



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING AGENDA

Tuesday, July 01, 2025, at 7:30 PM

Town Hall - 307 E Kennedy Blvd

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

- I. CALL TO ORDER AND VERIFICATION OF QUORUM**
- II. INVOCATION AND PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF THE AGENDA**
- IV. PRESENTATIONS AND RECOGNITION**
 - A. Reading of Proclamation – Water Professional Month (Clerk)
 - B. PRESENTATION – Understanding Soil and Water Conservation Districts/Lake King (Administration)
- V. CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- VI. CONSENT AGENDA**
 - 1. Approval of Town Council Meeting Minutes 6-17-25 (Clerk Office)
 - 2. Approval of Resolution 2025-11 Reappointment to the Planning and Zoning Board (Clerk Office)
 - 3. Approval of the Amended Resolution 2025-10. Utility Rate Clarification. (Administration)
- VII. COUNCIL DECISIONS**
- VIII. REPORTS**
 - CHIEF ADMINISTRATIVE OFFICER’S REPORT**
 - TOWN ATTORNEY’S REPORT**
 - TOWN COUNCIL REPORT/DISCUSSION ITEMS**
 - MAYOR’S REPORT**
- IX. ADJOURNMENT**

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town’s Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

JULY 1, 2025, AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Reading of Proclamation – Water Professional Month (Clerk)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS	YES	Department: CLERK
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: - Draft Proclamation
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Reading of a Proclamation in observance of Water Professional Month.

SUMMARY: The Florida Water & Pollution Control Operators Association (FWPCOA) was organized in 1940 as a non-profit trade organization to promote the sustainability of Florida's water utility industry that works to protect our citizens' health and preserve our state's water resources. The FWPCOA offers water and wastewater treatment plant operator and water distribution system operator training courses for state licensing requirements, eight voluntary certification programs, and continuing education programs for license renewal.

Our state’s water industry employees work around the clock, 365 days every year, to ensure that safe drinking water is accessible to all Floridians and that our environment and natural resources are protected. The FWPCOA has celebrated “Florida Water Professionals Month” to recognize their hard work and dedication. This year, the FWPCOA seeks to increase community awareness by designating the month of August as “Florida Water Professionals Month.”

Like other states, Florida depends on a network of aging underground pipes. The Florida Section of the American Society of Civil Engineers’ most recent report card graded our Drinking Water Infrastructure a C and our Wastewater Infrastructure a C. This assessment highlights the importance of recognizing and supporting Florida’s water professionals more than ever—out of sight need not be out of mind. In addition to recognizing our water professionals this August, the State of Florida elevated water professionals to Essential First Responder Status with the rights and responsibilities implied. This status becomes critical during natural disasters when water professionals are expected to keep vital, safe drinking water and wastewater systems operating.

RECOMMENDATION: Recommend the reading of a proclamation in observance of Water Professional Month.

FISCAL & EFFICIENCY DATA: N/A



PROCLAMATION

***Office of the Mayor
Town of Eatonville, Florida***

Florida Water Professionals Month

WHEREAS, the Florida Water & Pollution Control Operators Association, organized in 1940, is a non-profit trade organization that promotes the sustainability of Florida's water utility industry through workforce development to protect the health of Florida's citizens and to preserve the state's water resources; and

WHEREAS, this organization offers water and wastewater treatment plant operator and water distribution operator training courses required for the state of Florida's operator licenses, eight voluntary certification programs, and continuing education programs for operator license renewal; and

WHEREAS, this organization, in recognizing the importance of the Florida Statutes and Administrative Code that regulate the water industry, acts as liaison between the Florida Department of Environmental Protection and industry personnel and

WHEREAS, the Florida Water & Pollution Control Operators Association along with the Town of Eatonville, Florida recognizes all who have played a significant part in operating and maintaining drinking water, wastewater, and stormwater systems in Florida by celebrating *Florida Water Professionals Month*, which applauds their constant efforts to protect our health and environment.

WHEREAS, water professionals are essential first responders, as defined by Florida Statute 403.865 (b), during storms and other catastrophic events, working to ensure safe drinking water and safe disposal of wastewater for our communities.

NOW, THEREFORE, I, *Angie Gardner* by the authority vested in me as Mayor of the Town of Eatonville, Florida, hereby proclaim

August 2025

as

“Florida Water Professionals Month”

in The Town of Eatonville and extend greetings and best wishes to all who are observing *Florida Water Professionals Month*.

IN WITNESS WHEREOF, I have hereunder set my
hand this 1st day of JULY 2025.

Mayor



Florida Water & Pollution Control Operators Association

A Non-Profit Association Serving Water and Wastewater Professionals in the State of Florida

The Honorable Angie Gardner, Mayor
The Town of Eatonville
307 E. Kennedy Blvd.
Eatonville FL 32751

June 24, 2025

RE: Proclamation request for Florida Water Professionals Month and Emergency Responder Status

Dear Mayor Gardner:

The Florida Water & Pollution Control Operators Association (FWPCOA) was organized in 1940 as a non-profit trade organization to promote the sustainability of Florida's water utility industry that works to protect our citizens' health and preserve our state's water resources. The FWPCOA offers water and wastewater treatment plant operator and water distribution system operator training courses for state licensing requirements, eight voluntary certification programs, and continuing education programs for license renewal.

Our state's water industry employees work around the clock, 365 days every year, to ensure that safe drinking water is accessible to all Floridians and that our environment and natural resources are protected. The FWPCOA has celebrated "Florida Water Professionals Month" to recognize their hard work and dedication. This year, the FWPCOA seeks to increase community awareness by designating the month of August as "Florida Water Professionals Month."

Like other states, Florida depends on a network of aging underground pipes. The Florida Section of the American Society of Civil Engineers' most recent report card graded our Drinking Water Infrastructure a C and our Wastewater Infrastructure a C. This assessment highlights the importance of recognizing and supporting Florida's water professionals more than ever—out of sight need not be out of mind. In addition to recognizing our water professionals this August, the State of Florida elevated water professionals to Essential First Responder Status with the rights and responsibilities implied. This status becomes critical during natural disasters when water professionals are expected to keep vital, safe drinking water and wastewater systems operating. We ask that The Town of Eatonville consider recognizing operators as essential first responders.

We invite you and the Town of Eatonville to join us in supporting the efforts of water professionals in your community. You can help by executing a proclamation recognizing this important event. I am enclosing a sample proclamation for your reference. Please send your executed proclamation to my address, stated below, so that we can recognize the Town of Eatonville's participation in this year's awareness month. If you would like an officer from our association to accept the proclamation at your commission meeting, please get in touch with regional director Jonathan Torres at 561-223-5455. Thank you in advance for your anticipated participation.

Sincerely,

Jonathan Torres

Jonathan Torres
State Publicity Chair
PO Box 33119
Palm Beach Gardens, FL 33420-3119



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

JULY 1, 2025, AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: PRESENTATION – Understanding Soil and Water Conservation Districts/Lake King (**Administration**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS	YES	Department: ADMINISTRATION
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: - PowerPoint Presentation
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request the Town Council to hear a presentation on Understanding Soil and Water Conservation Districts/Lake King

SUMMARY: Dr. Jim Moyer, Ed.D., M.B.A., C.P.A. (licensed in PA), District 2 of the Soil and Water Conservation District Board of Supervisors (Northwest Orange County) will be presenting information on Understanding Soil and Water Conservation Districts/Lake King.

Voters need to be informed about the history and purpose of the Orange Soil and Water Conservation District (OSWCD) supervisors who have appeared on all or some of their ballots for the last 80 years. Many voters do not know anything about what Soil and Water Conservation District (SWCD) supervisors are supposed to do. During last November's election 20% or more of the voters in both District 2 and District 4 did not vote for any of the candidates. As the current District 2 elected supervisor/volunteer on the SWCD Board of Supervisors, Dr. Moyer feels responsible for informing the public, elected officials, and municipal staff of all areas within his district of what the Orange Soil and Water Conservation District (OSWCD) supervisors are supposed to do and why they exist.

