



HISTORIC TOWN OF EATONVILLE, FLORIDA REGULAR COUNCIL MEETING

MEETING MINUTES

Tuesday, February 3, 2026, 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:

Mayor Gardner called the meeting to order at 7:34 p.m. and a quorum was established by Ms. Bellenger.

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

STAFF: (5) Marlin Daniels, **Chief Administrator Officer**; Marissa Bellenger, **Records Coordinator**; Cliff Shephard, **Town Attorney**; Valerie Mundy, **Public Works Director**; Corporal Jones, **EPD**

INVOCATION AND PLEDGE OF ALLEGIANCE:

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

APPROVAL OF THE AGENDA:

Mayor Gardner MOTIONS to APPROVE the meeting agenda with **AMENDMENTS to remove** Item #3, **move** Item #4 to Council Decisions, and **postpone** the presentation; **moved by** Councilman Mack; **second by** Councilwoman Randolph. **Questions/Comments:** Ms. Bellenger announces that there are technical difficulties with the display screens for tonight’s meeting.

CITIZEN PARTICIPATION – (3)

N.Y. Nathiri – Ms. Nathiri requested that a workshop be created after the election season to discuss state legislative changes to property tax. She also briefly discusses the Zora festival and hands out t-shirts to each Council member.

Joyce Irby – Ms. Irby shares an anecdote about the NASA Challenger explosion.

Angela Thomas – Mr. Novak comments on the traffic pattern during the MLK parade and Zora festival. While the Zora Festival traffic pattern was flawless, the MLK day parade was not. Mr. Novak also speaks on new state legislation concerning property tax, stating that it will be a significant problem but there are other ways to make up the revenue.

APPROVAL OF CONSENT AGENDA:

Mayor Gardner MOTIONS to APPROVE the Consent Agenda; **moved by** Vice Mayor Washington, **second by** Councilman Mack. **AYE: ALL, MOTION PASSES.**

COUNCIL DECISIONS:

Approval of WBQ Engineering to contract for Drinking Water System Engineering Services – Public Works Director Valerie Mundy began the introduction and turned over the presentation to consultant Mofoluso Murnane. Ms. Murnane explains the decision-making process and timeline of selection. Councilwoman Randolph asks what terms CPH did not meet in the contract? Ms. Murnane explains the items CPH red-lined. Randolph: What is the proper way to dispose of hazardous materials? Ms. Murnane: Asbestos will be removed by a specialist. They will be determining procedures during the design process. Randolph asks about the Council's role. Ms. Murnane states that there will be 1-2 workshop presentations. Randolph: Will there be community engagement? Ms. Murnane: There will be MOTs and signage. We will also post information on the Town's website. Washington: Who is doing the inspections? Ms. Murnane: We will identify inspection during the construction phase. Vice Mayor Washington asks for a map of the project since there is another potential line project from Winter Park that was discussed in tonight's workshop. Ms. Murnane states that a map can be provided in the next workshop. Councilwoman Jordan states that she would also like to see a map. She asks who will be on the program management team? Ms. Murnane states that GCI will be on the program management team and explains the role of the PMT. Councilwoman Jordan discusses the trailer in Catalina Park and asks about the drinking water grant. Valerie Mundy: The grant was executed at the end of 2024. She clarifies the role of the program management engineer team and explains the pre-planning timeline of the project. Mundy states that they could not select an engineer until planning was approved. Mr. Daniels clarifies that the engineers are working on the design phase. He also states that they are working on a master plan for all grants and he will discuss the situation with the trailer in Catalina Park during staff comments. Councilman Mack comments on the selection process and states that he does not like how the rankings were decided.

Mayor Gardner **MOTIONS** to **APPROVE** the WBQ Engineering Contract for Drinking Water System Engineering Services; **moved** by Councilman Mack, **second** by Councilwoman Randolph. **AYE: ALL, MOTION PASSES.**

REPORTS:

Chief Administrative Officer - Marlin Daniels – We have a lot of grants and we are working on getting control. Mr. Daniels suggests hiring a project manager to assist the Public Works Director. He states that if they wait too long, the state will take the funding. He asks Council members to submit requests for events 90-120 days prior. He states that they need to look into their fee schedules. He updates the Council that permits are 95% up to date. The Town has collected \$40,000 in the past two weeks from permits. The Town has also hired a new accounts payable employee who started yesterday. He also speaks on the progress of the Deputy Chief position. As for upcoming events, Drovilla will be February 20-21, 2026. The Town's audit has also begun and they are expecting to have results by the end of March. An invoice policy will also be drafted. The administration is looking into branding and visuals to advertise the Town. They are still working on the stormwater impact fee.

