



MINUTES

City Commission Meeting

APPROVED 11/21/2024

6:00 PM – Thursday, November 07, 2024 – City Hall

INVOCATION: MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE: COMMISSIONER WILLIE HAWKINS

CALL TO ORDER: 6:07 P.M.

Mayor Holland highlighted the elections, expressed appreciation to all of the Commission candidates and congratulated Vice Mayor Lee on her re-election.

Vice Mayor Lee thanked everyone for their support highlighting her campaign treasurer and others.

Mayor Holland noted that Commissioner Hawkins was unopposed so he could serve another four years.

Commissioner Hawkins thanked everyone for their support and his interpretation of being unopposed was that he was on the right track.

Vice Mayor Lee expressed appreciation to her opponent Blake Griswold and commented on how they respected each other during the election.

Mayor Holland congratulated George Asbate on his election to Seat #4.

Commissioner-elect Asbate commented on the length of the campaign, expressed appreciation to his supporters and the Commissioners and cited his efforts to keep the campaign positive. He expressed appreciation to Nicie Allen Parks and John Potts on how well they kept their campaigns positive.

ACKNOWLEDGE OF QUORUM AND PROPER NOTICE

PRESENT: Commissioner Willie Hawkins, Vice Mayor Emily Lee, Commissioner Gary Ashcraft, Commissioner Christine Cruz, Mayor Michael Holland

1. AGENDA UPDATE

Tom Carrino, City Manager, announced that two items were being removed from the Consent Agenda: 1) Resolution Number 24-92 to allow staff time to look at additional vendors; and 2) Resolution Number 24-100 due to there being multiple members to that agreement and the need to allow for that coordination.

2. APPROVAL OF MINUTES

July 15, 2024 City Commission Workshop – Utilities

October 3, 2024 City Commission Meeting

October 17, 2024 City Commission Meeting

Motion made by Vice Mayor Lee, Seconded by Commissioner Ashcraft, to approve the Minutes. Motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cruz, Mayor Holland

3. PRESENTATIONS

3.1 Recognition of Bella Carter - 2024 World Wakeboarding Champion

Mayor Holland recognized Bella Carter on winning the 2024 Junior World Wakeboarding Championship. He noted that her family has been involved with the community for a number of years and has owned the Ace Hardware in Eustis for years.

3.2 Recognition of Parks and Recreation Department for 2024 Trunk or Treat

Mayor Holland complimented Sam Brinson and his team for the inaugural 2024 Trunk or Treat at Carver Park. He commented on the involvement of most of the City departments. He congratulated Mr. Brinson and Mr. Brinson then recognized the following team members for their work on the event: Jerry Fisher, Rachel Ammon, Sara Alvarez-Torres, Anna Vilches, Lorenzo Hayward, Rodney Stanzel, Chris Andres, Curtis Robertson, Ray Bruno, Jaime King, Lewis Wright, Jayden Palmer, Mathew Mackenzie, Sophia Saledin, Sophia Durret, Kaleigh Burkenhouse, Samariah Baptists, Harrison Martin, and Wilbur Peterson. He thanked them for all their good work and noted the upcoming Winter Fest.

3.3 Organizational and Event Support Grant to Paws Therapy Dogs, Inc.

Tom Carrino, City Manager, introduced Robin Richter, Secretary for PAWS Therapy Dogs, who thanked the Commission for their support. Mayor Holland presented their check for \$1,750.

3.4 Organizational and Event Support Grant to LifeStream, Inc./Open Door

Commissioner Ashcraft presented the check in the amount of \$4,300 to Lifestream, Inc./Open Door.

3.5 America In Bloom Presentation

Vice Mayor Emily Lee commented on the City's involvement in the America In Bloom (AIB) program and cited the beautification programs supported by AIB such as education for children and adults, increasing pollinators, improving historical sites, enhancing City entrances and attracting more visitors. She noted that the City's committee meets monthly to plan and implement Lake Beautiful and America in Bloom objectives. She noted that she and former Commissioner Nan Cobb attended the AIB symposium in 2023 at which the City won two awards. In 2024, the entire committee was able to attend the symposium and the City was nominated for three awards and won one award. She introduced the Eustis AIB Committee.