RECOMMENDATION: Recommend the Town Council to hear presentation on Understanding Soil and Water Conservation Districts/Lake King

FISCAL & EFFICIENCY DATA: N/A



Board of Supervisors

Monthly Board Meetings

When: 2nd Friday every month 3:30 PM to 5:00 PM

Where: Orange County Administration 201 Rosalind Ave Orlando

Board Members

Supervisor D1 Chair Chambers Supervisor D4 Vice-Chair Campbell

Supervisor D2 Dr. Moyer Supervisor D5 Grocholske

Supervisor D3 Dr. Olmstead Associate Supervisor Perez

Assisting Orange County Agriculture since 1945

July 1, 2025, Presentation at the Eatonville Town Council meeting **by Dr. Jim Moyer**

Northwest Orange Soil & Water Conservation District 2 (SWCD) Supervisor

DISCLAIMER

**THE POWERPOINT SLIDES IN THIS PRESENTATION
REFLECT THE VIEWS OF THE ELECTED DISTRICT 2 SWCD
SUPERVISOR AND MAY NOT REFLECT THE VIEWS OF THE
ENTIRE ORANGE SWCD BOARD OF SUPERVISORS**

July 1, 2025, Presentation at the Eatonville Town Council meeting

by Dr. Jim Moyer

Northwest Orange Soil & Water Conservation District 2 (SWCD) Supervisor

UNDERSTANDING SOIL AND WATER

CONSERVATION DISTRICTS (SWCDs)



Dig into it

1862

- *US DEPT OF AGRICULTURE (USDA) CREATED
 - *1868 FDACS PREDECESSOR ESTABLISHED
 - FL SOIL AND WATER CONSERVATION LAW
 - “ADMINISTERED” BY FDACS
 - *US LAND GRANT UNIVERSITIES CREATED NATIONALLY
 - *UF-1862 AND FAMU-1891 IN FLORIDA
 - *SWCDs WORK WITH UF/IFAS RESEARCH AND EXTENSION
- US HOMESTEAD ACT CREATED LASTED UNTIL 1976
- 20% GREAT PLAINS, 15% US, AND 10% FL HOMESTEADED

1914 -1935

Section IV. Item #B.

- *1914-1918 WORLD WAR 1
- *GREAT PLAINS PRODUCED WHEAT FOR ALL ALLIES
- *HIGH WHEAT DEMAND, DAMAGED GRASSLANDS
- *1920s ECONOMIC BOOM, NOT ON GREAT PLAINS FARMS
- *GREAT PLAINS WHEAT DEMAND DOWN, HAVE EXCESS
- *GREAT PLAINS TECH INVEST = DEBT
- *RAIN AND TOO MUCH PRODUCTION LEFT NO TOPSOIL
- *1930s GREAT PLAINS DUST BOWL = NO RAIN, HIGH TEMPERATURES, STRONG WINDS
- *US GOVERNMENT AGREES SOIL CONSERVATION NEEDED

Before the Dust Bowl



During the Dust Bowl



Section IV. Item #B.

1935-1965

Section IV. Item #B.

*1935 USDA CREATES PREDECESSOR TO NATIONAL RESOURCES CONSERVATION SERVICE (NRCS)

*USDA CREATES STANDARD STATE SOIL CONSERVATION DISTRICT ACT (“ACT”)

*1937 PRESIDENT ASKS GOVERNORS TO PASS STATE “ACT”

*1937 FL ENACTED, NOW F.S. CHAPTER 582 ENABLES LOCAL SWCDs; ORANGE SWCD CHARTERED 1945

*1965 US WATER QUALITY ACT, CHAPTER 582 + AND WATER

*BY 1965 AND TODAY, 3,000 CONSERVATION DISTRICTS

1970 - PRESENT

Section IV. Item #B.

*1970 US ENACTS ENVIRONMENTAL PROTECTION AGENCY

*1972 US CLEAN WATER ACT (CWA)

*1972 FL WATER MANAGEMENT DISTRICTS (WMDs), NOW PART OF FDEP

*SWCDs PARTNER WITH THE FIVE FL WMDs

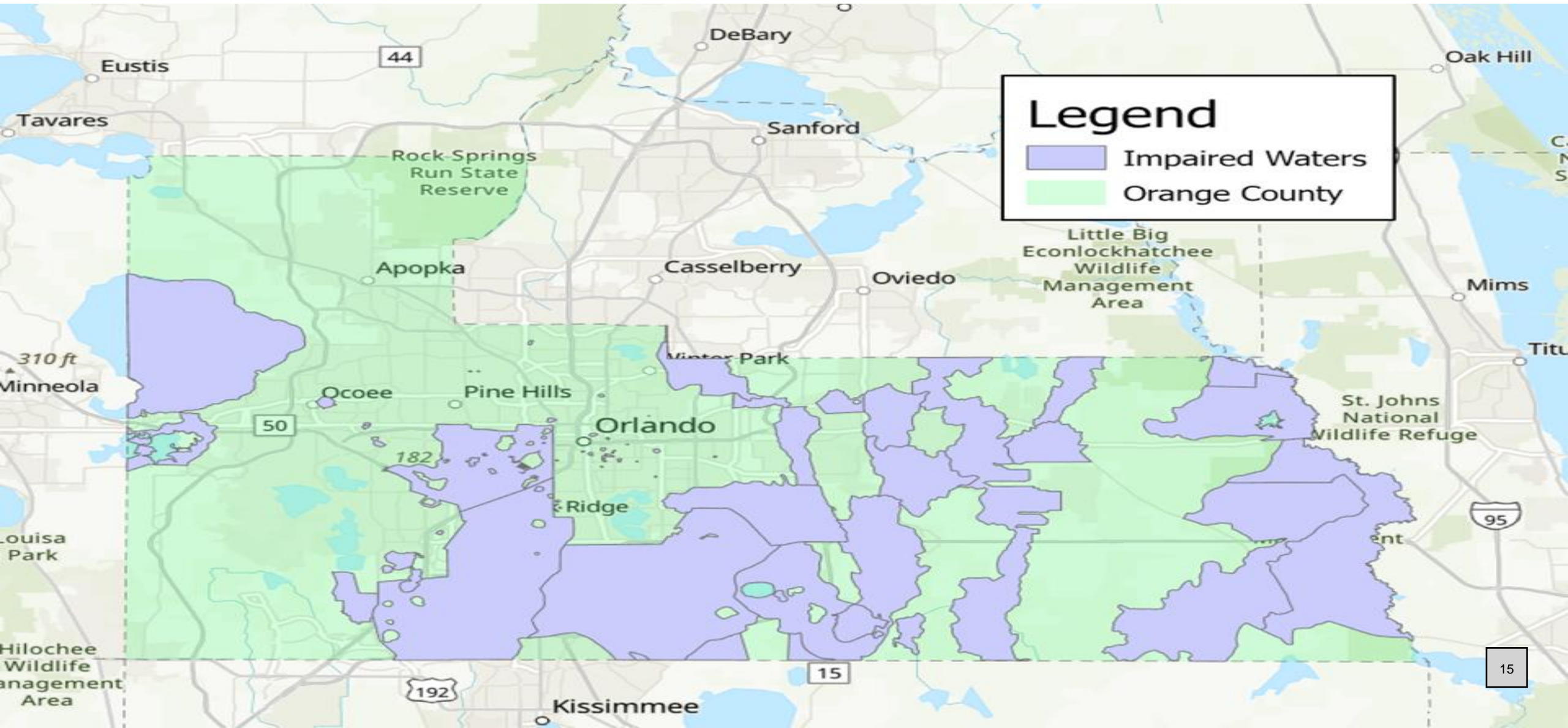
*1999 FLORIDA *WATER RESTORATION ACT* (FDEP, FDACS FOCUS ON ELIMINATING WATERBODY POLLUTION/IMPAIRED WATERS)

*2020 US EPA PERMITS FL TO ISSUE CWA 404 PERMITS

ORANGE COUNTY IMPAIRED WATERS

Section IV. Item #B.

(Impairments: West OC nutrients, East OC bacteria, some metals) JAN. 2024



ONE YEAR INDEPENDENT INVESTIGATION

Section IV. Item #B.

SINCE THE 1999 *WATER RESTORATION ACT*, FLORIDA HAS FOCUSED ON CLEANING UP POLLUTANTS IN WATER BODIES. YET, AFTER A YEAR LONG INVESTIGATION THE TAMPA BAY TIMES “...FOUND HUNDREDS OF WATERWAYS HAVE SHOWN RISING CONTAMINATION OVER 25 YEARS.” THE MAP IN THIS ARTICLE INDICATES THAT SOME WATERBODIES IN ORANGE COUNTY ARE IMPROVING, OTHERS MAINTAINING, AND STILL OTHERS WORSENING.

TAMPA BAY TIMES INVESTIGATION UPDATED 4/15/25 FLORIDA WATERBODY POLLUTION

FDACS AGRICULTURAL BMPs

Section IV. Item #B.