Town Attorney - Cliff Shepard – Attorney Shepard addresses new potential state legislation including property transaction fees, offsetting state surplus with general funds, and expanding/increasing taxes on rental properties and second homes.

MAYOR'S REPORT - Mayor Angie Gardner – Thank you to P.E.C for another Zora festival. Mayor Gardner speaks on the Catalina Park trailer: the DOJ grant was initially written for a modular (manufactured) home. The intention was to make something better but in doing so, it took more time. Also, the cost of the building was more than the grant. The foundational structure of the building will still serve its purpose. It is not what we wanted, but it will still serve a purpose.

TOWN COUNCIL REPORT/DISCUSSION ITEMS -

Vice Mayor Theo Washington – The Vice Mayor begins by discussing a fire service fee he dealt with years ago while on the Council. Mr. Daniels comments on the interlocal agreement for fire services. The Vice Mayor continues his report by commenting on P.E.C and N.Y. Nathiri’s great job at the Zora festival. He states that visitors from outside Central Florida traveled to both the Zora festival and MLK parade. Visitors always walk away from Eatonville with something. The Vice Mayor asks about the next Night Market and Mr. Daniels states that it will be this weekend.

Councilwoman LaDwyana Jordan – Thank you to Ms. Mundy and GCI for the presentation. Councilwoman Jordan states that she is glad to know we are working on stormwater impact fees. P.E.C had a great event. Councilwoman Jordan also inquires about getting a resident into HostDime for a tour. She also brought to the attention of Council a homeless camp set up in the Town. Mr. Daniels: The county has authority over the area where the camp is located. Councilwoman Jordan addresses a code enforcement issue with a car lot with 15-20 cars. Corporal Jones states that the lot is zoned commercial. Councilwoman Jordan would like to determine if the owners are allowed to have cars out front.

Councilwoman Wanda Randolph – This past weekend the Council spoke at the Black Mayor’s Conference. The Councilwoman speaks on statements made during public comments regarding traffic during the MLK parade and Zora festival–different crowds. In regard to Catalina Park, the project is not finished and other components will be coming to the unit. She ends her report by thanking staff and Mr. Daniels.

Councilman Tarus Mack – Councilman Mack starts by sharing his condolences to anyone who has suffered a loss in the community, specifically Cynthia Clark-Clayton. He gives thanks to N.Y. Nathiri and the Zora festival. Councilman Mack also wishes everyone a happy Black history month. He is looking forward to the Droville event in late February. Councilman Mack sends his congratulations to qualifying candidates for the Council and Mayoral election. He shares his disappointment in how the police building looks in Catalina Park. He also agrees that Public Works Director Valerie Mundy needs a project manager. The Councilman comments on “Gabby Day” which remembers a young woman who was fatally hit. He thanks EPD and others for coming out to educate the community on safety. Councilman Mack asks Attorney Shepard if he can respond to his request to bring the duplex ordinance back to Council. Attorney Shepard responds and explains the process.

Councilman Mack **MOTIONS** to **RECONSIDER** Ordinance 2025-7 for the next regular Council meeting; **moved** by Councilman Mack, **second** by Councilwoman Jordan. **AYE:** Councilman Mack, Councilwoman Jordan, Councilwoman Randolph, Vice Mayor Washington. **NAY:** Mayor Gardner. **MOTION PASSES, 4/1.**
Questions/Comments: The Ordinance will be issued a new number and will be placed under First Reading on the next Council meeting. Vice Mayor Washington inquires about weeds by Catalina Lake. Ms. Mundy provides a brief update and states that they have already received a quote from one herbicide company.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; **moved** by Councilman Mack; **second** by Councilwoman Randolph; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 8:48pm.**

DS

Respectfully Submitted by:



Signed by: *Veronica King*

72FBDE7143BF4AC...
Veronica L King, Town Clerk

APPROVED

Signed by: *Angie Gardner*

2163716957074E5...
Angie Gardner, Mayor