Michelle Saxman, City Engineering Department, addressed the Commission on behalf of the committee. She commented on the need to include the businesses and community and how the program enhances civic pride. She cited the programs being presented by the Eustis Memorial Library as part of AIB. She noted the various murals spread throughout the community and commented on the various community clean up programs. She further commented on the following activities: 1) various cultural and community events; 2) the building rehabs including plantings for beautification; 3) park improvements being done by the City; 4) Arbor Day event and Tree City USA award; 5) Increase in fines for unauthorized tree removal; and 6) many supporting organizations. She then played a video regarding volunteerism for AIB.

Elis Forman, committee member, thanked Commissioner Ashcraft and others for their assistance and provided gifts to the Commissioners.

Mayor Holland encouraged citizens to visit the Clifford House and Mega Place butterfly garden.

Sally Mayer, committee member, presented to the Commission the most recent award won by the City from America in Bloom.

Vice Mayor Lee expressed support for more volunteers and noted that there are two community gardens - one for youth and one for adults. She also encouraged the public to contact the committee members to volunteer or with ideas.

4. AUDIENCE TO BE HEARD: None

5. CONSENT AGENDA

Items # 5.3 (Resolution Number 24-92) and # 5.11 (Resolution Number 24-100) were removed from consideration.

5.1 Resolution Number 24-89: Axon Enterprise, Inc. Contract Renewal

5.2 Resolution Number 24-91: Parks and Recreation Elizabeth Circle Park Playground

~~5.3 Resolution Number 24-92: Parks and Recreation Lighting Detection System for Pool/Ferran Park, Sunset Park, Dog Park and Carver Park~~

5.4 Resolution Number 24-93: Bid Award for Construction Services for the Ferran Park Seawall Rehabilitation Project

5.5 Resolution Number 24-94: Purchase of Physical Fitness Equipment for the Eustis Police Department with the JAGC Grant

5.6 Resolution Number 24-95: Purchase in Excess of \$50,000 for a New Bucket Truck

5.7 Resolution Number 24-96: Purchase in Excess of \$50,000 for a New Street Sweeper

5.8 Resolution Number 24-97: Approval of a Purchase in Excess of \$50,000 for Two Caterpillar Excavators

5.9 Resolution Number 24-98: Approval of Annual Purchases in Excess of \$50,000

5.10 Resolution Number 24-99: Approving the Grove Street Water Main Relocation Project Total Expenditure in Excess of \$50,000

~~5.11 Resolution Number 24-100: Approval of MOU for Continuance of MID FLA SWAT Partnership~~

Motion made by Commissioner Hawkins, Seconded by Vice Mayor Lee, moved to approve the Consent Agenda, minus Resolution Number 24-92 and Resolution Number 24-100. Motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cruz, Mayor Holland

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 24-90: Acceptance of the Final Subdivision Plat for Estes Reserve and acceptance of a Maintenance Bond

Sasha Garcia, City Attorney, read Resolution Number 24-90 by title: A Resolution of the City Commission of the City of Eustis, Florida; approving a final subdivision plat for the Estes Reserve Subdivision, an 18-lot single family residential subdivision, on approximately 4.70

acres located north of Estes Road/Lake Lincoln Lane on the west side of Estes Road (Alternate Key Number 3862867).

Mike Lane, Development Services Director, reviewed the requested final subdivision plat from property owner, Burgland Investments, LLC and applicant Christopher Germana, Germana Engineering. He provided a history of the property development noting the property was annexed in 2021 and the preliminary plat approval was in 2023. He indicated the preliminary subdivision plat was approved in 2024. The subdivision has now been completed and the City has received the maintenance bond to cover the next two years before the City accepts the infrastructure. He stated the property is designated Suburban Residential and Suburban Neighborhood. He added that the project does meet the City's goals and objectives of the City's land development regulations and comprehensive plan. He stated staff's recommendation for approval.

The Commission noted the proximity of a new subdivision and questioned the separation between the two with Mr. Lane responding there is a buffer between the two. He indicated a number of trees are being retained on the north side and a fence is already in place on the south side.

Attorney Garcia opened the public hearing at 6:44 p.m.

Cindy Newton expressed concern regarding the retention ponds, open space, and property line setbacks and requested the item be tabled until the Commission looks to see what constitutes open space. She cited Map 19 and comprehensive plan issues.