“FOR THE PURPOSES OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES’ BEST MANAGEMENT PRACTICES (BMP) PROGRAM, A BMP IS DEFINED BY LAW AS A MEANS, A PRACTICE OR COMBINATION ...DETERMINED BY THE COORDINATING AGENCIES BASED ON RESEARCH, FIELD TESTING AND EXPERT REVIEW, TO BE THE MOST EFFECTIVE AND PRACTICABLE ON-LOCATION MEANS, INCLUDING ECONOMIC AND TECHNOLOGICAL..., FOR IMPROVING WATER QUALITY IN AGRICULTURAL AND URBAN DISCHARGES....” (SEE F.S. CHAPTER 373.4595(2)(A))

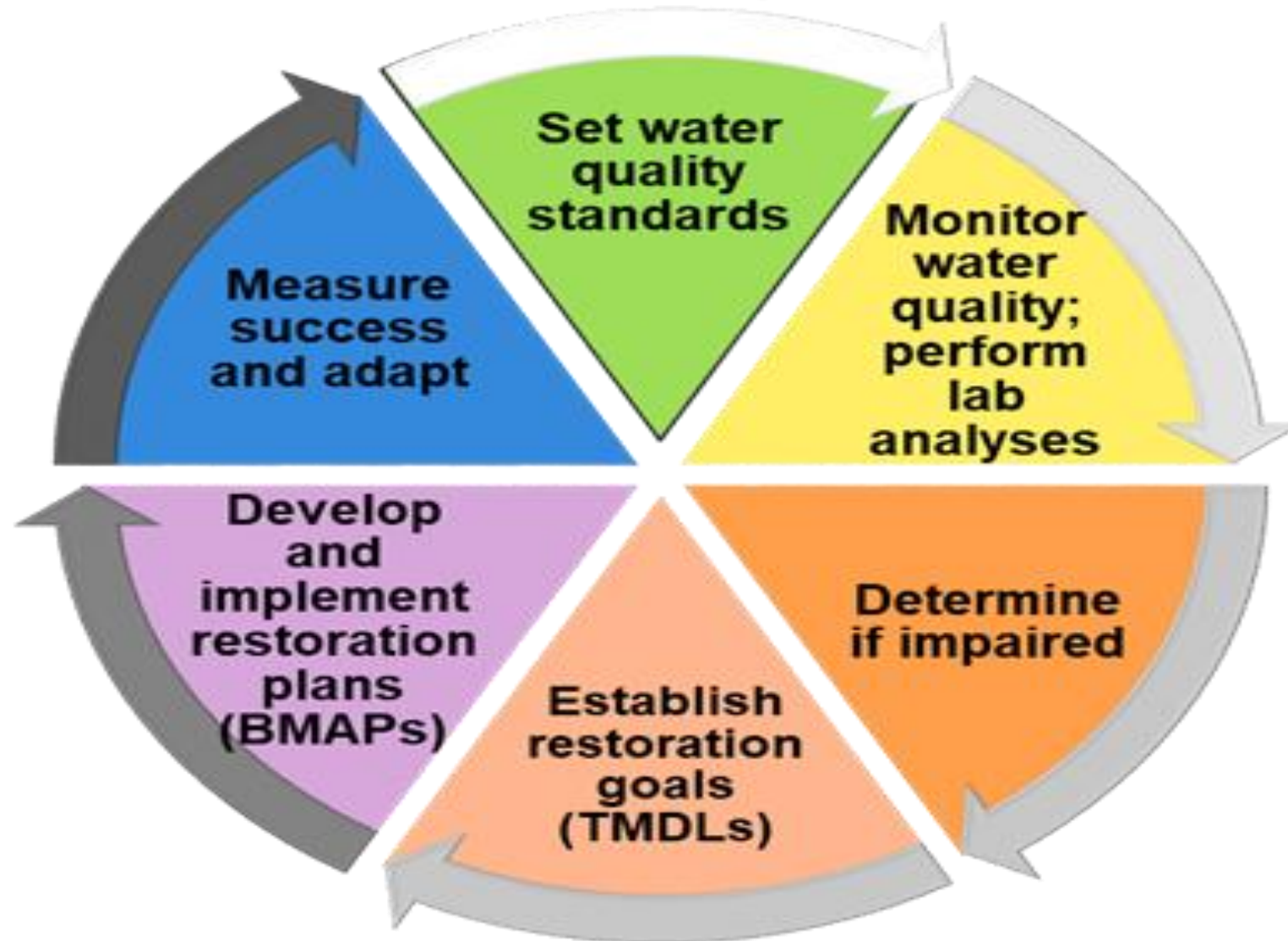
FDACS OAWP & FL SWCDs

Section IV. Item #B.

“THE OFFICE OF AGRICULTURAL WATER POLICY (OAWP) COLLABORATES WITH PARTNERS IN THE DEVELOPMENT, IMPLEMENTATION, AND EVALUATION OF STATEWIDE WATER POLICY....OWAP IMPLEMENTS STRATEGIES THAT PROTECT FLORIDA’S WATER RESOURCES WHILE PROMOTING THE SUSTAINABILITY OF AGRICULTURE,... OAWP ADMINISTERS A BEST MANAGEMENT PRACTICES (BMP) PROGRAM TO ASSIST PRODUCERS IN... REQUIREMENT* TO IMPLEMENT BMPs...HAVE BEEN ADOPTED TO RESTORE WATER RESOURCES WHERE THE WATER QUALITY IS IMPAIRED.

OAWP PARTNERS WITH SOIL AND WATER CONSERVATION DISTRICTS TO ASSIST...THE ADMINISTRATION OF THE BMP PROGRAM...” *REQUIREMENT BASED ON FDEP ASSESSMEN

Florida DEP – Waterbody Assessment Process





July 1, 2025, Presentation at the Eatonville Town Council m Section IV. Item #B.
by Dr. Jim Moyer

Northwest Orange Soil & Water Conservation District (SWCD) Supervisor

My Contact Information

Phone or text (prefer text) 754 367 4174

Personal email jimmoyer1956@gmail.com

**Current SWCD email
drjimmoyersoilwaterd2supr@gmail.com**

**Here to serve the landowners, land occupiers, and the
agricultural industry of Northwest Orange!**

APPENDICES

Section IV. Item #B.

**WHY THE U.S. 3,000 CONSERVATION
DISTRICTS WILL BE NEEDED MORE
THEN EVER IN THE FUTURE, LIKELY
MORE THAN DURING THE DUST BOWL**

MISSION OF CONSERVATION DISTRICTS

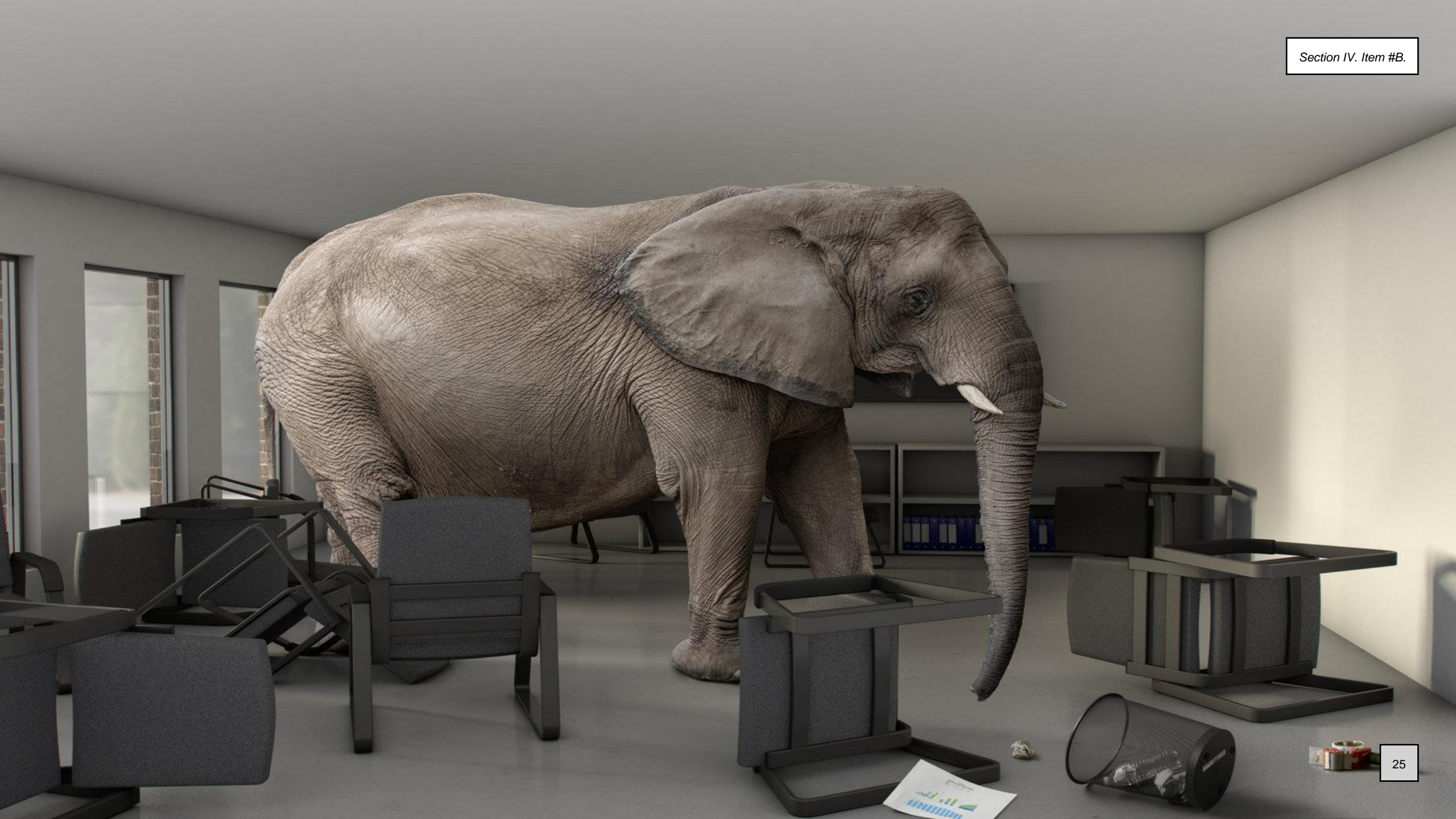
GENERAL MISSION OF 3,000 CONSERVATION DISTRICTS:

