved that property over there, we are not in control; condolences to all the families; need to be strong, transparent, and proactive.

Councilman Rodney Daniels – Condolences to my family, lost a family member (Betty Austin); to Mrs. King, great job on the Zoom, very professional.

Councilwoman Wanda Randolph – We do have a strong mayor, we also have a strong council, the resolution is not about how strong you are, the council has the right to voice their opinion, the mayor cannot carry a message for the council on something that we did not vote upon, want respect, integrity, and honesty, no council member would be against the town moving in development, we want and deserve to be developed, we deserve better, the resolution provides an extra protection for the council members, there has to be transparency (also for the residents); have not heard anything about the water rates; had two business owners asked about the waste container, information was sent to them over two years ago and nothing has been done, request for Mr. Daniels to look into information on the requirements for the waste containers (enclosures), inquired to the attorney about taxes paid on commercial property that the town purchases and owned, (legal response) it depends on the type of building, how much of the building is occupied, how much of the building is leased. In that situation, you would have a situation where the town would actually sell the land to the builder to construct it, instead of the town constructing a building and then fixing it up, not in a position as a landlord for different businesses, the town would sell the property and let somebody else develops it; requesting prayers for Mrs. Johnson for the illness of her husband.

Councilman Tarus Mack – Thanked all for attending meeting; condolences to anybody that has suffered any loss, in the community, or even in the surrounding communities, and my thoughts and prayers are with the Austin family; to be a strong mayor do not mean you step outside of boundaries to do things that are unmorally, it does not sit well how things were done with the property [Hungerford Property], what was done tonight was not only for the benefit of the board but also for the community, took an oath to do everything in my power to protect this community, need to do something significant to successfully move forward, have not done anything significant in this community since being on the council, been working on HostDime for five years and it is not completed; thanked PEC for their presentation and glad the MOU was passed; will continue to reach out to the administration on the possibility of residents getting reimbursed for pertaining to the water rates; need to be mindful when doing things in the community when purchasing property; inquired about any new lawsuits (none); looking forward to giving back, acknowledged Councilwoman Randolph for taking care of the people and that they are fed; acknowledged the Boys and Girls Club for being a beacon of light in the community; congratulations to Edgewater football team for winning their first round in the playoffs last Friday.

(Mayor Gardner) - Thanked everyone that is going to the schools tomorrow for Teach-in, do not forget your tickets; the term Strong Mayor is part of our charter, which is why it was used.

ADJOURNMENT Vice Mayor Washington Motions for Adjournment of Meeting; **moved** by Councilman Mack; **second** by Councilwoman Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:07pm.**

DS **Respectfully Submitted by:**

 Veronica L King, Town Clerk

APPROVED

 Angie Gardner
 21C3716957074E5
 Angie Gardner, Mayor

