



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL

MEETING MINUTES

Tuesday, March 07, 2023 at 7:30 PM

Town Hall (Council Chamber) - 307 E Kennedy Blvd. 32751

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 7:36 p.m. and quorum was established through Mrs. Veronica King

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

STAFF: (7) Veronica King, **Town Clerk**, Clifford Shepard, **Town Attorney**, Joseph Jenkins, **Deputy Chief**, Albert English, **Public Works Director**, and Katrina Gibson, **Finance Director**

INVOCATION AND PLEDGE OF ALLEGIANCE:

Rev. Critton led the Prayer of Invocation followed by the Pledge of Allegiance

APPROVAL OF THE AGENDA:

Mayor Gardner Motions to add additional Code Enforcement Board Application for consideration and will also ask for verbal approval of funding to be further explained; Councilman M. Daniels asked that items two, three, and four be moved to council decision for discussion. Moved by Vice Mayor R. Daniels; Second by Councilwoman Randolph; **AYE: ALL, MOTION PASSES.**

Mayor Gardner Motions approve agenda with all of the amendments as stated. Moved by Councilman M. Daniels; Second by Councilwoman Randolph; **AYE: ALL, MOTION PASSES.**

PRESENTATION – Mayor Gardner read proclamation for recognizing Problem Gambling Awareness Month for the month March.

CITIZEN PARTICIPATION - (The Three-minute rule was strictly enforced)

Jane Hursh – (Invited by Councilwoman Randolph) Introduced herself and extended her skills to the town as a writer, editor, and marketer by trade; would like to volunteer her services whether for grant writing, writing, and editing for promotional purposes.

Angela Johnson – Thanks elected officials for coming out to the Catalina community activities; Thanks and applaud efforts from Ann Dawkins a community resident for championing for the installing of six (6) streetlights; to be installed after November 1st; Invited everyone to participate with the Catalina Community Group in the cleanup day on March 18, 2023 as well as a community wide yard sale on March 25th.

PUBLIC HEARINGS:

Approval of First Reading of Ordinance 2023-2 Amending Ordinance 2020-9 To Repeal Certain Provisions; (Preamble Read) No Public Comments. Council Discussion: Reason for Ordinance is to resolve conflicts in the Ordinance; items such as section 5 and section 6 should not be included in a budget ordinance. **Mayor Gardner Motions** to approve the First Reading of Ordinance 2023-2 Amending Ordinance 2020-9 To Repeal Certain Provisions; Moved by Councilman M. Daniels; Second by Vice Mayor R. Daniels; **AYE: ALL, MOTION PASSES.**

Approval of First Reading of Ordinance 2023-3 Repealing Ordinance 2021-4; (Preamble Read) No Public Comments. Council Discussion: Reason for Ordinance is to resolve conflicts in the Ordinance; ordinance should not include an organizational chart and content within the ordinance goes against the Charter. **Mayor Gardner Motions** to approve First Reading of Ordinance 2023-3 Repealing Ordinance 2021-4; Moved by Councilwoman Randolph; Second by Vice Mayor R. Daniels; **AYE: ALL, MOTION PASSES.**

Approval of First Reading of Ordinance 2023-4 Repealing Ordinance 2010-4; (Preamble Read) No Public Comments. Council Discussion: Reason for Ordinance is to resolve conflicts in the Ordinance; Section five is not consistent with the town's practices. Upon repeal, an appropriate ordinance consistent with the town's practices will be brought back to council. **Mayor Gardner Motions** to approve First Reading of Ordinance 2023-4 Repealing Ordinance 2010-4; Moved by Vice Mayor R. Daniels; Second by Councilwoman Randolph; **AYE: ALL, MOTION PASSES.**