“...IS TO COORDINATE LANDOWNER ASSISTANCE FROM ALL SOURCES—PUBLIC AND PRIVATE, LOCAL, STATE AND FEDERAL—TO DEVELOP LOCALLY-DRIVEN SOLUTIONS TO CONSERVATION OF HEALTHY SOIL, CLEAN WATER, AND OUR ENVIRONMENT.” (NATIONAL ASSOCIATION OF CONSERVATION DISTRICTS <https://www.nacdnet.org/>))

PURPOSE OF FLORIDA SWCDs

Section IV. Item #B.

F.S. CHAPTER 582.02(4): “THE PURPOSE OF THE SOIL AND WATER CONSERVATION DISTRICTS IS TO PROVIDE ASSISTANCE, GUIDANCE, AND EDUCATION TO LANDOWNERS, LAND OCCUPIERS, THE AGRICULTURAL INDUSTRY, AND THE GENERAL PUBLIC IN IMPLEMENTING LAND AND WATER RESOURCE PROTECTION PRACTICES....”



U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

Section IV. Item #B.

**“CLIMATE CHANGE IS REAL
AND HAPPENING ALL AROUND US.”**

THE HUMAN RACE MUST ADAPT!

U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

Section IV. Item #B.

“WHAT IS CLIMATE CHANGE?

CLIMATE CHANGE INVOLVES SIGNIFICANT CHANGES IN
AVERAGE CONDITIONS—SUCH AS TEMPERATURE,
PRECIPITATION, WIND PATTERNS, AND OTHER ASPECTS
OF CLIMATE—THAT OCCUR OVER YEARS, DECADES,
CENTURIES, OR LONGER.”

U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

Section IV. Item #B.

“IMPACTS TO SOIL AND WATER RESOURCES

CLIMATE CHANGE IS EXPECTED TO INCREASE THE FREQUENCY OF HEAVY PRECIPITATION IN THE UNITED STATES, WHICH CAN HARM CROPS BY ERODING SOIL AND DEPLETING SOIL NUTRIENTS.¹⁹

HEAVY RAINS CAN ALSO INCREASE **AGRICULTURAL RUNOFF** INTO OCEANS, LAKES, AND STREAMS WHICH CAN HARM WATER QUALITY.²⁰ RUNOFF CAN CARRY NUTRIENTS, FERTILIZER, AND PESTICIDES INTO NEIGHBORING WATER BODIES.”

“Navigating Climate Change in Florida Agriculture”

Section IV. Item #B.

Navigating Climate Change in FL Agriculture

“EXTREME WEATHER EVENTS

IN FLORIDA, DEFINING CLIMATE CHANGE IS TOUGH BECAUSE OF ALL THE EXTREME WEATHER EVENTS. PEOPLE HERE ARE USED TO HURRICANES, WHICH CAN MAKE IT HARD TO SEE THE BIGGER PICTURE. WHEN BIG STORMS LIKE HURRICANE IAN FLOOD PLACES LIKE ORLANDO, WE MIGHT THINK IT’S JUST BAD LUCK NOT A SIGN OF CLIMATE CHANGE. BUT IF WE LOOK CLOSER, WE CAN SEE THAT CLIMATE CHANGE IS MAKING THESE STORMS STRONGER AND MORE FREQUENT...FARMERS...SPEND...MONEY FIXING THE DAMAGE FROM HURRICANES...BUT IF THEY USED MORE SUSTAINABLE METHODS THEY COULD BREAK THE CYCLE AND SAVE MONEY IN THE LONG RUN.”

OUR PLANET NEEDS



**ALL HANDS
ON DECK**

ORANGE SWCD POTENTIAL CONSERVATION PARTNERS

Section IV. Item #B.

USDA NRCS AGENT FOR OUR AREA-KISSIMMEE

FDACS OFFICE OF AGRICULTURAL POLICY (TALLAHASSEE)

UF/IFAS EXTENSION/4H-ORLANDO; R&D—APOPKA

ST. JOHNS RIVER WMD-APOPKA

OCPS-AGRICULTURAL PROGRAMS/FFA

OC PROMOTES AGRICULTURE/AG ADVISORY BOARD

OC FARM BUREAU SERVES OUR 600 OC FARMS

ORANGE SWCD PARTNERSHIPS BENEFIT ORANGE COUNTY

CURRENT STATUS OF FLORIDA SWCDs

FLORIDA CURRENTLY HAS 47 (2 RECENTLY DISBANDED)
INDEPENDENT SWCDs

FL MANDATED PERFORMANCE REVIEWS OF 49 SWCDS WERE
COMPLETED LAST YEAR. A SUMMARY AND INDIVIDUAL
SWCD REPORTS WERE ISSUED AS OF AUGUST 19, 2024

ORANGE SWCD IS ONE OF SEVERAL FL SWCDs THAT NEEDS A
LOT OF WORK. IT IS AN HONOR TO HELP DO THIS WORK

CAUSES OF THE DUST BOWL (HUMAN)

Section IV. Item #B.

<https://drought.unl.edu/dustbowl/Home.aspx>

“Several actions in the 1920s also increased the region’s vulnerability to drought. Low crop prices and high machinery costs...meant that farmers needed to cultivate more land to produce enough to meet their required payments. Since most of the best farming areas were already being used, poorer farmlands were increasingly used. Farming submarginal lands often had negative results, such as soil erosion and nutrient leaching. By using these areas, farmers were increasing the likelihood of crop failures, which increased their vulnerability to drought.

These economic conditions also created pressure on farmers to abandon soil conservation practices to reduce expenditures. Furthermore, during the 1920s, many farmers switched from the lister to the more efficient one-way disc plow, which also greatly increased the risk of blowing soil. Basically, reductions in soil conservation measures and the encroachment onto poorer lands made the farming community more vulnerable to wind erosion, soil moisture depletion, depleted soil nutrients, and drought.”



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

JULY 1, 2025, AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE:

Approval of Town Council Meeting Minutes 6-17-25 (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: - Council Meeting Minutes, June 17, 2025, 7:30 p.m.
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Approval of meeting minutes for the Town Council Meeting held on the below dates:

- Council Meeting Minutes, June 17, 2025, 7:30 p.m.

SUMMARY: The Town Council Meeting was held on the 3rd Tuesday in June. Meeting Minutes were transcribed from the audio archive for approval for the public records.

RECOMMENDATION: Recommend approval of meeting minutes for the Town Council Meeting held on the below dates:

- Council Meeting Minutes, June 17, 2025, 7:30 p.m.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA REGULAR COUNCIL MEETING MEETING MINUTES

Tuesday, June 17, 2025, at 7:32 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 7:32 p.m. and a quorum was established by Mrs. King

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

STAFF: (5) Demetris Pressley, **Chief Administrative Officer**; Veronica King, **Town Clerk**, Cliff Shepherd, **Town Attorney**, Valerie Mundy, **Public Works Director**; Katrina Gibson, **Finance Director**,

(Regular council meeting was RECESSED at 7:32pm; Mayor Angie Gardner RECONVENED the council workshop [approximately 7:33pm.]

