

1 **City of Minneola**  
2 **Council Workshop- Finance Outlook 2010**  
3 **Minneola City Hall**

**Jan 12, 2010**  
**6:00 P.M.**

4  
5 The City of Minneola Workshop was called to order by Vice Mayor Kelly Price.

6  
7 Present were: Vice Mayor Price, Councilman Victor Ortega, Councilman Rick Roderick,  
8 Councilman Joseph Saunders, Acting City Manager Jan McDaniel, Finance Director  
9 Laura Zielonka, HR Director Paula Carver, Attorney Scott Gerken, Acting Fire Chief Al  
10 Anderson, Public Works Director Mark Odell, Planning Director Laura Jones and City  
11 Engineer Mark Jacobson. Mayor Kelley arrived a few minutes late.

12  
13 **Jan McDaniel** opened the meeting and then turned it over to Mrs. Zielonka for  
14 explanation of the documents (Exhibit A).

15  
16 Discussions pursued on the following:

- 17 • Restricted funds and how they work
- 18 • SRF Loan payments
- 19 • Account balances
- 20 • ERU connections
- 21 • Revenues
- 22 • Expenditures
- 23 • LCCI possible connection
- 24 • Reserve balance
- 25 • Fire Department costs
- 26 • Fire Chief position and staffing
- 27 • City Manager position
- 28 • Staff salaries/ salary survey
- 29 • Funding for purchase of 319 E. Chester Street

30  
31 **Laura Zielonka** then distributed a spreadsheet (Exhibit B) of revenues owed to the City  
32 by developers per their developer agreements and also showing available grants.

33  
34 **Scott Gerken** briefly explained meetings were being held to discuss the utility fee  
35 agreement for the new high school, which would bring in some revenue for the City.

36  
37 **Jan McDaniel** stated the other item on this agenda was the Waste Pro contract.

38  
39 Council determined that the issue would be discussed at a later date.

40  
41 **Victor Ortega** asked that the Council work together and stay in tune with what each  
42 member is working on. He noted that he is working on economic development and  
43 especially on the Minneola Summit to be held here in the near future.

44  
45 **Mayor Kelley** requested a short round table meeting following Lake County Days in  
46 February.

1 The meeting adjourned at 7:35 p.m.

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Mayor Pay Kelley

7 ATTEST:

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Jan McDaniel, CMC

1 **City of Minneola**  
2 **Council Workshop- LCSB Utility Fees**  
3 **Minneola City Hall**

**Jan 26, 2010**  
**6:00 P.M.**

4  
5 The City of Minneola Workshop was called to order by Mayor Pat Kelley.

6  
7 Present were: Councilman Victor Ortega, Councilman Rick Roderick, Councilman  
8 Joseph Saunders, Acting City Manager Jan McDaniel, Finance Director Laura Zielonka,  
9 HR Director Paula Carver, Attorney Scott Gerken. Councilwoman was excused due to  
10 illness.

11  
12 A moment of silence was observed and the pledge of allegiance was lead by Councilman  
13 Roderick.

14  
15 **Mayor Kelley** welcomed Cindy Barrow (LCSB Chairman) and Gary Parker (LCSB  
16 Director of Facilities).

17  
18 **Scott Gerken** explained the workshop was an informal gathering to discuss an agreement  
19 between the Lake County School Board and the City of Minneola regarding the utility fee  
20 for the new high school. He stated he has been in contact with Steve Johnson, the school  
21 board attorney and they have also discussed the agreement.

22  
23 Following a timely discussion, those present agreed to send the agreement with the  
24 following changes to the school board:

- 25 • Provided the fee of \$294,400 is paid up front, the school would be given a  
26 \$44,400 credit on the monthly service over the first year of operation.
- 27 • The name of the new high school to include the name Minneola.
- 28 • True-ups would not be included in this agreement and would be removed from  
29 previous agreement.

30  
31 A short discussion pursued regarding:

- 32 • The road system and setting a future meeting with the County
- 33 • The possible use of the MAC fields by the school
- 34 • Booster Club to support the new school and how the Council can be involved.

35 The Lake County School Board discussion ended at 6:41 p.m.

36  
37 **Victor Ortega** requested the Council to come up with an answer to his question “What is  
38 Minneola” regarding visioning and to include their ideas for describing the City for  
39 economic development.

40  
41 The meeting adjourned at 6:52 p.m.