Approval of the first reading of Ordinance 2023-5 (Formally Ordinance 2022-3) pertaining to businesses in the Town of Eatonville Code of Ordinances, Concerning the Registration and Operation of Rental Homes; (Preamble Read) Public Comments; Mr. Julius Dix, Ordinance is not necessary; the owner is responsible for rentals. Council Discussion: Is a doable, defensible, and enforceable ordinance; will be difficult to administer due to insufficient staff. The ordinance does not determine the appropriateness of a board or magistrate, policy does. Policy is consistent with having a board; legal recommends a magistrate in the future. There is approximately 854 rental units according to a governmental website; rentals are increasing. Tenants are having problems; tenants should live in reasonable conditions. Ordinance excludes hotel and motels which are regulated under professional regulations. Apartments are regulated to the town's code. There will be some influx of income through the registration fee to help with monitoring and tracking such as Airbnb. Ordinance is enforced by the Code Enforcement Officer; a designated police officer(s) could be considered; the board hears the cases. Who will provide the educational components, proper forms in place and notices out to everyone; someone will need to handle this appropriately. Need a qualified Code Enforcement. Ordinance can help in identifying trends and regulate internal and external standards through inspections. Will need about three (3) Code Enforcement Officers; have had conversation with Chief Jenkins about the possibility of using police officers. There is some administrative assistance from the permitting department. By the 2nd meeting in April, Mr. Pressley will be prepared to report out on financial implications of this ordinance. **Mayor Gardner Motions** to approve first reading of Ordinance 2023-5 (Formally Ordinance 2022-3); Moved by Councilwoman Randolph; Second by Councilman M. Daniels; Councilwoman Wanda Randolph **AYE**, Councilman Marlin Daniels **AYE**, Councilman Theo Washington **AYE**, Vice Mayor Rodney Daniels **AYE**, Mayor Angie Gardner **AYE**; **AYE: ALL, MOTION PASSES.**

APPROVAL CONSENT AGENDA: Mayor Gardner Motions to approve the consent agenda (Items two, three, four were moved previously to council decision); Moved by Councilman M. Daniels; Second by Councilwoman Randolph; **AYE: ALL, MOTION PASSES.** Approving the Town Council Meeting Minutes for February 21, 2023

COUNCIL DECISIONS – (Items two, three, four were moved from the consent agenda)

- **(Item #2) Approval of the Biometric Management Contract: Mayor Gardner Motions to approve the Biometric Management Contract;** Moved by Councilwoman Randolph; Second by Councilman M. Daniels with discussion; **Discussion:** There is two contracts; the operational (\$1,800/month) and the management (\$1,400/month). **AYE: ALL, MOTION PASSES.**
- **(Item #3) Approval of Resolution 2023-04 Appointing (2) New Board Members to the Code Enforcement Board (Another board application was added for consideration.) (Preamble Read) Mayor Gardner Motions to approve Resolution 2023-04;** Moved by Councilman Washington; Second by Councilman M. Daniels with discussion; **Discussion:** Board appointments stated as follows: Michael Mills and Todd Jenkins as regular board members and Ryan Novak as an alternative board member. **(Previous motion rescinded) Mayor Gardner Motions to approve Resolution 2023-04 with amendments** appointing Michael Mills and Todd Jenkins as regular board members and Ryan Novak as an alternative board member; Moved by Mayor Gardner; Second by Councilwoman Randolph **AYE: ALL, MOTION PASSES.**
- **(Item #4) Approval of Resolution 2023-04 Appointing a New Board Member to the Historic Preservation Board; Mayor Gardner Motions to approve Resolution 2023-05;** Moved by Councilwoman Randolph; Second by Councilman M. Daniels with discussion; **Discussion:** This board will be filled with this appointment. **AYE: ALL, MOTION PASSES.**
- **(Item #5) Approval of Resolution #2023-2 Appointment of Vice Mayor –** Mayor Gardner decided to withdraw this item and table to the next meeting; The Vice Mayor should support the Mayor and continue to the work of the people; Can the Mayor pull an item without the approval of council; in practice the Mayor can pull her agenda item unless it is an item that require legal noticing/advertising.
- **Item #6 (Added as part of the approved amended agenda) – Mayor Gardner is asking to seek grant funding for the impact fee study and for a municipal plan** that will include impact fees, civil engineering for Catalina flooding, and many issues to address comprehensively with an impact fee. Any contract agreement(s) will be brought to council for approval. Must authorize to have a fee study done first before approval to seek funding for the fee study.