Jason Lee Burgland, Burgland Investments, approached the Commission to answer questions.

The Commission asked if the top retention pond was one foot off the property line with Mr. Burgland responding he would have to look at the survey to tell. The Commission then asked if there were any flooding issues after the last rainstorm. They questioned if he had been out there after that.

Mr. Burgland responded that he takes drone footage twice per week and was out there right after the storm and there wasn't even any water in the bottom of the ponds. It had all perked. He then stated that, historically, the properties to the north are actually above elevation and those properties actually flow to his property. He referred to the topographical map and noted a buffer on the south side of the site adjoining a subdivision. He emphasized that the ponds fully recovered within a day after the hurricane. He explained that they would be filing as-builts that will show the property is built to the specifications.

The Commission asked about the retention pond to the north and asked if they included a play area for children with Mr. Burgland responding that there is a walking trail through there with tree prevention in lieu of a tot lot. He indicated that it will go through to Estes Road.

Mr. Carrino added that the neighbor had asked for tree preservation and buffering so they had provided a wider strip.

The Commission asked about the one-foot distance to the boundary with Mr. Burgland responding he couldn't answer that without looking directly at the construction plans but it would be hard for him to believe that. He noted that the ground probably has been disturbed due to the construction.

Mr. Carrino indicated that Ms. Newton also mentioned the level of the slope. He stated that the City code requires a 4 to 1 slope or you have to have a fence and can't use it as open space. He pointed out that 5 to 1 is actually a less severe slope than 4 to 1.

There being no further public comment, the hearing was closed at 6:53 p.m.

Following a motion and second to approve, Commissioner Hawkins asked that the item be postponed so that he could go out and look at the site. Commissioner Ashcraft asked Mike Lane to clarify the issue regarding the slopes.

Mr. Lane stated that it is well within the code to allow the retention pond without a fence.

Discussion was held regarding how to proceed with Attorney Garcia stating that to postpone, there would need to be a motion to reverse the initial motion. Mayor Holland stated they could amend the motion and postpone to the next meeting.

Motion made by Commissioner Ashcraft, Seconded by Commissioner Hawkins, to amend the motion to approve and to postpone consideration to the next available meeting. Motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cruz, Mayor Holland

6.2 Resolution Number 24-101: Reduction of Fine/Release of Lien - 309 E. Woodward Ave

Attorney Garcia read Resolution Number 24-101 by title: A Resolution of the City Commission of the City of Eustis, Florida; providing for a reduction of outstanding code enforcement fines and release of code enforcement liens recorded against 309 East Woodward Avenue upon satisfaction of conditions and full payment of reduced fine.

Eric Martin, Code Enforcement Supervisor, reviewed the request for reduction of fines against 309 East Woodward Avenue and release of liens. He explained the request is to reduce the liens from \$220,400 to \$11,250 and was approved by the Code Enforcement Board with certain conditions. He indicated the conditions are as follows: 1) Transfer of ownership to SOS Property Solutions LLC; 2) Payment of the reduced fine; 3) Clearing the property of all overgrown conditions and accumulations; 4) Removal of hazardous tree and fallen branches from the backyard; 5) Removal or replacement of the dilapidated fencing facing Woodward Avenue; and 6) Obtaining permits and completing all work necessary to repair and rehabilitate the single family dwelling that is currently unsafe and unfit for human occupancy. He clarified that the reduction would be null and void if the reduced payment is not paid by January 6, 2025 or if the applicant sells the property prior to completion of the conditions. He stated staff's recommendation for approval. He confirmed that the property is not yet in compliance but the buyer is the one that will be bringing it into compliance.

The Commission asked the process for determining the reduction with Mr. Martin explaining that the purchaser is paying \$75,000 for the property and the current owner has promised to pay 15% of the sale proceeds to the City which is the \$11,250. He noted that the market value of the property is only \$88,500. He confirmed that the \$11,250 would cover the costs to the City.

The Commission asked what months the 2004 cases were in with Mr. Martin responding he did not bring that information with him. The Commission asked if the case concerning no building permit for interior and exterior repairs, alterations and construction was issued before or after August with Mr. Martin indicating he did not prepare a timeline for the various cases.