Discussion of the Drinking Water and Wastewater Facilities Plan Presentation: Public Works Director Valerie Mundy presented an update on the facilities plan for the water and sewer infrastructure program. Director Mundy asked the project engineering consultant to explain what he included in the facilities plan. The consultant started by going over six (6) water projects, with an estimated total cost of \$43 million. These include the Forest City road water main extension to serve the Forest City area. The second project is a water main extension along West Kennedy Boulevard, which addresses both road widening conflicts and the replacement of aging asbestos cement pipes. Another project is the East Kennedy water main replacement, which involves upgrading deteriorated pipes east of I-4 with larger, modern infrastructure. The consultant also introduced the plan for a new water treatment plant near Town Hall, which will include a connecting main to East Kennedy Boulevard. In preparation for potential emergency needs, two interconnects with the City of Maitland are also proposed. Lastly, a town-wide water main replacement project will target undersized and outdated lines throughout several neighborhoods, replacing them with new mains, hydrants, valves, and service lines. This portion of the work is partially funded by a secured 100% DEP grant with no loan component, meaning there will be no financial impact on residents. Additional grant funding will be pursued to cover remaining costs. The consultant then outlined six (6) wastewater system projects, totaling approximately \$35 million. These include the replacement of the Vereen Road lift station and the rehabilitation of the Vereen Road collection system in the town's southeast area. The Lake Lily, East North Kennedy, and Eastern South collection systems are also scheduled for full gravity sewer replacements due to aging infrastructure. The final wastewater project involves extending service to the Forest City area with the construction of a new pump station and force main to integrate wastewater from that area into the town system. Similar to the water projects, the wastewater improvements are partially funded through a DEP principal forgiveness grant, with no current financial impact to customers. Future grant opportunities are anticipated to fund the remainder of the project costs. Councilwoman Randolph asked Valerie Mundy if this means the town will be able to treat their own wastewater. Valerie Mundy – No. This is the collection system. The wastewater is still being treated by Altamonte. We are not putting the wastewater treatment facility in the town yet. [In regards to the consultant's presentation], those numbers exceed the funding that we already have. And so having this facility helps us calculate what the difference is.

Update and Discussion – African American Cultural Heritage Action Fund (AACHAF) Grant With NTHP: Town Planner Tara Salmieri gave an update on projects under review or already underway. She reported that, as of September 2024, the Town utilized a community assistance grant to produce several historic preservation documents, limited to 100 parcels within the current historic district boundary established in 1997. This effort included training for officers of the Historic Preservation Board, leading to the board's revitalization. The next step under consideration is conducting a formal historic resource survey, which would assess architectural and archaeological assets and could result in recommendations to expand, reduce, or reclassify historic boundaries. Town Planner Salmieri noted that the Town opted not to pursue a competitive CLG (Certified Local Government) grant in June due to uncertain state funding and a delayed timeline for access to awarded funds (July 2026). Instead, the Town is moving forward in partnership with the National Trust for Historic Preservation, which is offering assistance through a faster and more flexible grant process. Planning consultant Mr. Ennis Davis of the Community Planning Collaborative (CPC)--who has ancestral ties to Eatonville--has been engaged to develop a more robust scope for the survey. His firm has extensive experience with historic Black communities and will include council and public workshops as part of the process. As part of the proposed effort, the firm will conduct a new historic resource survey which has not been done since 1997, and such surveys are recommended every 10 years. The survey process will include historical and architectural context, resource inventory and evaluations, and recommendations, which may include boundary expansions, reductions, or identification of additional historical sites. Included in this will be a focus on public engagement, including workshops with council and community outreach before survey work begins. Councilwoman Randolph – The grant for \$125,000, now that is for just a survey, is that correct? Town Planner Salmieri states it is not just for the survey. Councilwoman Randolph – Because I see there is another grant listed for \$25,000 that has to do with support. It says here to reinforce planning contractors' community engagement with the residents. Town Planner Salmieri did not have a copy of the contract Councilwoman Randolph was referring to, so Chief Administrative Officer Demetrius Pressley answered that the \$25,000 was to help cover costs that may be used by administration or by our [planner] consultant. Councilwoman Randolph – My other concern I would say is the lateness in getting this off the ground. We know that all grants must come before the council. We run it against a deadline of June 30th, is that correct? For this grant to be signed off on and executed and sent to, to the office, the national office? Mr. Pressley – Yes. We have already sent the correspondence over to them moving forward on our end, so I am just waiting back on the response. Councilwoman Randolph – Okay. So, my question is, because of the funds that we are going to be utilizing here in the town, should this come before council? Mr. Pressley clarified that it was already approved by the council and Councilwoman Randolph asked for a copy to see what they approved. Before moving forward, Mr. Pressley wanted to address a concern made by resident Angela Thomas about her water meter. Staff contacted the plumber and gave an update that there is a meter and an account that is based on the usage. Mr. Pressley explained that he would be more than happy to have staff meet with Mrs. Thomas and to make sure she can verify.

(The council workshop ADJOURNED at 7:58pm; The Regular Council Meeting at RECONVENED at 7:58pm by Mayor Angie Gardner)

INVOCATION AND PLEDGE OF ALLEGIANCE:

Mayor Gardner led the Invocation in a Moment of Silence followed by the Pledge of Allegiance

APPROVAL OF THE AGENDA:

Mayor Gardner Motions to APPROVE the meeting agenda; Moved by Councilman Randolph; Second by Vice Mayor Washington; AYE: ALL, MOTION PASSES.

PRESENTATIONS AND RECOGNITION:

Mayor Gardner presented a reading of the Proclamation celebrating the 2025 Juneteenth holiday.

CITIZEN PARTICIPATION – (2)

Angela Thomas – (Resident) Mrs. Thomas made a public records request to Mrs. King regarding documentation showing that a water meter was installed at her house. Mrs. Thomas also asked the council and administration if the water was able to be turned off and on, what was the purpose of putting the meter in? Also, the pool is still not open. These young men have asked me, “Mrs. Thomas, why is the pool not open?” So, if we are not going to open the pool, can we just be honest and say we are not going to open the pool and find other kind of way to help these young men. [Request: Copies of the installation of meters]

Anthony Grant – (Resident) Mr. Grant had a question for Attorney Shepherd regarding whether a resolution can establish water rates without ordinance. Attorney Shepherd answered that it can if the ordinance says so. Grant argued that the current ordinance repealed the previous one. Grant then asked Attorney Shepherd if the interpretation of the legislature is law or is it what is written in the bill that becomes law? Attorney Shepherd replied it depends on who is doing the interpretation of the law. Mr. Grant then spoke about a public records request through the Town Clerk and Mr. Pressley in which he received two different documents on the water rates. Mr. Grant stated the copy the Town Clerk provided him was the one approved by council, whereas the copy Mr. Pressley provided had asterisks next to the per thousand gallons and was not approved by council. Mr. Grant said that he felt misled by Mr. Pressley because it seemed like he was the only person with that document. He stated that he feels “that if that is the case, which is a problem for the highest office in the town under the mayor to mislead the public with water rates because they made an error. If you made an error, just correct the error, just bring it back and correct it. We made an error a few years ago and we had to correct it, and we reimbursed residents because we made a mistake.” Mr. Grant said that he would like to know when this document was authored and who authored it. As for the water rates, multifamily homes are being charged the same as single-families and residents are being charged more than commercial. Mr. Grant stated that there must be some tier system here. If not, you have problems.

APPROVAL CONSENT AGENDA: Mayor Gardner Motions to MOVE the Item Agenda #3 approving the Amended Resolution 2025-10 (Utility Rate Clarification) to COUNCIL DECISIONS; **Moved by Councilman Mack; Second by Councilwoman Randolph; AYE:** Vice Mayor Theo Washington, Councilwoman Wanda Randolph, Councilman Tarus Mack, Councilman Rodney Daniels; **NAYE: Mayor Angie Gardner, MOTION PASSES 4/1. Comments/Notes:** Councilwoman Randolph requested for item 3 (Resolution 2025-10 Utility Rate Clarification) to be moved to Council Decisions.

Mayor Gardner Motions to APPROVE the Consent Agenda Moved by Councilman Mack; **Second by Councilwoman Randolph; AYE: ALL, MOTION PASSES. Comments/Notes:** Consent approval only included Item 1 Approval of Meeting Minutes 6-3-25) and item 2 Approval of the Drinking Water and Wastewater Facilities Plan.

