



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING

MEETING MINUTES

Tuesday, August 19, 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:

Mayor Gardner called the meeting to order at 7:31 p.m. and a quorum was established by Mrs. King.

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

STAFF: (7) Demetrius Pressley, **Chief Administrator Officer**, Veronica King, **Town Clerk**, Katrina Gibson, **Finance Director**, Chief Stanley Murray, **EPD**; Clifford Shepard, **Attorney**; Tara Salmieri, **Town Planner**; Valerie Mundy, **Public Records**

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 adding two walk-on items to council decisions (Utility Tech I Job Description and Resolution 2025-21-Delaying Newly Created Position for the Planning and Development Coordinator); **moved by** Councilwoman Randolph; **second by** Councilman Mack; **AYE: ALL, MOTION PASSES 5/0. (PASSES)**

PRESENTATIONS AND RECOGNITION:

Presentation of the Scholarship Recipients for the 2025 Bruce & Winnie Mount Scholarship Program was facilitated by the Mayor, Town Clerk and selective Reviewing Committee members; Recipients were presented with a certificate along with their award check; Raelin M. Daniels (Awarded \$2,812.5) and Jahmari M. Brown (Awarded \$2,187.5). Pictures were taken with family and town council.

CITIZEN PARTICIPATION – (4)

Joyce Irby – Thank town council for reinstating the town attorney (Mr. Shepard), believes his heart is with the town; acknowledged her respect and appreciation for Mr. Pressley, his job is hard; provided comments on affordable housing, most people in Eatonville who work hard, don't bring in enough money to purchase a \$400,000 home, desire to figure out opportunities (home ownership) that allow people who want to come back and live in the Town of Eatonville.

Angela Thomas – Happy Founder's Day; addressed the townhouse and the apartment; affordable housing is good for some and not so good for others, anyone can afford anything they want if they put their mind to it, asked that the council work with the people to get them where they need to be; I am a licensed mortgage loan officer that can help with credit, you have to work for what you want, Gentrification does not always mean that we are going to build for someone else in the community, we can build for our community if we put our minds, our heart and our money together.

Bradley Macwithey – Desire to advocate for small businesses within the town in establishing the local business preference, there is a lot of great things happening and understand that people are concerned about things happening to the town but not for the town, or that involve people from the town; learned a lot during

the Mayor's Small Business Development Academy, many would like to get involved with some of the larger projects, want to make sure that we are advantageous in decision making to ensure that there are ordinances in place so that much of the money stays in the town, ensuring that the small businesses have the documentation in place does not ensure that they will get the contracts, encourage further discussion on the topic.

Angela Johnson – Asked the attorney for clarification on the potential conflict of interest for an appointed board member to be an approved vendor for services offered to the town, are there conflicts of interest for an employee that may have a business to be a vendor to the town, (Response) it would depend on the level of employment, it is probably a conflict with a board member, will need to know more facts (Chapter 112 speaks to prohibits, ethic codes for municipal employees, officers, and elected officials); what is the town doing to ensure they are billing residents that have two cans (receptacles) out; what is the status of the local preference ordinance; expressed concern about bringing to the council for approval for the planning and development coordinator position and job description after the hire, request clarity, the administration needs to do a better job with best practices and putting policies in effect; request clear direction on the merit based performance and the raises.

APPROVAL CONSENT AGENDA: Mayor Gardner **Motions to APPROVE** the Consent Agenda Approving the Town Council Meeting Minutes for August 5, 2025, and Resolution 2025-19 Setting Forth Administrative Designations Consistent With The Requirements Of Section 177.071, Florida Statutes (2025); **moved by** Councilman Mack; **second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES 5/0. (PASSES)**

COUNCIL DECISIONS:

Approval of Extending the Completion Date of HostDime Requirements – Councilwoman Randolph is asking for the council to work with this stakeholder/business owner by extending (already had two extensions/amendments) the project completion and requirements no later than December 31, 2025, due to excessive project delays and mishaps the project did not meet the July 31, 2025, completion deadline (Council agreed to assess \$250 a day). Mayor Gardner **Motions to APPROVE** Extending the Completion Date of HostDime Requirements **moved by** Vice Mayor Washington; **second by** Councilman Daniels with discussion (**RESCINDED BY ALL**); **Discussion:** Vice Mayor Washington desires that all legal costs (past/present) be paid by HostDime (before an extension is given); Councilman Mack is not in agreement with offering another extension, previously requested that updates be provided to the council monthly by HostDime, no efforts have been done to provide ongoing status; Councilman Daniels feel like the board owe him the decency of giving the extension due to his dedication of bringing a multi-million dollar business to the town; inquired to the attorney as to what would happen if it gets shut down (Response: took ownership of the property, which would never be enforced in a court of law). Councilwoman expressed a comparison with residents that do not comply with the code who have been given extensions after extensions, we have standards in this town, we are treating a business owner one way who is going to bring in more revenue for the town; received the same notice that [the council] receive on email and called [Manny Vivar] to find out more about the issue, offended by Vice Mayor's statement and do not want residents to believe that she can be bought; Mayor Gardner request that the \$200,000 be returned to the town before considering an extension, if the town does not want them to return the money to the town, there are citizens with holes in their floors, he can do a donation by September 1st[2025], Councilman Mack is willing to give the extension if he does agree to give the \$200,000 back to the town, recommend to table item and that Manny need to come before the board Councilman Daniels request clarity on what the \$200,000 was established for; Mayor Gardner **Motions to TABLE** Extending the Completion Date of HostDime Requirements **moved by** Councilman Mack; **second by** Vice Mayor Washington; **AYE:** Councilman Tarus Mack, Councilman Rodney Daniels, Vice Mayor Theo Washington, Mayor Angie Gardner **NAYE:** Councilwoman Wanda Randolph, **MOTION PASSES 4/1. (TABLED).**