42  
43 \_\_\_\_\_  
44 Mayor Pay Kelley

45 ATTEST:

46 \_\_\_\_\_  
47 Jan McDaniel, CMC

1 **City of Minneola**  
2 **Council Meeting**  
3 **Minneola City Hall**

**February 2, 2010**  
**6:30 P.M.**

4  
5 The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Present  
6 were: Councilman Rick Roderick, Councilman Ortega, Vice Mayor Kelly Price,  
7 Councilman Joseph Saunders, Scott Gerken (City Attorney), and Jan McDaniel (City  
8 Clerk/ Acting City Manager).

9  
10 **Mayor Kelley** announced Boy Scout Troop 551 to lead the presentation of colors, prayer  
11 and the Pledge of Allegiance. He then read a Proclamation supporting the 100<sup>th</sup> Year  
12 Celebration of the Boy Scouts of America.

13  
14 **AGENDA REVIEW**

15  
16 No changes were made.

17  
18 **AUDIENCE TO BE HEARD**

19  
20 **Jim Frana** (Minneola resident) thanked the council and staff for the ribbon cutting  
21 ceremony at the MAC and stated concerns regarding the speed limit along Fosgate Road.

22  
23 **David Yeager** stated concerns regarding the hiring of a new City Manager and  
24 commented the P&Z meeting that took place February 1.

25  
26 **Lisa Jones** stated the city and citizens need to be more proactive and suggested a device  
27 called the shot spotter to detect gun fire in a particular area. She stated October was crime  
28 prevention month.

29  
30 **Mayor Kelley** responded that he spoke with Lt. Link regarding education of out citizens  
31 and invited Ms. Jones to attend a meeting.

32  
33 **Lt. Link** recommended that Ms. Jones participate with the LCSO Citizens Advisory  
34 Board.

35  
36 **COUNCIL REPORTS:**

37  
38 **Scott Gerken** the City now owns the property on Chester Street, it closed last week.

39  
40 **Victor Ortega** had no report.

41  
42 **Rick Roderick** had no report.

43  
44 **Kelly Price** had no report.

45  
46 **Joe Saunders** had no report.

47  
48 **Mayor Kelley** had no report.

1 **Jan McDaniel** stated her report was in the packet.

2

3 **Scott Gerken** added discussion regarding Silverton Beach.

4

5 **Mayor Kelley** asked that the City Attorney look into our rights to remove the dock on  
6 that property.

7

8 Council agreed.

9

10 **COMMENTS:**

11

12 **Rick Roderick** commented on the process of elimination for the applicants for City  
13 Manager, no women were on the final list.

14

15 **Victor Ortega** replied that the council voted to let the City review the qualifications and  
16 choose the top 5.

17

18 **Mayor Kelley** suggested narrow down the top 3 candidates and bring them to the city to  
19 meet with key personnel then come to a public interview, allowing them questions and  
20 concerns in advance.

21

22 Discussion continued regarding the hiring of a new City Manager.

23

24 **Mayor Kelley** requested a workshop on February 22 from 5 – 7 p.m. to interview the top  
25 3 choices, Mr. Greene, Mr. Kraus and Mr. Brock.

26

27 Council agreed.

28

29 **APPROVAL OF MINUTES:**

30

31 **MOTION** by Kelly Price, **SECONDED** by Joe Saunders to approve the council  
32 meeting minutes from January 5<sup>th</sup> and 19<sup>th</sup>.

33

34 **AYE:** Roderick, Ortega, Kelley, Price, Saunders

35

36 **NAY:** None

37

38 **MOTION PASSED: 5-0**

39

40 **Tab 2 E. Washington Street Rezoning:**

41

42 **Lisa Jones** requested rezoning Washington Street from S. Oakland to the 7-11 so that  
43 homeowners can convert their homes to offices, while maintaining primary residence.

44

45 **Laura Jones** (Senior City Planner) listed the problems that may occur with this request,  
46 i.e. parking, traffic flow, code changes, site issues, cost to the city, etc.

47

48

1 **David Yeager** suggested switching zoning to B-1 designation.

2  
3 **Mayor Kelley** was in favor of rezoning the homes.

4  
5 Council agreed.

6  
7 **Jim Frana** (Minneola Resident) commented on the level of neighborhood support for the  
8 rezoning.

9  
10 **Wally Swarko** (Minneola Resident) stated his opposition and asked for more input from  
11 the City Attorney and City Planning Consultant.

12  
13 **Scott Gerken** stated there was an allowance in the statutes for city initiated rezoning,  
14 planning department should take a look at what is workable first.

15  
16 Council agreed to have the Planning Department review the best options.

17  
18 **Tab 3 LCSB Utility Agreement**

19  
20 **Scott Gerken** stated there were no new developments to report.