COUNCIL DECISIONS:

Approval of the Amended Resolution 2025-10. Utility Rate Clarification – Vice Mayor Washington – Asked to table this item for clarity on the rates, ordinance, or clarity on what needs to be done. Finance Director Katrina Gibson – To say that our department or administration is doing something illegal or wrong—I put a lot of work into that document with the Florida Rural Water Association, and when she came here and presented that documentation, if you go back and listen to the workshop, it was stated in there: per thousand gallons. I do not know why there are two different documentations, but I do have a document that says per thousand gallons. Councilman Mack – I am not concerned about that document. What about the document that was requested through public records and redacted? Do we have a copy of the redacted document that was given to the citizen? Mr. Pressley – There was no redacted document. There was a document created separately that came from the Florida Rural Water Association that had the asterisks on it that were sent. That was the document I had, I did not modify it. Councilman Mack – Then let us say changes. Katrina Gibson – A line was added on the following.

Councilman Mack – This was changed without the consent of council, am I correct? And this was identified over a month ago. Why didn't you [Katrina Gibson] notify each council member once you identified this? Councilman Mack clarified that he was not concerned with the document Katrina was sharing with council, but the document that was modified. Councilman Mack – I feel like the Attorney and CAO are not being truthful to me. And if they are not being truthful to me, they are not being truthful with the citizens. This was never brought to me as a council member to understand what was going on. But moving forward, it is in everyone's best interest, as an employee for the Town of Eatonville, especially on the administrative side, to dot your I's and cross your T's. This is not a threat. This is just a biblical truth on what needs to be done because the truth will set you free. Mayor Angie Gardner interjected to tell councilman Mack to tell the truth on the situation because he accused Mr. Pressley of manipulating the document. Mayor Gardner told councilman Mack he is not repeating what is on record correctly. Mayor Gardner – The document was not changed. Two different documents were sent from two different locations. Councilman Mack – Why is it different if there should be just one? Mayor Gardner – Because two existed. Councilman Mack – No, only one existed, which was changed. He said it was changed. He made the corrections without even going through the council. Mr. Pressley – You are misinterpreting what I said. I did not say that I adjusted the document. I received the document from the staff and when the request came from the citizen, I sent what I had. That was the latest one that I thought was in the record, I did not adjust it. Mayor Gardner [to Councilman Mack] – Before we use the word “liar” and “misleading,” have you seen the actual packet? So, when you sit here, you can say “this is what was said.” But right now, you are basing what you are saying off someone else. Councilman Mack – But he made changes. I understand your [inaudible] because it is your administration. At the end of the day, it falls onto you. Mayor Gardner – The truth falls on me. But you have nothing in front of you to even talk about what you are saying before you call people “liars.” Councilman Mack – You want me to identify a lie? When I asked the attorney if we have any lawsuits and he told me no—that is a lie. I will ask you [Mr. Pressley] again: the document that you received from Mrs. King [the clerk] that was a public request from a citizen. She gave it to you, right? Was that the same document that you sent to the citizen? Was that the same document, yes or no? Mr. Pressley – No because she did not send me that document. I sent the document I had directly to Mr. [Anthony] Grant. We both sent a document. And what I am saying is that is when it was brought to my attention that we did not have the same document. So, nothing was fabricated in between that time. Councilman Mack – But, she had the item that was approved. So rather it came from a staff or whoever it came from—you dropped the ball. Mr. Pressley – I stated that already. Councilman Mack – But do not sit here and try to say you did not do it when you did it. You just said you made a correction on the document she gave you. Mr. Pressley – I did not say that. Mayor Gardner – What should have happened is that the document should have been included in the [agenda] package on the final approval and it was not. So, Mrs. King would think that the documents she had were the final. But, Mr. Pressley thought they had the same document. It was simply an error. Councilman Mack – If they dropped the ball, give the people their money back and let us start all over again and hope we do not make the same mistake. Mr. Pressley – The request for rebate that you are asking for does not change the need to do this item. We can vote [on] this and direct staff to proceed with looking into. Councilman Mack – It is a hard no for me. Mr. Pressley – I am just telling you the options you have. Councilman Mack – If we cannot move to table it, it is going to be a hard no for me. We should table the item or vote it down until we can come up with a better solution. **Mayor Gardner Motions to TABLE Agenda Item #3** approving the Amended Resolution 2025-10 (Utility Rate Clarification); **Moved by** Vice Mayor Washington; **Second by** Councilwoman Randolph; **AYE: ALL, MOTION PASSES**

REPORTS:

CHIEF ADMINISTRATIVE OFFICER: Demetrius Pressley – No Report

TOWN ATTORNEY: Cliff Shepherd – No Report

TOWN COUNCIL REPORT/DISCUSSION ITEMS -

Councilman Tarus Mack – Thank you to all the citizens who came tonight. Condolences to the Bradshaw family. When I think about Juneteenth I think about freedom. I think about everything that went on with us in terms of freedom. I advise everyone to come out and get involved and reflect on how important this holiday is. The situation of my cleanups, which I have every first Saturday of June every year—I felt like it was a failure. I will let you all know about this in April about this cleanup and I was assured that it was going to be done. I had no flyers, no communication. Councilman Mack asked Attorney Shepherd if the town has any pending lawsuits. Attorney Shepherd reported that to his knowledge, the town does not have any lawsuits. Councilman Mack brought up the need to engage with Catalina Park residents before pursuing plans to build a new police community center in the area. Issues with potholes “all over the town.” Citizens keep asking when the pool will open; hopefully, we will move in a direction to make things better in regards to the pool situation. We are coming up on July and we have \$1.5 million in grants that need to be spent by January 2026—what are we doing? We are sitting here buying all these properties from the interlocal agreements with CRA, but what are we doing? As long as I have been sitting here, we have not developed anything. What are we doing with the OCPS property and when are we going to move forward with an agreement? Hopefully, we have a plan to do something great on this property, but we need to communicate. Asked for updates on the sidewalks on the west side of town. Alligators are crossing on the sidewalks, which is dangerous.

Councilman Rodney Daniels – Condolences to the Bradshaw and Atkins families for their loss. Disappointed with Mr. Pressley on the lack of timely administrative assistance regarding updates to the council, specifically the OCPS meeting about the Hungerford Property which Councilman Daniels was not aware of. Daniels would like to discuss with Mr. Pressley about a potential facility for Public Works. Another concern is making sure golf cart drivers are certified and going through the classes. Daniels has an issue with not knowing pending lawsuits since it is the job of a separate town attorney (not Attorney Shepherd). Respect to Councilman Mack; I have also felt disrespected; whenever that motion comes I will second it.

Councilwoman Wanda Randolph – Worried that not all council members are treated with the respect they deserve. At a recent event that displayed official photos of elected municipality officials, Councilwoman Randolph did not have an official photo. Randolph said this was not done on accident as she believes that she has been left out and not informed on different things. Randolph is on the committee for the Juneteenth event and was not invited to speak on a radio show with Mayor Gardner promoting the celebration. We were supposed to have a cleanup day and there was no communication whatsoever. Councilman Daniels and I attended the school board meeting and the last meeting I received a phone call one hour before the meeting started. It seems like these things are done on purpose. Moving forward, another issue that has been addressed over and over on Clark street. One of our business owners took it upon himself to comply with the requirements of the waste container. There are 9-11 containers with no enclosures, including Town Hall. But we are going to force other people to do it, but we are not. We are not disciplined as far as showing leadership to our business community. One of our business owners has spent \$25,000-\$30,000 with that dumpster; [to Mr. Pressley] this is something that needs to be taken care of. It is not right, and it is not fair. These are the people that we say that we want in our community. These are the individuals who are shareholders. They are bringing something to our town. Councilwoman Randolph wanted to know if the town was buying a bus. Mr. Pressley stated that the administration is looking into the [buying] process and then it will be brought before council. Councilwoman Randolph asked why the town would purchase a used bus and not new. Mr. Pressley said administration looked at both options and that was the recommendation from staff. Councilwoman Randolph asked Mr. Pressley to follow up with the police chief as to why the ordinance is not being enforced in regards to golf cart drivers? Councilwoman Randolph also asked whenever anything is filed on the town, whether or not Mr. Shepherd will be involved or not, it does not hurt to let him know about cases. At the school board meeting, an attorney gave some good information on the prosecution. Per the attorney, according to the Florida statues, they cannot donate property. Mr. Pressley – He stated two areas. He said that it is not that they cannot, they just needed to be careful with it. And that was the interpretation I had. The attorney said they just needed to make sure it was in the best interest of the school board. And if they did, they had to worry about repercussions from the Department of Education. I have already spoken

to an attorney about looking into that and there will be follow-up meetings about it. Councilwoman Randolph reminded everyone about the Juneteenth event at St. Lawrence at 6:30pm. There will also be a festival on the Hungerford field. Also, a resident died about a month ago—Mayor Gardner, can you tell me if the resolution has been delivered? Mayor Gardner – a resolution was delivered at the wake the night before. That resolution was misplaced by Saturday morning, which is why I was not there for the funeral. Finally, councilwoman Randolph has been without a laptop for about four months and thought that the administration would have ordered one, but she will have to get her own.