Police Chief Craig Capri commented that the property was a menace. He noted he met with the new owners and it will become an asset to the community. He emphasized that their goal is to gain compliance not to obtain fines. He stated the community has contacted him

regarding the site. He commented on the history of the property and how happy the neighbors are.

Mr. Martin explained there were a multitude of violations and stated that the owner has not been able to close due to the existing liens. He stated that, with the release of lien, they will be able to close and then they can have contractors come in and clean-up the property.

Attorney Garcia commended Mr. Martin and Chief Capri for their efforts to reach out to property owners to get violations remedied. She opened the public hearing at 7:08 p.m. There being no public comment, the hearing was closed at 7:08 p.m.

Motion made by Commissioner Ashcraft, Seconded by Commissioner Hawkins, to approve Resolution Number 101. Motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cruz, Mayor Holland

6.3 Resolution Number 24-102: Reduction of Fine/Release of Lien - 124 E. Ward Avenue

Attorney Garcia read Resolution Number 24-102 by title: A Resolution of the City Commission of the City of Eustis, Florida; providing for a reduction of outstanding code enforcement fines and release of a code enforcement lien recorded against 124 East Ward Avenue upon satisfaction of conditions and full payment of reduced fine.

Mr. Martin reviewed the request for fine reduction and release of liens against 124 E. Ward Avenue. He indicated that the total fines equal \$102,300 and the request is to reduce the fines to \$2,000 and release the lien upon payment of the fines and completion of the conditions outlined in the resolution. He stated the conditions are for the property to be transferred to Kathleen Jensen and Patricia Jensen, the applicants, payment of the reduced fine and demolition of the unsafe structure and the dilapidated detached garage. He added that this case was originally approved for foreclosure by the Commission; however, the Commission asked Code Enforcement to try and find some heirs for the property. He indicated they were unsuccessful in that effort; however, a probate company contacted the City June 25, 2024. He explained the company's purpose is to look for heirs for distressed properties. In June 2024, they filed a Petition for Summary Judgement for the distribution of Philip Metz's estate. It was approved on July 29, 2024. On August 2, 2024, a Quit Claim Deed was recorded transferring ownership to EstateCo LLC as trustee of the 124 E. Ward Ave. Land Trust. He stated they did a lot of work on the grounds with the intent of selling the property. Staff determined that the property was unsafe. At that time, Patricia Jensen became interested in the property. He noted she has been mowing the grass and trying to keep vagrants out of the property. He expressed staff's support for approval of the resolution.

The Commission asked how long they have to complete the conditions with Mr. Martin responding she has until February 5, 2025 to pay the fine; however, there is no deadline on the demolition.

Commissioner Hawkins disclosed that he has had conversations with Ms. Jensen and commented on how well she has improved the neighboring property.

Attorney Garcia opened the public hearing at 7:13 p.m.

Lou Ronkit, contractor for the house next door, commented on how redeveloping such properties improve the neighborhoods and agreed that the subject property was too dilapidated to be restored.

There being no further public comment, the hearing was closed at 7:14 p.m.

Motion made by Commissioner Ashcraft, Seconded by Vice Mayor Lee, to approve Resolution Number 24-102. Motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cruz, Mayor Holland

6.4 FIRST READING

Ordinance Number 24-37: Assignment of Suburban Corridor Design District for Parcel located at 2505 E. Orange Avenue with Alternate Key Number 1443270

Attorney Garcia read Ordinance Number 24-37 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; assigning the Suburban Corridor design district designation to approximately 0.34 acres of real property at 2505 E. Orange Avenue, Alternate Key Number 1443270, on E. Orange Avenue and Cricket Hollow Lane, north of E. Orange Avenue.

Jeff Richardson, Deputy Development Services Director, reviewed the requested design district designation of Suburban Corridor for the property located at 2505 E. Orange Avenue. He explained the ordinance is affiliated with Ordinances 24-35 and 24-36, which was for annexing the property and providing a Residential Transitional land use designation. He stated the item was previously tabled due to an error in the agenda packet; however, the advertising was correct. He stated staff's recommendation for approval.

Attorney Garcia opened the public hearing at 7:17 p.m. There being no public comment, the hearing was closed at 7:17 p.m.

