



MINUTES

City Commission Meeting

APPROVED 9/4/2025

6:00 PM – Thursday, August 21, 2025 – City Hall

Invocation: Pastor Renee Hill, WIN 1 Ministries

Pledge of Allegiance: Commissioner Emily Lee

Call to Order: 6:04 p.m.

Acknowledge of Quorum and Proper Notice

PRESENT: Commissioner Emily Lee, Commissioner George Asbate, Vice Mayor Gary Ashcraft, Commissioner Michael Holland and Mayor Willie L. Hawkins

1. Agenda Update

2. Approval of Minutes

June 17, 2025 City Commission Meeting

August 7, 2025 City Commission Meeting

Motion made by Commissioner Holland, Seconded by Commissioner Lee, to approve the Minutes. The motion passed on the following vote:

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

3. Presentations

3.1 Presentation by Representative Nan Cobb and Senator Keith Truenow

Representative Nan Cobb presented the City of Eustis with a check for \$2,078,978 from the State of Florida for the Coolidge and Northshore public works projects. Also present were her legislative aide Tristan Raimundo, District Aide Faith Ramnanan and Senator Keith Truenow's aide Eric Raimundo.

Representative Cobb also presented a check for \$500,000 to Trout Lake Nature Center for their education complex project.

Eileen Tramontana, Executive Director, reported the Nature Center is finishing Phase 2 of the project and announced their upcoming fundraiser Jungle Feast.

Mayor Hawkins complimented the staff of Continental Strategies for their efforts on behalf of the City.

3.2 Eustis Police Department Badge Pinning Ceremony

Police Chief Craig Capri administered the Oath of Office to the following new officers for the Eustis Police Department who were then pinned by their family members: Nicolas Smith, Chantal Murray, Bryan Rego, Kevin Eichenlaub and Kayla Maznaritz.

3.3 Eustis Police Department Promotion of Wayne Perry, Jr to Corporal

Chief Capri recognized Senior Officer Wayne Perry, Jr., who has worked at Eustis Police Department since September 12, 2016, on his promotion to Corporal.

3.4 Eustis Police Department Acknowledgement of Graduation

Chief Capri acknowledged Sergeant Arnold who successfully completed and graduated from the Florida Leadership Academy, Class 60. He commented on the department's interest in leadership and noted the program prepares first-line supervisors in criminal justice organizations to exemplify the character and integrity expected of criminal justice professionals and to examine the various components necessary to being an efficient leader.

Introduction by Eustis Heights Elementary School Principal

Mayor Hawkins thanked Lake County Tax Collector David Jordan for attending the meeting. He introduced Dr. Juanita McCall, Eustis Heights Elementary School Principal.

Dr. Juanita McCall introduced her Assistant Principals Stephanie Bence and Courtney Franklin. She provided a brief background on herself as a graduate of the Lake County school system. She cited her desire to get more involved in the community and to work with the City.

Mayor Hawkins commented on the City's efforts to assist with tutoring and reading at the school and encouraged others to volunteer.

3.5 Presentation by Continental Strategy

Ashley Spicola, representing Continental Strategy, noted she provided a handout to the Commission with a recap of the 2025 legislative session.

Commissioner Holland thanked Ms. Spicola for herself and the rest of Continental Strategy keeping in touch throughout the session.

Mr. Carrino thanked Ms. Spicola for their assistance in obtaining access to the legislature with Ms. Spicola commenting on how important it is for the Commissioners and staff to go to Tallahassee to meet with legislative members.

Commissioner Asbate asked them to keep an eye on FDOT and Duke Energy and cited issues with work they've done in the City.

Ms. Spicola indicated she would reach out to the City Manager to discuss that.

3.6 Fire Department ISO Rating Presentation

Fire Chief Mike Swanson presented to Deputy Chief Shawn Kelleher a Certificate of Appreciation for the work he did on the City's ISO.