21  
22 **Tab 4 US 27 Water Project**

23  
24 **Mark Jacobson** (City Engineer) asked for approval to move forward with Mercon to run  
25 the wastewater and water lines down US 27. He clarified that the funds would have to  
26 come from the City's unrestricted utility fund, there was no available state funding at this  
27 time to assist this project

28  
29 **Mayor Kelley** asked that this come back on the first agenda in March for a decision.

30  
31 **David Yeager** (Minneola Resident) stated the property at Sullivan Road will be removed  
32 from the comprehensive plan by the county in November because they are residential, the  
33 homeowner is opposed. He stated that the property should be commercial and will need  
34 the wastewater and water lines, as will the Race Track that is coming on 561 and US 27.

35  
36 **Tab 5 Minneola Stats – EDC Information**

37  
38 **Victor Ortega** asked for statistical changes on the EDC Data sheets.

39  
40 **Mayor Kelley** requested time to look at proposed changes and put on March agenda for a  
41 decision.

42  
43 Council agreed.

44  
45 **Tab 6 Ordinance 2010-06 Use of City Logo**

46  
47 **Scott Gerken** read Ordinance 2010-06 by title only for the first time.

1 Council members were in favor and asked that it come back on a consent agenda.

2  
3 *First reading; no action taken.*

4  
5 **Tab 7 Ordinance 2009-24 Window Signs – LDR Amendment**

6  
7 **Scott Gerken** read Ordinance 2009-24 by title only for the first time.

8  
9 **Laura Jones** (Senior City Planner) explained the ordinance.

10  
11 **Ramon Flores** (Senior Code Enforcement) added there was difficulty enforcing this. He  
12 recommended that permits should be required for all window signage.

13  
14 Discussion continued.

15  
16 **Mayor Kelley** recommended that the current criteria remain for roadways with 45 mph  
17 or less and add that permits be required for all businesses on roadways with speed limit of  
18 45 mph or more and a fee would be imposed on signs 25% or more window coverage.

19  
20 Council members were in favor and asked that it come back on a consent agenda with  
21 these changes.

22  
23 *First reading; no action taken.*

24  
25 **Tab 8 Ordinance 2009-26 Placement of Sheds – LDR Amendment**

26  
27 **Scott Gerken** read Ordinance 2009-26 by title only for the first time.

28  
29 **Laura Jones** (Senior City Planner) explained the ordinance.

30  
31 Council members were in favor and asked that it come back on a consent agenda.

32  
33 *First reading; no action taken.*

34  
35 **Tab 9 Ordinance 2009-28 Architectural & Site Standards – LDR Amendment**

36  
37 **Scott Gerken** read Ordinance 2009-28 by title only for the first time.

38  
39 **Laura Jones** (Senior City Planner) explained the ordinance and that P&Z recommended  
40 that the 20% be removed. She advised against the removal.

41  
42 Discussion continued.

43  
44 Council members were in favor of this ordinance and asked that it come back on a  
45 consent agenda with the reinstatement of the 20% as recommended by staff.

46  
47 *First reading; no action taken.*

1 **David Yeager** (Minneola Resident) stated he had an issue with the colors allowed and  
2 would like for code to be more specific, excluding primary colors.

3  
4 **Tab 9 Transmittal of Proposed Draft EAR**

5  
6 **Laura Jones** (Senior City Planner) explained the transmittal process.

7  
8 **MOTION by Rick Roderick, SECONDED by Kelly Price to transmit the Proposed**  
9 **Draft EAR as written.**

10  
11 **AYE:** Roderick, Ortega, Kelley, Price, Saunders

12  
13 **NAY:** None

14  
15 **MOTION PASSED: 5-0**

16  
17 **FINAL COMMENTS**

18  
19 **Victor Ortega** corrected his statement that FDOT would be covering 50% funding for  
20 the turnpike, it was the Turnpike Authority that was offering the 50% funding. He asked  
21 about Amendment 4 and then asked for a legislative agenda for Lake County Days. He  
22 announced the Business Owners Success Summit that would be hosted here on March  
23 24<sup>th</sup> from 4-7 pm. He then asked for consensus to use the City Seal on the website set up  
24 for this event.

25  
26 Council agreed.

27  
28 There were no other final comments by council.

29  
30 **MOTION by Kelly Price, SECONDED by Victor Ortega to adjourn.**

31  
32 *The meeting adjourned at 9:58 p.m.*

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36 \_\_\_\_\_  
Mayor Pat Kelley

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39  
40 **ATTEST:**

41 \_\_\_\_\_  
42 Jan McDaniel, CMC

43  
44  
45 mz  
46