Motion made by Commissioner Ashcraft, Seconded by Vice Mayor Lee, to approve Ordinance Number 24-37 on first reading. Motion passed on the following vote:

Voting Yea: Commissioner Hawkins, Vice Mayor Lee, Commissioner Ashcraft, Commissioner Cruz, Mayor Holland

7. OTHER BUSINESS

7.1 Discussion for Tour Boat Operation on Lake Eustis

Al Latimer, Economic Development Director, reported that in March the Mayor compiled a group of City staff, Chamber members and Chamber staff to meet with Trident Pontoons to discuss options for beginning tour boat operations on Lake Eustis. He noted the presence of Fred Cunningham, representing Trident. Subsequently, City staff researched tour boat operations, what it would cost, safety issues, vessels and necessary infrastructure. They also contacted other cities that already have tour boat operations. They also spoke with Lake Adventures regarding tour boat operations. Randy Conner with Lake Adventures assured staff that the tour boat operation would not conflict with his watercraft business.

Mr. Latimer indicated they discussed franchise agreements and possible terms and conditions as well as what would be needed to operate successfully at the lakefront. He stated that Rick Gierok compiled some information regarding the cost for the infrastructure. He added that the total estimated cost is \$204,125.

The Commission asked about the proposed location with Mr. Latimer confirming it would be near the Chamber of Commerce building. They then asked if that is where it should be permanently and whether the City should wait until the downtown master plan is completed with Mr. Latimer responding that input on that location was discussed during master plan

meetings. He indicated it is included in the master plan which will be presented in a few weeks.

Mr. Carrino stated that staff and Mr. Cunningham did discuss alternate locations both temporary and permanent, but this location is preferred as the permanent location.

The Commission asked how far out the additional dock will extend due to the boat races with Mr. Carrino responding that it would be an L-shape to the north and run parallel. He stated that if there is a 50-foot pontoon boat docked, then the races might have to shift a little.

Mr. Latimer stated that the boat would be a 50-foot pontoon, the pontoons are 42-inches in diameter and the passenger limit is 49. He indicated that names would be provided later. He commented on the advantages of having the tour boat with the Commission indicating that it sounds as if it will be more than just a tour boat.

Discussion was held regarding what could be offered with Mr. Latimer noting their plans to coordinate with the lakeside restaurants.

Mr. Latimer provided an overview of estimated projections including 3,200 tours at four per week with 25 passengers each during an eight month season. He cited other boat tours operating in the area.

Commissioner Hawkins asked about plans for advertising and how it will be set apart from the other cities.

Mr. Latimer cited a number of resources for advertising and confirmed the City's cost would be the \$204,000.

The Commission asked how to make sure the operation continues and questioned how long the other cities' boats have been in operation.

Fred Cunningham responded that he partnered with the operators in the other area cities and helped them to build their boats. He stated the goal is to have a variety of boat sizes not just one large boat so you can offer different activities. He stated the boat is over a \$500,000 investment for them. He indicated they would need to be creative in their advertising and go farther afield to bring more people to the area. He cited a number of ideas on how that can be done. He confirmed they have built boats for operators in Sanford, Mount Dora, Tavares, Leesburg and some small operators in Orlando as well as along the coast. He commented on the need for the partnership with the City and on how it will benefit both.

The Commission asked how the City will benefit with Mr. Latimer explaining that it will serve as an attraction to bring people to the City and help to get people bonded to the community.

Mr. Carrino stated that a direct benefit to the City would be a negotiated percentage of sales included in the franchise agreement.

Further discussion was held regarding the benefits to the City.

The Commission asked where the shed would be located and whether or not a marine gas facility could be included with Mr. Latimer responding the shed would be at the end of the dock closer to the existing public restrooms. He stated they are discussing what would be needed to offer the marine gas.

Mr. Cunningham responded that the easiest and most cost effective option would be to install a large, fixed external tank that could have a remote pump. He indicated they are open to partnering with the City on that. He indicated that the initial outlay for a tank delivered and installed would be below \$350,000.

Mayor Holland expressed support and commented that the operations would utilize the lakefront the way the City has envisioned it over the years.

CONSENSUS: It was a consensus of the Commission for staff to move forward with development of the boat tour operation.