Deputy Chief Kelleher announced that the City's rating went up 4 points to a score of 88.77. He indicated that is close to an ISO 1. He explained they are currently in the top 10% of fire departments in the nation. Once they achieve the ISO 1, they will be in the top 1% in the nation. He provided an overview of their recent evaluation and commented on those areas where they can improve. He explained that where they are missing the most is in staffing. He explained they need more personnel on the ladder truck to get additional points. He reviewed the department's long-term strategic plan and cited the need for two additional stations - one in the southeast quadrant and one in the northwest quadrant.

Mayor Hawkins asked how the ISO affects insurance rates with Deputy Chief Kelleher responding that the City's ISO provides a 3% reduction in insurance rates for taxpayers.

The Commission complimented Chief Swanson and Deputy Chief Kelleher on their efforts and on the department.

3.7 Presentation by Florida Department of Transportation (FDOT)

Philip Maggio, FDOT D5 Leesburg Operations Engineer, provided an overview and history of the FDOT SR19 project from N. Stevens Avenue to CR 452. He stated the goals of the project were to encourage safe driving speeds and enhance connectivity and safety for pedestrians. He cited specific enhancements including rectangular flashing beacons (RRFB), raised crosswalks, and lighting improvements.

Rohan McDonald, FDOT D5 Leesburg Operations Construction Engineer, provided a project update as follows: 1) Raised intersections - 80% complete; 2) RRFB's - 80% complete with wiring and power service needed to complete the installations; 3) Bulb-outs - 90% complete; 4) Signal upgrades - 50% complete; 5) Curb - 90% complete, still need to complete the Orange and Bay intersection; 6) Landscaping - Palm trees installed, ground cover to follow; 7) Drainage - 98%, S-407 left to complete at Bay and Orange; and 8) ADA ramps - ongoing at all intersections including brick paver areas.

Mr. McDonald and Mr. Maggio explained what the S-407 would consist of as part of the drainage system.

The Commission asked if any irrigation system had been put in the bulb-outs to irrigate the landscaping with Mr. Maggio responding negatively. He confirmed that what is being planted are Florida-friendly plants.

Mr. McDonald noted there are still brick pavers to be completed at Bay Street and Magnolia. It was noted that they are 3,000 short on the brick pavers so the contractor was directed to get more.

Mr. McDonald commented on the implementation of a dedicated special cleaning team. He added that the project will be mechanically swept twice per week. He estimated a completion date of October 2025.

The Commission expressed concern regarding the difficulty for trucks attempting to make a right turn on Grove Street off of Orange Avenue.

Mr. Maggio indicated they would look at the intersection to see what can be done.

The Commission asked the purpose of the bulb-outs at the intersections with Mr. MacDonald responding that the purpose of the bulb-outs is to protect pedestrians when accessing their cars. He confirmed that is part of FDOT and federal design standards.

Mr. McDonald explained the type of palm tree was intentionally chosen to be less than 10" wide with an 8' clear height in order to not interfere with sight lines. He added that the landscape plans are being adjusted to remove any conflicts with the existing power lines/lighting. He noted they have met with Duke Energy to address any issues.

The Commission asked about maintenance on the palm trees with Mr. MacDonald responding they will be maintained by the department.

Commissioner Asbate noted there are palm trees in the median south of the Police Department that have a number of dead fronds.

Mr. Maggio indicated they will look at it; however, a number were installed by the City and the City is responsible for those. He commented on their efforts to improve any landscaping in

their areas. He stated their maintenance crew has been going through town cleaning up the cloverleaf and doing other maintenance.

Mayor Hawkins noted that Duke Energy will also be doing landscaping and asked if they had discussed that with them with Mr. Maggio explaining they discussed any conflicts. He noted they had provided landscaping plans to them for their review to determine utility line locations.

Commissioner Lee asked about the left turn from Magnolia onto Bay Street with Mr. Maggio explaining they have shortened that bulb out on the north and south end to resolve that issue.

Vice Mayor Ashcraft thanked FDOT for all of their cooperation and their assistance in resolving issues as they have arisen.

Commissioner Lee asked if what they are doing will resolve the flooding at Orange and Bay with Mr. Maggio responding negatively as it is the lake that controls the outfall. He explained what they are doing with the French drain and larger box to make sure they don't put any additional water into the system.