Vice Mayor Theo Washington – Working with the police chief on the signage and the decals for golf carts. We are trying to get with other municipalities to understand where they get their signage from. And that is something coming up in the next several months that we get signage out and certifications with the town. In regards to the aquatics center (pool), we need to figure out what is wrong with it, get it fixed and get these kids in the pool.

MAYOR’S REPORT: Mayor Angie Gardner – The pool was not open because of a lightning strike that caused damaged. There was a part that they had to wait on—which they got. But you cannot swim without lifeguards. Does not matter how much is in your budget. If you cannot get lifeguards, if there is a shortage, there is a shortage. So that is what we are working on. It is not about the pool or opening it. Mayor Gardner reminded everyone that she is up for reelection. Every decision made by this administration, whether it is a mistake made or not a mistake made—we are human, but I would still put this administration (and this staff) above any that has come before us, some of the mistakes that are being made, they're being made because there were no things in place. Mayor Gardner and the administration are creating new procedures. Some of the complaints, Mayor Gardner has addressed it, Mr. Presley has addressed it, but “no one is lying.” No one is misleading—that is not what we are about. I think the meeting with the school board went well. Mayor Gardner hopes more people will come out for the next master planning session. In regards to the picture displayed on the screen at the State of the County event: When you get the invite, you say, “yes, you're going,” or “no”--no one asks for a photo. The only reason they had my photos is because I am on the Tourist Development Council, so they probably already had them in their records. I do not know where they got the other photos from. And I think you responded too late. So, there was no undercutting anyone. In regards to the radio show, I did not put that together, but I can understand how you may feel Councilwoman Randolph, and that is probably a little bit how I felt when you were on the radio in about 2023. And that would've been something that the mayor of the town should have been a part of. So, I think we kind of understand that. But, I didn't put it together. So, I would apologize, but there was no intent. Confusion is an enemy. And when you're not given the truth, that creates confusion. Please know that this administration is not doing anything that's going to harm this town. We've worked too hard to get where we are. We have established relationships that are based on trust, more trust than has been in the past. And we are going to hold onto that. We don't hold onto that by starting now to be dishonest. We don't have to. All our moves have been smart moves. But again, if a mistake is made and we have to fix it, that's what we will do. But I apologize to the staff for having to put up with what you've had to put up with. I know people have the right to say what they want to say, but we've been doing a great job and I'm going to stand on that every single day.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; **Moved by** Councilman Mack; **Second by** Vice Mayor Washington; **AYE: ALL, MOTION PASSES. Meeting ADJOURNED at 9:29pm.**

Respectfully Submitted by:

APPROVED

Veronica L King, Town Clerk

Angie Gardner, Mayor



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

JULY 1, 2025, AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Resolution 2025-11 Reappointment to the Planning and Zoning Board (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1ST / 2ND READING		Exhibits: - Resolution 2025-11
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request approval of Resolution 2025-11 Reappointing Charles Bargaineer to the Planning and Zoning Board

SUMMARY: The Town Council wishes to reappoint by resolution 2025-11 one (1) citizen to the Planning and Zoning Board as regular board members. The appointments will be for a three (3) year term as set forth by Article (2) (2) Section 15-2.1 Appointment of the Land Development Code.

RESOLUTION 2025-11, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA TO REAPPOINT ONE (1) INDIVIDUAL TO THE PLANNING AND ZONING BOARD AS REGULAR BOARD MEMBERS FOR A THREE (3) YEAR TERM, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

RECOMMENDATION: Recommend approval of Resolution 2025-11 Reappointing Charles Bargaineer to the Planning and Zoning Board

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION #2025-11

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA TO REAPPOINT ONE (1) INDIVIDUAL TO THE PLANNING AND ZONING BOARD AS REGULAR BOARD MEMBERS FOR A THREE (3) YEAR TERM, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS one (1) Board Member of the Planning and Zoning Board terms expired May 17, 2025, the individuals wishes reappointment to the Planning and Zoning Board; and

WHEREAS the Administration wishes to reappoint one (1) citizen to the Planning and Zoning Board as regular board members. The appointments will be for a three (3) year term as set forth by Article (2) Section 15-2.1 Appointment of the Land Development Code.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA AS FOLLOWS:

SECTION ONE: the citizen that have expressed desire for reappointment in serving the Town on the Planning and Zoning Board is: **CHARLES BARGAINEER**, appointed as regular board member.

SECTION TWO: CONFLICTS: All Resolutions or parts of Resolutions in conflict with any other Resolution or any of the provisions of the Resolution is hereby repealed.

SECTION THREE: SEVERABILITY: If any section or portion of a section of this Resolution is found to be invalid, unlawful, or unconstitutional, it shall be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution two

SECTION FOUR: EFFECTIVE DATE: This Resolution will take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 1st day of July 2025.

Angie Gardner, Mayor

ATTEST:

Veronica L. King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

JULY 1, 2025, AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of the Amended Resolution 2025-10. Utility Rate Clarification.
(Administration)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: PUBLIC WORKS
PUBLIC HEARING 1ST / 2ND READING		Exhibits: <ul style="list-style-type: none"> Resolution 2024-40 Resolution 2025-10
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Respectfully Request the Town Council approve Resolution 2025-10 Clarification on the Usage Exhibit A Water and Wastewater Service Rates.

SUMMARY: The Town Council engaged the Florida Rural Water Association to conduct a utility rate study evaluating Eatonville’s current water and wastewater service rates. The study found that the existing rates no longer reflect the true cost of providing service due to rising operational expenses and the need for current and future infrastructure improvements.

As a result, on December 3, 2024, the Town Council adopted Resolution 2024-40 with Exhibit A, approving a new rate structure. While it was clearly discussed that usage charges are based on per 1,000 gallons used, the language in Exhibit A led to some confusion and varying interpretations.

Resolution 2025-10 is being presented to clarify the rate structure outlined in Exhibit A of the previous resolution and ensure that both the Council and Residents fully understand how the charges are calculated.

Additionally, the Council previously adopted Ordinance 2024-10, repealing the old utility rate ordinance and authorizing the Council to set rates by resolution moving forward.

Was tabled at the Council Meeting held on June 17, 2025.

RECOMMENDATION: The Administration is recommending the approval of Resolution 2025-10 on Clarification on the Usage Exhibit A Water and Wastewater Service Rates.

FISCAL & EFFICIENCY DATA: The water and wastewater services rates adopted by the Town Council in Resolution 2024-40 are not being changed pursuant to this Resolution.

RESOLUTION NO. 2025-10

A RESOLUTION OF THE TOWN OF EATONVILLE, FLORIDA, AMENDING RESOLUTION 2024-40 TO PROVIDE CLARIFICATION ON UTILITY SERVICES RATES AND USAGE CHARGES BASED ON PER 1,000 GALLONS USED; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on December 3, 2024, the Town Council adopted Resolution 2024-40, which adopted water and wastewater service rates; and

WHEREAS, the water and wastewater service rates adopted by the Town Council were based on usage charges per 1,000 gallons used; and

WHEREAS, the Town Council desires to amend Exhibit A in Resolution 2024-40 to clarify that water and wastewater service rates are based on usage charges per 1,000 gallons used; and

WHEREAS, the water and wastewater services rates adopted by the Town Council in Resolution 2024-40 are not being changed pursuant to this Resolution.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Eatonville, Florida, as follows:

SECTION 1. Legislative Findings. The findings set forth in the recitals above are adopted and fully incorporated herein as legislative findings of the Town Council.

SECTION 2. Exhibit A to Resolution 2024-40. Exhibit A to Resolution 2024-40 is hereby amended as attached in Exhibit A to this Resolution. Underlined words and symbols indicate additions to the attached Exhibit A.

SECTION 3. SEVERABILITY. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Resolution and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION 4. CONFLICT. All resolutions or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 1st day of July 2025.