Discussion was held regarding funding for the project with Mr. Carrino indicating they could utilize a combination of CRA and reserves. He confirmed staff would have to bring back a budget amendment. He noted that the project would take some time as it will need permitting, engineering and construction.

7.2 Recommendations for Downtown Business Growth and Sustainability Incentives

Mr. Latimer explained that the Commission had instructed staff to work with the Chamber of Commerce to develop ideas that could help create business growth and sustainability in the downtown area. As a first step, staff researched grants that other cities and CRA's have utilized. He stated the grant ideas fall into two categories - increasing foot traffic and defraying cost of buildouts or structure improvements. He stated the first proposed grant would be for entertainment. It would provide \$500 to businesses who want to have live entertainment at their venue or outside their location. He explained that would help to increase foot traffic to that business and other neighboring businesses. He added they are recommending limits on all of the grants. For the entertainment grant, they are recommending a limit of ten for a total of \$5,000.

Mr. Latimer stated the next proposed grant is for concerts in pocket park. He commented that the park is under-utilized. He indicated one way it could be increased to help businesses is to offer grants to institutions such as schools to come and play in the pocket park. He stated they are recommending doing a maximum of two of those per year. The next proposed grant was for Merchant Association Marketing Match for patron tours. He explained that the Merchant Association has paid for tour buses to bring people from the Villages to the downtown area to shop. He stated they are recommending doing two tours per year at a cost of \$2,400.

Mr. Latimer stated the next proposal is for a sidewalk cafe incentive program which would provide financial assistance to property owners seeking to establish a fixed al fresco dining area. The recommendation is for a maximum of five awards per year at \$1,500 each for a total of \$7,500.

The next proposal was for customized business training for struggling shop owners which would offer individualized training by various organizations to help business owners improve their skills in various areas. The maximum award would be \$3,000 with a total of three per year for a total of \$9,000.

The last proposal was for a commercial interior building renovation grant which would offer funds to help offset the cost to build-out a vacant commercial space or to renovate an existing business or relocate to a different commercial space within the CRA. The award would be a maximum of five awards per year at a maximum each of \$5,000 for a total of \$25,000.

The Commission asked where the funding would come from with Mr. Latimer responding there is a \$50,000 line item in the Economic Development budget but there are also funds available under the CRA budget.

Mayor Holland explained his concern regarding the downtown businesses and stated his belief that the City needs to be a catalyst. He expressed support for all six proposals.

Commissioner Ashcraft asked how they arrived at the \$52,000 total with Mr. Latimer indicating that is what is available in the budget. Commissioner Ashcraft then asked if there would be limitations on how much an individual business could receive each year with Mr. Latimer indicating there would be parameters and limitations.

Commissioner Hawkins commented on the entertainment grants. He expressed concern about concerts held in pocket park due to the traffic.

Discussion was held regarding what those grants could entail.

Commissioner Hawkins cited several restaurants that are already providing outside dining areas without any assistance and questioned why the others couldn't do it on their own.

Mr. Latimer stated the idea is to encourage more restaurants to utilize al fresco dining. He added it may not be an incentive that would be offered every year.

Mr. Carrino explained that the outdoor seating grant would be for infrastructure to facilitate the outdoor dining not necessarily for tables and chairs since CRA funds can only be used for permanent fixtures.

Commissioner Hawkins commented on the pocket park concerts and entertainment grants with Mr. Latimer indicating that staff will be able to provide empirical data next year to facilitate whether or not to re-fund the program.

Commissioner Hawkins asked if funds for the commercial interior building renovation grant is paid to the building owner or the business owner with Mr. Latimer responding it goes to the business owner.

Mr. Carrino explained that staff has not actually developed that program yet which would be the next step with all of the details. He indicated that it might depend on the lease arrangement. He commented that it could be modeled after the gateway grant.

Commissioner Hawkins expressed concern as to whether or not the entertainment grants actually benefit all of the downtown businesses. He expressed support for utilizing the pocket park for concerts that would benefit more businesses.

Vice Mayor Lee commented on utilizing the pocket park for more artistic type events. She expressed concern about the build-out grants. She stated that someone opening a business should be prepared for that. She also expressed concern about the patron tours.

Commissioner Hawkins stated the patron tours are a good idea if done in conjunction with the theater.