Mr. McDonald reviewed additional questions and answers that have arisen as follows: 1) Will new signals be timed better - Lake County will deploy any timing adjustments to the signals. 2) Are the contractors considering the business access aprons when doing lane closures - Access to businesses should be maintained at all times. Recent events have been addressed with the contractor.

Mr. McDonald provided contact information for project issues.

Commissioner Asbate asked about parking for disabled customers for Bay Pharmacy with Mr. Maggio explaining they shortened up the bulb-out on the north and south end to keep additional parking and facilitate people going in and out of the parking lot.

4. Appointments

4.1 Appointment to the Code Enforcement Board (CEB) - Alternate

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to reappoint Christine Cruz as an alternate to the Code Enforcement Board. The motion passed on the following vote:

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

5. Audience to be Heard

Daniel DiVenanzo commented on the 84th birthday celebration at the Eustis Waterfront Grill for Barbara Dunlinger who was a grant writer for many years. He also noted the upcoming birthdays of Judy Merry, Merry Jewelers, David Porter, Porter's Cameras, and George Warren, Bay Pharmacy. He announced that his building is for sale at \$1.25 million. He emphasized he is not going anywhere and has additional vacant property he plans to develop. He stated that Counter Impressions will be leaving the City. He expressed concern regarding FDOT putting a light pole stanchion in the middle of the sidewalk and the incomplete handicap ramp at the NE corner of Orange and Grove. He asked about when the parking study will be completed.

Eileen Tramontana expressed concern regarding the landscaping proposed by FDOT. She stated that is not xeriscaping and noted issues with soil compaction and planting of cabbage palms. She commented on various safety and drainage concerns due to the FDOT project.

Vance Jochim, Fiscal Rangers.com, commented on the upcoming millage and budget hearings. He encouraged the use of AI to fill positions and commented on the use of technology to reduce staffing. He also encouraged the City to plan for the possible elimination of property taxes. He commented on DOGE auditing various cities and counties and recommended the City monitor that situation. He commented on the use of bulb-outs to slow down traffic.

George Warren, Bay Pharmacy, cited various issues created by the project. He thanked FDOT and the City for the presentation. He stated his desire for responsible growth.

Dr. Renee Hill, Senior Pastor for WIN1 Ministries and Lead Chaplain for the Eustis Police Department, thanked EPD for sending her for training in Boca Raton for Law Enforcement Training for Chaplaincy. She also thanked EPD officers for directing traffic on food pantry distribution days. She stated that in 2024-2025 the ministry has provided food for over 86,000 people in the City of Eustis and surrounding areas and won the award for Agency of the Year.

Chris Lancaster commented on FDOT's selection of jasmine and peanut plants which are not Florida natives and stated those may not be the best plants. He commented that people can use the truck route around Eustis to avoid the FDOT project.

Russel Ronaldson commented on his trailer use in Eustis. He acknowledged the truck route; and stated if you're going west to Tavares, the route is out of the way. He expressed further concerns regarding the effect of the project on businesses and the safety for pedestrians.

6. Ordinances, Public Hearings, & Quasi-Judicial Hearings

6.1 SECOND READING

Ordinance Number 25-19: Conditional Sign Permit for Orlando Health Master Sign Plan

Sasha Garcia, City Attorney, read Ordinance Number 25-19 by title on final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving a conditional sign permit for additional signage on the campus of the Orlando Health Emergency Room Facility located at 15719 U.S. Highway 441.

Commissioner Asbate commented on the developer's commitment to use only City of Eustis in their identification. He noted that is not included in the documentation.

Attorney Garcia explained she did have a discussion with their attorney, and they want clarification for the Commission's expectations and whether it meant the Commission wants to review their marketing materials. She stated they were very clear that they would use Eustis as their location.

Discussion was held regarding whether or not the City should have something in writing committing to that with Attorney Garcia affirming that she would be satisfied with it being noted in the minutes.