Mayor Gardner Motions for council to approve adopting impact fees: Moved by Councilwoman Randolph; Second by Councilman M. Daniels; **AYE: ALL, MOTION PASSES.**

Mayor Gardner Motions for council to approve seeking funding for the impact fee study (to include a municipal plan); Moved by Councilman Washington; Second by Councilman M. Daniels with discussion; **Discussion:** The current fees study was through Public Works and was previously approved; there was a small associated fee (Between approximately \$3,000-\$3,400) through Florida Rural Water Association (Water). There are quotes received from the previous CAO; did not moved forward because council has not approved having a fee study. The proper accountability and deadline requirements will be taken care of. The municipal plan could cost up to \$50,000; and a specific fees study (police, fire, parks, etc.) could cost between \$10,000-\$15,000. **AYE: ALL, MOTION PASSES.**

REPORTS:

INTERIM CHIEF ADMINISTRATIVE OFFICER: Demetrius Pressley

Through analysis with staff the immediate concerns is policy and procedures, job descriptions, pay raise, and hiring process; working with staff and Florida League of Cities to become more efficient; Asked that Council to funnel questions through the CAO office to ensure proper response time and record keeping; Clean up day March 25, 2023; Quarterly Budget Reports: will be placed on agenda; there has been some staffing changes; had a kickoff meeting with the water supply plan; Considering dates for the State of the

Town; Seeking to setup an interview process for the Chief of Police where stakeholders and council can interview the top two candidates. Impact Fee: Need a CIP and Strategic Process in place to prevent any delay to the process of adopting impact fees; seeking from council dates in April to have a strategic planning session; April 22 was proposed.

TOWN ATTORNEY'S REPORT: Clifford Shepard

The training session presented today and the days ahead are a significant step forward.

TOWN COUNCIL REPORT/DISCUSSION ITEMS

Councilwoman Wanda Randolph – There is great resources and use of the neighborhood services under the county. The Widening of Kennedy Blvd. will start 2024 and completed in 2028; concerns: increase pedestrians, increase traffic due to the upcoming 530 apartments units. Crime/Violence: Ask Chief Jenkins to do a presentation to town to raise awareness and better prepare the community; Symposium is being planned in partnership with Orange County Sheriff Office (Crime prevention). Refer to Public Work Information flyer for cleanup, trash pickup, and other important information; a great tool.

Councilman T. Washington – Suggest the person with the highest vote be the Vice Mayor for that year. Youth: Need to implement youth programs such as drum core, mentorship, tennis, majorettes, recreation, and the police program. Also look at our park, walking trails for citizens.

Councilman M. Daniels – Women History Month; celebrate the journey of women. Will call meeting on March 22, 2023 to address community matters such as programs for the community through collaboration; funding is available. We have to vote locally and know your representative. Public Safety/Policy: Within 120 days, policy states to confirm department heads; need a permanent Police Chief in place. We have 120 days to confirm a permanent CAO. Juneteenth: Have corporate sponsors. Impact Fees: Need impact fees.


Vice-Mayor R. Daniels – Code Enforcement: Ask that we do not include police officers. Pool: We have a gentlemen who wants to help; request for an evaluation. Great presentation about the Comprehensive Plan. To have competent staff and a planner, it is baffling how a development was passed but did not meet the requirements of the Comp plan; Legal will send over correspondence providing details. It is important to get qualified staff.

MAYOR'S REPORT

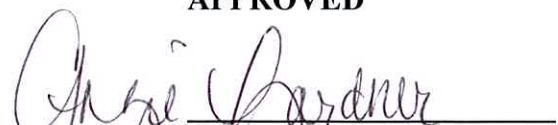
Mayor Angie Gardner – Referenced letter from Mayor Demings (Ref: Tourist Development Tax Money) is requesting for a citizen to serve on the Citizen Advisory Taskforce; persons interested call Ms. Robinson. I-4 Project: There is \$180,000 left for an art project that is to be seen from I-4; looking to bring an artist to present at the next meeting. Training: Receive positive feedback. The State of the Town Inaugural: Proposed date is April 21, 2023. Arts & Cultural Grant: \$2 million grant, have agreement for review; this will be a great improvement for the Koho building. Community Policing Appropriations: \$1 million, has moved to the next level; will bring updates. Catalina Appropriations: Looking into a storm/sea wall, redesigning the water flow. Municipal Plan: will incorporate a lot of the right elements to address many of the community needs. To Ms. Hursh, Angela Johnson, and Mr. Dix, thank you; you will be contacted; also Ms. Simmons.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting (Moved by Councilman Washington; Second by Councilman M. Daniels; **AYE: ALL, MOTION PASSES. Meeting Adjourned AT 9:42 P.M.**

Respectfully Submitted by:


Veronica L King, Town Clerk

APPROVED


Angie Gardner, Mayor