Approval of Resolution 2025-20 Transferring Property Ownership to the CRA (504 Eaton Street) (Preamble Read) – Mayor Gardner MOTIONS to APPROVE Resolution 2025-20 Transferring Property Ownership to the CRA (504 Eaton Street); moved by Councilman Mack; second by Councilman Daniels. Discussion: Councilman Daniels – expressed concerns about the property being a gravesite previously, request to table to get verification; Councilwoman Randolph remember walking in seeing tombstones on the property years ago, someone granted a developer to build homes on that property building in homes on graves, it is disrespectful, black cemeteries are forgotten, greedy people and developers want to come in and erase history, a lot of people who were buried on that parcel were enslaved people, this is a disgrace to forefathers and foremothers, would like to preserve the site, is not in favor under any circumstances; Mayor Gardner would like to ensure that all measures and assurances have been done to ensure there is no graves before moving forward; Michael Johnson, the CRA Executive Director stated that an environmental survey was done in about 2004-2006 [cost \$13,000 to do], permits can be pulled, property has been vetted, it is an opportunity to build a home for a family and add taxes to the water, sewer, and stormwater; Councilman Mack do not think anyone will lose sleep on building a single family home or two for someone that is in need regardless if it was an old gravesite, the study was done; Vice Mayor Washington remembered seeing stones on the Madison's property, do not believe that anything is there, remembered them doing a survey on their property; Mayor Garder feel more comfortable in taking a look at the 2006 [survey] to make certain that it has covered all parcels and consideration to the historic preservation, it is not a historic site but it is something that should be respected; Michael Johnson indicated that there is an historical marker that talks about the cemetery, and states that the cemetery was moved and the bodies on both sides of the street were relocated; Attorney Shepard stated that the appropriate process to ensure that there are no graves would be to use a ground penetrating radar, the caution being expressed is valid because the failure to recognize that something might be a former graveyard is potentially a third degree felony, you cannot disturb a graveyard, how we feel about it cannot be discounted as well; the Executive Director will provide proof of survey and ground penetration previously done on the property; recommendation is to table this item. (PREVIOUS ACTIONS ARE RESCINDED BY ALL) Mayor Gardner MOTIONS to TABLE Resolution 2025-20 Transferring Property Ownership to the CRA (504 Eaton Street); moved by Councilman Mack; second by Councilwoman Randolph; AYE: ALL, MOTION PASSES 5/0. (TABLED) Request: Public Record to pull the survey.

(WALK ON ITEM) Approval of the new job description (Utility Tech I) to be added to the Public Works Department. Mr. Pressley confirmed that this for a new job description, in the budget process staff will make sure that the pay range will be set for the position, this item is approval of the actual job description, the council was provided a copy of the coversheet and job description. Mayor Gardner MOTIONS to APPROVE the new job description (Utility Tech I) to be added to the Public Works Department; moved by Vice Mayor Washington, second by Councilman Mack; AYE: ALL, MOTION PASSES 5/0. (PASSES)

(WALK ON ITEM) Approval of Resolution 2025-21 delaying the newly created position of the Planning and Development Coordinator; (Preamble Read); Councilwoman Randolph contends that this position is a newly created position (Planning And Development Coordinator) that was not approved by the town council, don does not believe there is a problem with the position, but it needs to be done the right way, between both positions, the job descriptions, duties, educational requirements, and the salaries are not the same, it is a newly created position, also was not aware that the code enforcement was moved to the police department which should have come before the council, would like to delay the position until all proper procedures are carried when creating a new position with the town council approval; Mr. Pressley stated that a new position was not created, the job description was modified, recommendations came from the planner consultant, the previous job description had the requirements of a planner, but the salary was only for an assistant or a coordinator, modification of the duties was done to be more equivalent to the salary range that was approved by council; there has been modifications to other job descriptions that I had not come to the council, it has not been the practice, handled under administrative oversight, it was never to take away from this board [town council]; The person hired is probably above the qualifications as stated from the planner consultant, employee would