Tom Carrino, City Manager, stated there were some concerns expressed about placing conditions on the conditional use permit; however, they have committed to using the Eustis brand.

Attorney Garcia stated that they have confirmed they will not reference Mount Dora and expressed concern regarding anything further.

The Commission asked if Eustis was referenced on any of their signage.

Jeff Richardson, Deputy Development Services Director, explained the sign permit process.

Further discussion was held regarding other entities that did not utilize the Eustis location but are located in City limits.

Rebecca Wilson, representing Orlando Health, stated that the monument sign does state Eustis and that is part of what is being approved. She stated their concern was whether or not the City wanted to see their marketing materials. She assured them that Orlando Health agrees that it is proud to be located in Eustis and all signage will indicate that.

Further discussion was held regarding the facility's mailing address, and the Commission welcomed them to the City.

Attorney Garcia confirmed that the ordinance only extends to the signage.

Attorney Garcia opened the public hearing at 7:33 p.m. There being no public comment, the hearing was closed at 7:33 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to adopt Ordinance Number 25-19 on final reading. The motion passed on the following vote:

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

6.2 Explanation of Ordinance Numbers 25-20, 25-21, and 25-22 for Annexation, Future Land Use Designation and Design District Designation for Parcel with Alternate Key Number 1040141

SECOND READING

Ordinance Number 25-20: Voluntary Annexation of Parcel with Alternate Key Number 1040141

Attorney Garcia read Ordinance Number 25-20 by title on second reading: An Ordinance of the City Commission of the City of Eustis, Florida, voluntarily annexing approximately 10 acres of real property at Lake County Property Appraiser's Alternate Key Number 1040141, located on the east side of the intersection of County Road 44 and County Road 44A.

Mr. Richardson indicated there was no additional presentation; however, the applicant was present to answer questions.

The Commission questioned what could go on the site if it remains in the County with Mr. Richardson responding that it is designated Urban Low in Lake County. He indicated that the site is located at a major County intersection and stated his belief that they still have commercial location criteria that would make it allowable. He stated he was unsure of the range of scale. He added that the residential density under Urban Low is up to 4 units per acre.

Mr. Carrino noted that discussion was held regarding the Lake County PUD on the site which would go away if it is annexed. He asked that, if it stays in the County, what would be allowed under that PUD agreement.

Mr. Richardson responded that on several of the tracts they could put up to 20 single family, up to 20 multi-family, as well as a bed and breakfast in one of the existing structures. He indicated that, if annexed, there is a lot of acreage that could be commercial, and it would depend on what the applicant chooses to do.

Further discussion was held regarding what might be placed on the site if it stays in Lake County and whether or not the PUD would still be intact with Attorney Garcia opining that the PUD would still be in effect.

Mr. Carrino pointed out that if they went to the County for site plan or development approval and they wanted sewer and water from the City, they would have to again apply for annexation to obtain sewer and water. The Commission would have to determine if they wanted to provide utilities to contiguous property without annexation.

Attorney Garcia explained the City's existing annexation agreement does have a built-in contingency that would allow the Commission to deny annexation to a contiguous site and still provide utility service.

The Commission asked Mr. Richardson to look up the Lake County Urban Low designation and what would be allowed.

Travis Sawchuk, applicant, provided a presentation regarding the proposed development. He stated he spoke with the County Commission Chairman who indicated that the PUD is null and void as there are five new owners of the property that was subject to the agreement. He stated the overlay there is commercial in the county. He commented on why he submitted his application to the City and cited the number of new homes coming to the area and the need for commercial uses to serve those homes. He indicated that his proposal would create a service center with multiple commercial uses. He explained how the proposal would help disburse the coming traffic from the new homes. He emphasized the amount of proposed buffering between the development and the housing. He added that they are considering the development to be a low density business park and commented on the existing heritage oaks and other trees that would remain. He noted that they were proposing to have a walkway between the business development and the existing residential. He commented on the amount of residential property already approved for the north and west side with 700 homes under construction. He stated the service center would help disburse the concurrency issues for the area. He explained his vision for how the plaza would be constructed and how it would help disperse the traffic.