Attest:

Angie Gardner, Mayor

Veronica King, Town Clerk

Approved as to form:

Clifford B. Shepard, Town Attorney

EXHIBIT A
Town Of Eatonville
Utility Services Rates

1. Utility Service Rate Schedule.

1.1. The utility service rate schedule for the Town of Eatonville shall be as follows:

Utility Service Rate Schedule					
	Fiscal Year				
	24-25	25-26	26-27	27-28	28-29
Drinking Water					
01 Residential					
Base Charges Inside City					
5/8-inch	\$15.84	\$16.63	\$17.46	\$17.64	\$17.81
*Usage Charges Inside City					
0 to 1,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1,001 to 5,000 gallons	\$3.08	\$3.23	\$3.39	\$3.43	\$3.46
5,001 to 10,000 gallons	\$5.23	\$5.49	\$5.77	\$5.82	\$5.88
10,001 gallons or more	\$8.89	\$9.33	\$9.80	\$9.90	\$9.99
04 & 99 Commercial					
Base Charges Inside City					
5/8-inch	\$26.48	\$27.80	\$29.19	\$29.49	\$29.78
*Usage Charges Inside City					
0 to 1,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1,001 to 5,000 gallons	\$3.44	\$3.61	\$3.79	\$3.83	\$3.87
5,001 to 10,000 gallons	\$4.96	\$5.21	\$5.47	\$5.52	\$5.58
10,001 gallons or more	\$8.42	\$8.84	\$9.28	\$9.37	\$9.47
Wastewater					
01 Residential					
Base Charges Inside City					
5/8-inch	\$26.06	\$27.37	\$28.73	\$30.17	\$30.77
*Usage Charges Inside City					
0 to 1,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1,001 to 5,000 gallons	\$3.24	\$3.40	\$3.57	\$3.75	\$3.83
5,001 to 10,000 gallons	\$5.51	\$5.78	\$6.07	\$6.37	\$6.50
10,001 gallons or more	\$9.35	\$9.82	\$10.31	\$10.83	\$11.04
04 & 99 Commercial					
Base Charges Inside City					
5/8-inch	\$49.08	\$51.53	\$54.11	\$56.81	\$57.95

<u>*Usage Charges Inside City</u>					
0 to 1,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1,001 to 5,000 gallons	\$4.87	\$5.11	\$5.37	\$5.64	\$5.75
5,001 to 10,000 gallons	\$8.27	\$8.69	\$9.12	\$9.58	\$9.77
10,001 gallons or more	\$14.07	\$14.78	\$15.52	\$16.29	\$16.62
S02 Sewer Only					
Base Charges Inside City					
5/8-inch	\$39.26	\$41.23	\$43.29	\$45.45	\$46.36
<p>Customers having a Master Meter will be charged based on the same rates as customers inside and outside the town limits, as applicable for each unit/apartment/home/lot serviced by the master meter for both Water and Sewer. The entity responsible for the Master Meter shall be responsible for payment of the monthly bill and required deposits.</p> <p><u>* Usage Charges are based on per 1,000 gallons used.</u></p>					

RESOLUTION NO. 2024-40

**A RESOLUTION OF THE TOWN OF EATONVILLE, FLORIDA,
IMPLEMENTING INCREASED WATER AND WASTEWATER
SERVICE RATES; PROVIDING FOR ANNUAL REVIEW AND
ADJUSTMENT PROCEDURES FOR MODIFYING WATER AND
WASTEWATER SERVICE RATES; PROVIDING FOR CONFLICTS,
SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, the Town Council engaged the Florida Rural Water Association to conduct a comprehensive utility rate study to evaluate the Town’s current water and wastewater service rates; and

WHEREAS, the rate study concluded that the existing rate structure requires updating to reflect increases in operational costs, ensure appropriate levels of service, and provide adequate funding for necessary capital improvements; and

WHEREAS, on September 3, 2024, the Town Council adopted Resolution No. 2024-24 and Resolution No. 2024-25, which updated the Town’s Asset Management and Fiscal Sustainability Plan (the “Asset Management Plan”) to include the Water System Improvements and Wastewater Utility System Improvements recommended by the Florida Rural Water Association; and

WHEREAS, the Town Council has since adopted Ordinance No. 2024-10, repealing a prior ordinance that established utility service rates and authorizing the Council to set updated rates by resolution; and

WHEREAS, the Town Council finds that adopting the updated rates will help the Town continue to provide safe, reliable, and high-quality water and wastewater services to its residents and businesses.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Eatonville, Florida, as follows:

SECTION 1. Legislative Findings. The findings set forth in the recitals above are adopted and fully incorporated herein as legislative findings of the Town Council.

SECTION 2. Adoption of Updated Utility Rates. The Town’s updated water and wastewater services rates, attached hereto as **Exhibit “A”** and incorporated herein, are hereby adopted.

SECTION 3. Annual Review. The Town Council shall conduct an annual review of the water and wastewater service rates to ensure that the Town’s utility system is financially self-sustaining.

SECTION 4. CPI Adjustment. The Town Council is authorized to adjust, by resolution, the water and wastewater service rates to reflect changes in the Consumer Price Index (CPI) for

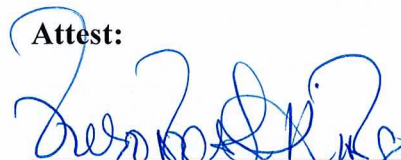
All Urban Consumers (CPI-U), as published by the U.S. Department of Labor, Bureau of Labor Statistics, or any successor index. Any adjustment shall not exceed the percentage change in the CPI-U for the preceding calendar year.

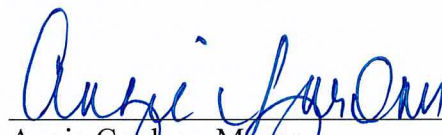
SECTION 5. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, repealed. Specifically, any rates, fees, or charges previously established, including those within the Water and/or Wastewater Asset Management Plans, that conflict with the rates set forth in this Resolution are hereby repealed to the extent of such conflict.

SECTION 6. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Resolution and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION 7. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 3rd day of December 2024.

Attest:

 Veronica King, Town Clerk


 Angie Gardner, Mayor

Approved as to form:



 Clifford B. Shepard, Town Attorney

EXHIBIT A
Town Of Eatonville
Utility Services Rates

1. Utility Service Rate Schedule.

1.1. The utility service rate schedule for the Town of Eatonville shall be as follows:

Utility Service Rate Schedule					
	Fiscal Year				
	24-25	25-26	26-27	27-28	28-29
Drinking Water					
01 Residential					
Base Charges Inside City					
5/8-inch	\$15.84	\$16.63	\$17.46	\$17.64	\$17.81
Usage Charges Inside City					
0 to 1,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1,001 to 5,000 gallons	\$3.08	\$3.23	\$3.39	\$3.43	\$3.46
5,001 to 10,000 gallons	\$5.23	\$5.49	\$5.77	\$5.82	\$5.88
10,001 gallons or more	\$8.89	\$9.33	\$9.80	\$9.90	\$9.99
04 & 99 Commercial					
Base Charges Inside City					
5/8-inch	\$26.48	\$27.80	\$29.19	\$29.49	\$29.78
Usage Charges Inside City					
0 to 1,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1,001 to 5,000 gallons	\$3.44	\$3.61	\$3.79	\$3.83	\$3.87
5,001 to 10,000 gallons	\$4.96	\$5.21	\$5.47	\$5.52	\$5.58
10,001 gallons or more	\$8.42	\$8.84	\$9.28	\$9.37	\$9.47
Wastewater					
01 Residential					
Base Charges Inside City					
5/8-inch	\$26.06	\$27.37	\$28.73	\$30.17	\$30.77
Usage Charges Inside City					
0 to 1,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1,001 to 5,000 gallons	\$3.24	\$3.40	\$3.57	\$3.75	\$3.83
5,001 to 10,000 gallons	\$5.51	\$5.78	\$6.07	\$6.37	\$6.50
10,001 gallons or more	\$9.35	\$9.82	\$10.31	\$10.83	\$11.04
04 & 99 Commercial					
Base Charges Inside City					
5/8-inch	\$49.08	\$51.53	\$54.11	\$56.81	\$57.95

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Usage Charges Inside City					
0 to 1,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1,001 to 5,000 gallons	\$4.87	\$5.11	\$5.37	\$5.64	\$5.75
5,001 to 10,000 gallons	\$8.27	\$8.69	\$9.12	\$9.58	\$9.77
10,001 gallons or more	\$14.07	\$14.78	\$15.52	\$16.29	\$16.62
S02 Sewer Only					
Base Charges Inside City					
5/8-inch	\$39.26	\$41.23	\$43.29	\$45.45	\$46.36
Customers having a Master Meter will be charged based on the same rates as customers inside and outside the town limits, as applicable for each unit/apartment/home/lot serviced by the master meter for both Water and Sewer. The entity responsible for the Master Meter shall be responsible for payment of the monthly bill and required deposits.					