Discussion was held regarding the patron tours and how they could benefit the downtown.

Vice Mayor Lee stated she would like to see more done in pocket park and with the theater. She indicated she better understood the patron tours. She expressed opposition to the entertainment and build-out grants.

Mayor Holland recommended that Mr. Latimer provide the information to the downtown businesses and get their feedback. He suggested holding a downtown business meeting and make sure that every business is invited.

Vice Mayor Lee commented that the downtown businesses may have some additional ideas.

Discussion was held regarding whether the intent was to help the existing businesses or attract more businesses with Mr. Latimer noting that downtowns everywhere are struggling. He cited

advantages that Eustis has that other cities don't such as the lakefront and having walkable streets.

Vice Mayor Lee asked if the businesses are attending the meetings at George's place with Mr. Latimer responding positively. He noted that he and Lake County meet on a regular basis to discuss marketing the incubator.

Mayor Holland emphasized that the City needs to have a vibrant downtown before beginning work on the Waterman site and development of the master plan recommendations. He encouraged Mr. Latimer to proceed with meeting with the individual business owners and bring back recommendations to the Commission.

Commissioner Cruz stated that the program is needed sooner rather than later.

Discussion was held regarding the need for projects to move more quickly.

Mayor Holland commented on a new program being done by the Lake Eustis Area Chamber of Commerce called "small business season". He explained it is a program to encourage buying local. He said that for every \$100 spent downtown, \$68 stays downtown which helps the employees and the employers.

The Commission expressed support for the downtown businesses staying open later particularly during events.

Mayor Holland asked Miranda Muir to provide a report on what is planned for the weekend.

Miranda Muir, Events and Tourism Director, reviewed the events planned in conjunction with the Salute to Veterans celebration including the replica of the Tomb of the Unknown Soldier and parade.

Mayor Holland thanked the events staff and Jobey Jones and his staff for all their work on the event.

8. FUTURE AGENDA ITEMS AND COMMENTS

8.1 City Commission

Commissioner Ashcraft asked for an update on the debris pick-up with Mr. Carrino reporting that City staff, Waste Management and Tip Top Tree Service have collected 997 truckloads, 5000 tons of yard waste and 3,740 piles of debris. He estimated that clean up would be completed about 4-6 weeks from October 14th. He asked that everyone just be patient. He thanked Jobey Jones and the rest of the crews for all their work getting debris picked up and transported.

The Commission asked for the information to be placed on the website.

Commissioner Cruz congratulated the EHS Marching Band for receiving straight Superior ratings at the competition in the Villages. She asked that Public Works check the downtown for any loose bricks. She requested that a fact finding committee be created for Sister Cities.

Commissioner Hawkins announced that December 13th there would be a special needs Christmas dance party at the Eustis Woman's Club.

Vice Mayor Lee asked when the next CRA meeting would be held to discuss the Housing Authority request with Mr. Carrino explaining that Horace Jones is trying to coordinate with his board. She stated that the tree decorations are very pretty.

Commissioner Hawkins asked if America in Bloom could do a project at the skate park with Vice Mayor Lee responding she would add it to the list.

8.2 City Manager

Mr. Carrino reminded the Commission that the Master Plan Community Meeting would be held December 14th at 5:30 p.m. with the formal presentation to be provided about 6:00 p.m.

Commissioner Hawkins asked what will be the final outcome of the meeting with Mr. Carrino responding the intent is to present what the consultant has worked on and to obtain input and feedback from the public. He stated he did not think the intent was to make wholesale changes.

Commissioner Hawkins expressed concern regarding how long it has taken to develop the master plan.

Vice Mayor Lee announced that there would be planters outside of all the businesses as part of the Christmas decorations and as part of the America in Bloom program.

8.3 City Attorney

Attorney Garcia congratulated former Commissioner Nan Cobb for winning her State Representative seat for District 26.

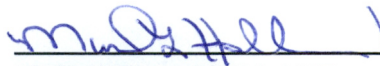
8.4 Mayor - None

9. ADJOURNMENT: 8:21 P.M.

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording of the meeting can be obtained from the office of the City Clerk for a fee.*



CHRISTINE HALLORAN
City Clerk



MICHAEL L. HOLLAND
Mayor/Commissioner