Mr. Sawchuk commented on how the HOA fence is falling down and hasn't been addressed. He added that one person put up a new fence, they took down his fence and just threw it on his property without any notice. He clarified that the ingress/egress would be on 44 so they should not have an impact on Clear Lake. He emphasized that everything will be done compliant with City codes and commented on how he wants it to look. He agreed to sign something that says there would not be a gas station on the site. He provided an overview with possible site features.

The Commission questioned why he didn't have the presentation at the first reading with Mr. Sawchuk apologizing and commenting on how he wants to be part of the City of Eustis.

Attorney Garcia confirmed they cannot restrict the development any further than what the code already allows.

Mr. Sawchuk commented on how the development would benefit the adjoining residential development, support property values, additional tree plantings and how the business center would be built around them.

The Commission asked about the delivery trucks with Mr. Sawchuk indicating the larger trucks would not fit the way it is being designed.

Mr. Richardson reported on his review of the County's Urban Low designation. He stated that their code describes quite a few things and discusses neighborhood commercial centers and convenience centers with the difference being based on size. He added that the County is not based on future land use, but on the zoning. He stated that neighborhood convenience

commercial centers go up to 5,000 sq. ft. and neighborhood commercial centers go up to 15,000 sq. ft.

The Commission confirmed they could apply to the County for rezoning.

Attorney Garcia opened the public hearing at 8:11 p.m.

Donald Doyle noted that Ordinance Number 25-23 shows the wrong property owner. He expressed opposition to some things stated at the August 7th meeting including people dumping on the applicant's property. He indicated that Lake County Planning & Zoning stated that the PUD currently applies to the site and is binding on the new owners. He provided a handout to the Commission which reviewed the conditions within the PUD agreement and provided further comments.

Trena Marquez expressed opposition to the development and commented on the impact on Clear Lake. She expressed support for the property being developed under the existing PUD.

Peter Dempsey expressed concern that the proposed development would adversely affect his neighborhood and cited the issues with lighting, noise, odors, potential toxic accidents, increased traffic and effect on property values.

Jeff West expressed opposition to the development and encouraged the Commission to slow development. He cited the poor condition of the roads and expressed concern regarding more development around the Trout Lake Nature Center.

There being no further public comment, Attorney Garcia closed the public hearing at 8:23 p.m.

Attorney Garcia acknowledged that there is concern regarding whether or not the PUD and the overlay is still valid and that if the Commission acts, it cannot be brought back until after nine months. She suggested tabling to allow staff and her to further research the PUD.

Discussion was held regarding the possibility of tabling the ordinance.

Attorney Garcia explained that if the property is annexed, the PUD would go away, and the City's code would prevail.

Mr. Sawchuk commented on the amount of buffering between his property and the residential development as well as a new fence and the lack of impact on the residences.

Attorney Garcia further explained to Mr. Sawchuk that if a vote is taken and his request is denied it cannot be brought back for nine months. She explained the benefit to postponing the final consideration with Mr. Sawchuk expressing agreement with the postponement.

Commissioner Holland suggested he consider scheduling a community meeting with the residents.

Mr. Carrino confirmed they are discussing tabling second reading.

Attorney Garcia indicated it would be tabled to the date certain of September 4th with Mr. Sawchuk confirming his agreement.

Motion made by Commissioner Holland, Seconded by Commissioner Lee, to table second reading of Ordinances 25-20, 25-21 and 25-22 to the date certain of September 4th. The motion passed on the following vote:

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

6.3 SECOND READING

Ordinance Number 25-21: Future Land Use Map Assignment for Parcels Alternate Key Number 1040141

Second reading was postponed to September 4, 2025.

6.4 SECOND READING

Ordinance Number 25-22: Design District Assignment for Parcels Alternate Key Number 1040141

Second reading was postponed to September 4, 2025.