have to be released immediately if approved [Resolution 2025-21] and may not want to come back; Councilman Mack is not in favor of getting rid of someone that has already been through the procurement of being hired [it is a hard no on this approval], recommend that this type of information is brought to Councilwoman Randolph attention moving forward; Councilwoman feels that the hired person does not meet the qualifications, where is the money coming from, are you planning on keeping or getting rid of the planner one position or do you want to replace the planner one position with this position; Mayor Gardner expressed that the administration need to be allowed to work, qualified [staff] has already made the decision as to who is qualified for the position; Councilman Mack stated that we [legislators] need to stay away from it [administration], the annual ethics class specify on the things that we can and cannot; administration need to do their job and we legislate; Attorney Shepard stated that the job description does not necessarily have to come before the town council, in the duties of the mayor, the mayor shall appoint and suspend or remove all town employees and appoint administrative officers provided for, by, or under this charter, the hired person is not an administrative person or department head, they are an employee underneath an department head, the mayor may authorize any administrative officer who is subject to mayor's direction to exercise the powers with respect to subordinates who is subject to the mayor's direction, could not find anything that implied that the council gets to weigh in on creating job descriptions; no money for the position moved, it is the same position with a modified job description with the same salary [same as the previous employee]. **Mayor Gardner MOTIONS to APPROVE** Resolution 2025-21 delaying the newly created position of the Planning and Development Coordinator; **moved** by Councilman Daniels, **second** by Councilwoman Randolph; **AYE:** Councilwoman Randolph; **NAYE:** Councilman Tarus Mack, Councilman Rodney Daniels, Vice Mayor Theo Washington, Mayor Angie Gardner **MOTION FAILS 1/4. (FAILS)**

REPORTS:

CHIEF ADMINISTRATIVE OFFICER: Demetrius Pressley – Announced his resignation as chief Administrative Officer historic to focus on family, grate for the opportunity to serve, provided a summary of advancements and successes during his tenure, will work diligently with mayor over the next month or two months or time is allotted to help find the right person to be in the interim role, offered thanks for the opportunities; (updates) Founder's Day (138 years) was a success (approximately 400 attendees over three days) including the Mayor's Luncheon (75-100 attendees), 18-20 vendors per day [10,000 expenditures-under budget], acknowledged local vendors and staff for a job well done; August 24th is the Sunday Social at the pool; the goal is to review with council the budget, will determine if another workshop will be scheduled; congratulations to the recipients of the scholarship.

ATTORNEY: Clifford Shepard – Inquired as to if he should discuss the linkage fees [will workshop due to questions raised in the budget workshop, also will discuss the MOU for a music festival per Mr. Pressley]; check the docket, there are no new cases filed.

TOWN COUNCIL REPORT/DISCUSSION ITEMS -

Vice Mayor Theo Washington – Happy Founder's Day, not so big but nice, thanked everyone for coming out, hate to see Mr. Pressley leave, acknowledged Mr. Pressley's professionalism and being for the community.

Councilwoman Wanda Randolph – Happy Founder's Day; wished Mr. Pressley well in his endeavors.

Councilman Rodney Daniels – Offered apology for missing the Mayor's Luncheon and stated prior commitments for not being able to attend the Saturday activities; Happy Founder's Day to 38 years; congratulations to the scholarship recipients; shocked in hearing Mr. Pressley's announcement, thanks for service;

Councilman Tarus Mack – Thanks everyone for coming out; condolences to those who have loss loved ones; congratulations to the scholarship winners; Happy Founder's Day, talk about the reasons for his inability to

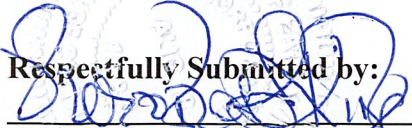
attend; spoke on HostDime with hopes that something can be done to make sense on both sides, sit down and negotiate to come up with a plan to make things right; Shock to hear of Mr. Pressley's resignation, enjoyed serving with him [Mr. Pressley], appreciate everything that have been brought to the town.

MAYOR'S REPORT - Mayor Angie Gardner – Thanks and great job Mr. Pressley, commend you for being able to walk away, hoping that this tells a story that we cannot say what we want to say, do what we want to do and think that people have to take it because they do not, we lose great people; thanks to the CRA board and Director Johnson for the wonderful luncheon and the clerk's office for hosting the Echoes of Eatonville, a curated walk through history, the exhibit on Friday drew the elderly population, Monday they here and went to lunch afterwards.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; **Moved** by Councilman Mack; **Second** by Vice Mayor Washington; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:46pm.**

Handouts: Agenda; Meeting Minutes for August 5, 2025; Walk On Item: Resolution 2025-21 Approval of Resolution 2025-21 delaying the newly created position of the Planning and Development Coordinator; Walk On Item Approval of the new job description (Utility Tech I); Flyer: Sunday Social (August 24, 2025, located at Eatonville Pool); Handout describing the Echoes of Eatonville (A Curated Walk Through History); Founder's Day 2025 Update for Council.

Respectfully Submitted by:


Veronica L King, Town Clerk

APPROVED


Angie Gardner, Mayor