6.5 Explanation of Ordinances Numbers 25-23, 25-24, and 25-25 for Annexation, Future Land Use Designation and Design District Designation for Parcel with Alternate Key Number 3959037

SECOND READING

Ordinance Number 25-23: Voluntary Annexation of Parcels with Alternate Key Number 3959037

Attorney Garcia confirmed that Ordinances 25-23, 25-24 and 25-25 have the same property owner. She advised that these should also be postponed to September 4, 2025.

Motion made by Commissioner Lee, Seconded by Commissioner Holland, to postpone second reading of Ordinances 25-23, 25-24 and 25-25 to September 4, 2025. The motion passed on the following vote:

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

6.6 SECOND READING

Ordinance Number 25-24: Future Land Use Map Assignment for Parcel with Alternate Key Number 3959037

Second reading was postponed to September 4, 2025.

6.7 SECOND READING

Ordinance Number 25-25: Design District Assignment for Parcel with Alternate Key Number 3959037

Second reading was postponed to September 4, 2025.

RECESS: 8:33 p.m. RECONVENE: 8:38 p.m.

6.8 FIRST READING

Ordinance Number 25-26: Annual update of the Five-Year Capital Improvements schedule of the Comprehensive Plan fiscal year 2026-30

Attorney Garcia read Ordinance Number 25-26 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving the annual update of the Five-Year Capital Improvement Schedule of the Comprehensive Plan under Florida Statutes 163.3177(3)(b); providing for conflicting ordinances, severability, and effective date.

Lori Carr, Finance Director, explained the purpose is to approve the Five-Year Capital Improvement Program. She explained what is a capital improvement and what is considered when they evaluate and prioritize projects. She cited the major projects included for FY25 - FY30. She noted the percentage of funding by type including debt service.

Mr. Carrino explained that what they actually approve is the upcoming fiscal year with the rest being primarily a planning tool.

The Commission asked if during the budget year money can be moved from the CIP to the General Fund with Mr. Carrino responding negatively. He indicated that for projects funded through the General Fund they can; however, projects funded through Sales Tax or Utility Funds cannot be re-budgeted.

Ms. Carr explained those are designated Special Revenue Funds due to the revenue being derived from a specific source for a specific reason and those funds can only be used for those purposes.

Attorney Garcia opened the public hearing at 8:45 p.m. There being no public comment, the hearing was closed at 8:45 p.m.

Motion made by Commissioner Holland, Seconded by Vice Mayor Ashcraft, to approve Ordinance Number 25-26 on first reading. The motion passed on the following vote:

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

7. Other Business

7.1 City Manager's Performance Evaluation

Mr. Carrino explained this is not the actual City Manager's evaluation it is a procedural item for the Commission to approve the form and process to be used. He further explained that, in the past, what occurred is a series of one-on-one meetings between himself and each Commissioner for them to provide him feedback and then there would be the public performance evaluation sometime in September.

CONSENSUS: It was a consensus of the Commission to continue with what has been done in the past.

The Commission asked who else they evaluate with Mr. Carrino responding that all of the employees report to him. He indicated they have hiring discretion on the City Manager and City Attorney.

Attorney Garcia explained that the City Charter only requires the City Manager to have an annual evaluation.

Mr. Carrino stated that he does performance evaluations on all staff members.

Attorney Garcia confirmed that the Charter does not provide for an annual evaluation of the City Attorney with Commissioner Holland explaining that any board he has sat on did conduct an evaluation of their attorney.

Discussion was held regarding whether or not the Commission should conduct an evaluation of the City Attorney.

Attorney Garcia indicated that if they wanted to amend the Charter to require the annual evaluation it would require a Charter amendment. It was determined they were not asking to amend the Charter.

CONSENSUS: It was a consensus of the Commission for staff to contact other agencies and get a copy of an appropriate evaluation form for the City Attorney.

8. Future Agenda Items, Comments and Board/Committee Reports

8.1 City Commission

Commissioner Holland expressed appreciation for the Eustis High School Pep Rally, noted upcoming football games and encouraged the public to support the students. He stated that the Eustis High School band is celebrating their 100th anniversary. He commented on the possibility of allowing them to hold a concert following the Georgefest parade. He noted they are the second oldest marching band in the State of Florida.

Commissioner Lee asked about when Richard Levey would come before the Commission with Mr. Carrino responding that he would be attending the September 4th meeting.

Commissioner Lee and Commissioner Asbate indicated that the previous request was for a workshop with Mr. Carrino explaining that Dr. Levey indicated it would be better for him to initially come before them at a regular meeting.

Mr. Carrino stated he had a lengthy discussion with Dr. Levey and this was his recommended approach. Dr. Levey had said that, if they asked him at this moment what they should be doing regarding the downtown, he would not be ready to answer that question. Dr. Levey felt it would be better for him to come before them, tell them about himself and share his background.

Discussion was held regarding an initial presentation versus a workshop and/or individual meetings.

CONSENSUS: It was a consensus of the Commission to have Dr. Levey come at 5:30 p.m. on September 4th.

Vice Mayor Ashcraft left the meeting at 8:58 p.m.

Attorney Garcia advised the Commission not to have individual meetings with Dr. Levey until a contract is in place.

Commissioner Asbate referenced a Winter Garden ordinance and asked that the City consider a similar ordinance which would ban all electrical lines from being above ground and require all electrical lines to be underground. He also asked them to consider limiting the number of rentals within any residential development. He also expressed support for an impact fee for the development of trails and increasing impact fees in general.

8.2 City Manager

Mr. Carrino reported they are working with Raftelus regarding the possible increase of the impact fees and for a utility rate study. He noted they are running into a time crunch regarding the impact fees due to state legislation that will be going into effect. If they want to increase impact fees without the limits of the new legislation, it must be approved by the end of September as there is a 90-day advertising period to inform everyone that it is happening and it must be concluded by January 1st.

Mr. Carrino asked about Commission availability for a special meeting for adoption of the impact fees. He stated they are looking at Monday, September 29th. He noted that there would be a joint meeting with the County regarding the comprehensive plan and land use that afternoon. He stated his preference for the special meeting at 6:00 p.m. on either Monday, September 29th or Tuesday, September 30th.

Commissioner Asbate asked if that would allow the City to collect an impact fee that could be used for trails with Mr. Carrino responding that, while they have discussed a mobility impact fee, however, that is not something they have been working on for the City. He indicated that would have to come back to the Commission.

Commissioner Asbate stated that the City needs to figure out how to fund some of those items.

Mr. Carrino stated that staff did attend a workshop with Lake County regarding impact fees. He explained that the City has not traditionally charged impact fees but left that to the County. He indicated that the City has the ability to charge an impact fee and a mobility fee which would be for transportation infrastructure other than roads. He explained that Raftelis was contracted to look at existing impact fees such as police, fire and utilities, which is what they are trying to get done before the end of September. He stated they would have to come back to the Commission regarding transportation and mobility and indicated staff would start working on that, but it would be a separate item.

Attorney Garcia indicated they would need a full Commission to consider the second reading of the impact fee ordinance because it would require a super majority to go over a 50% increase.

Mr. Carrino confirmed that first reading would be heard at a regular meeting, but the second reading would be at the special meeting. He confirmed that a workshop would be held prior to each of those meetings.

CONSENSUS: It was a consensus to tentatively schedule the special meeting at 6:00 p.m. on Monday, September 29th with Mr. Carrino to confirm that date with Commissioner Lee and Vice Mayor Ashcraft.

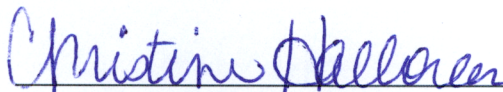
8.3 City Attorney: None

8.4 Mayor

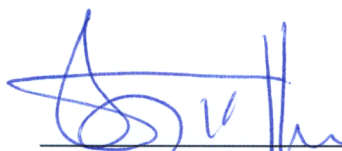
Mayor Hawkins expressed appreciation for the Eustis High School Pep Rally.

9. Adjournment: 9:07 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



WILLIE L. HAWKINS
Mayor/Commissioner