

**Minneola City Council  
Minutes  
October 01, 2019 at 6:30 PM  
Minneola City Hall**

The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor Lisa Jones, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Barbara Hollerand (City Clerk). Councilor Kelly Price was absent.

**CALL TO ORDER**

**Mayor Kelley** called the meeting to order at 6:30 p.m.

**MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

A moment of silence was observed, and the Pledge of Allegiance was led by Vice Mayor Serviss.

**AGENDA REVIEW**

**Scott Gerken** asked for a motion to table Item 10 until the October 15 council meeting.

**MOTION by Councilor Jones, SECONDED by Vice Mayor Serviss, to Table Item 10: Ordinance 2019-08 – Conveyance of City of Minneola Real Property to Lake County School Board – Second Reading to October 15.**

**AYE:** Serviss, Jones, Kelley, Saunders

**NAY:** None

**MOTION PASSED: 4-0**

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Jones, to excuse Councilor Price.**

**AYE:** Serviss, Jones, Kelley, Saunders

**NAY:** None

**MOTION PASSED: 4-0**

**PUBLIC COMMENTS**

**Mayor Kelley** asked for public comments.

**Vance Jochim**, with FiscalRangers.com, complimented the council for allowing public comment at both the beginning and at the end of the agenda and offered several suggestions regarding the agenda and C.R.A. budget.

**Mayor Kelley** thanked Vance Jochim for his feedback.

**Mayor Kelley** closed public comment.

**Item 1: Mayor's Election Proclamation**

**Mayor Kelley** read the election proclamation.

**Item 2: White Cane Safety Day Proclamation**

**Mayor Kelley** read the proclamation and asked if anyone in the audience would like to speak.

**Chantel Buck**, with New Vision for Independence, Inc. in Leesburg thanked the council for the proclamation. She said White Cane Safety Day is an annual celebration in Florida and is also known as Blind Americans Equality Day. She invited the council to attend an event October 16 at 10 a.m. at Clermont City Center in downtown Clermont to celebrate White Cane Safety Day.

**Terri Suarez** with New Vision for Independence, Inc. thanked the council.

**CONSENT AGENDA**

**Item 3: City Council Budget Meeting Minutes September 17, 2019**

**Item 4: City Council Meeting Minutes September 17, 2019**

**Item 5: Contract – Professional Services**

**Item 6: Contract – Lawn Maintenance Services**

**Item 7: Surplus & Disposal – Mobile Phones**

**Mayor Kelley** asked for public comments. There were no comments.

**Mayor Kelley** requested that staff note on future consent agenda items as to whether they are budgeted or non-budgeted requests.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Jones, to approve the Consent Agenda.**

**AYE:** Serviss, Jones, Kelley, Saunders

92 **NAY:** None

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94 **MOTION PASSED: 4-0**

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**DISCUSSION & ACTION ITEMS**

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98 **Item 8: Contract – Skate Park Design & Build**

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100 **Mayor Kelley** thanked Project Manager Fred Miller for his efforts on the skate park project.

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102 **Mark Johnson** stated that the permitting work would be performed by Tetra Tech.

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104 **Mayor Kelley** stated that he had spoken with representatives of Team Pain, and they were complimentary of staff and eager to begin the project.

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106 **Mayor Kelley** asked for public comments. There were no comments.

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108 **MOTION by Councilor Jones, SECONDED by Vice Mayor Serviss, to approve the Contract for the Skate Park Design & Build.**

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110 **AYE:** Serviss, Jones, Kelley, Saunders

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112 **NAY:** None

113

114 **MOTION PASSED: 4-0**

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116 **Item 9: Preliminary Commercial Subdivision Plat – Hills of Minneola ~ Quasi-Judicial**

117

118 **Scott Gerken** swore in all those who wished to speak.

119

120 **Joyce Heffington** spoke regarding the planned commercial center with a large retail tenant and outparcels. She said the request is only for the approval of Pod 19, and the other pods shown on the exhibits are only for context. She stated that the gopher tortoises have been relocated.

121

122 **Mayor Kelley** asked for public comment. There was no public comment.

123

124 **Vice Mayor Serviss** said planning & zoning commission recommended approval.

125

126 **Councilor Jones** stated that pods 17, 18, and 19 are included on the exhibits.

127 **Scott Gerken** explained that only Pod 19 is included in the preliminary plat. He said that additional property is shown for context and the concept plan for the Hills of Minneola was also included for that purpose.

128

129 **Councilor Jones** stated that it was difficult to focus in on the subject property with the adjacent pods shown as well.

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138 **Scott Gerken** stated that the final plat would come back to the council for approval along  
139 with any easements.

140  
141 **Councilor Jones** requested that in the future that each property be presented separately. She  
142 said it was difficult to view the exhibits.

143  
144 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Saunders, to approve**  
145 **Item 9: Preliminary Commercial Subdivision Plat, Pod 19 – Hills of Minneola.**

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147 **AYE:** Serviss, Jones, Kelley, Saunders

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149 **NAY:** None

150  
151 **MOTION PASSED: 4-0**

152  
153 **Councilor Jones** asked the applicant if the tenants could be named.

154  
155 **Richard Jerman**, of Sun Terra Communities, Inc. indicated he was not able to make that  
156 information public.

157  
158 **Item 11: Ordinance 2019-10 – Annexation and Rezoning – Shamrock Automotive**  
159 **Property – Second Reading ~ Quasi-Judicial**

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161 **Scott Gerken** read Ordinance 2019-10 by title only and swore in those who wished to speak.

162  
163 **Joyce Heffington** stated that this is the property the City recently purchased for its public  
164 works facility. She said because the property was in unincorporated Lake County, the City  
165 is annexing it and processing a zoning change.

166  
167 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Saunders, to approve**  
168 **Item 11: Ordinance 2019-10 – Annexation and Rezoning – Shamrock Automotive**  
169 **Property.**

170  
171 **AYE:** Serviss, Jones, Kelley, Saunders

172  
173 **NAY:** None

174  
175 **MOTION PASSED: 4-0**

176  
177 **Item 12: Ordinance 2019-11 – Small-Scale Comprehensive Plan Amendment –**  
178 **Shamrock Automotive Property – First Reading**

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180 **Scott Gerken** read Ordinance 2019-11 by title only. He stated that this was the first reading,  
181 and it would have its final reading at the next meeting.

182  
183 **Mayor Kelley** asked for public comment. There was no public comment.

**Item 13: Ordinance 2019-09 – Private Provider Inspections & Plan Review – First Reading**

**Scott Gerken** read Ordinance 2019-09 by title only and stated that no vote would be taken at first reading.

**Mayor Kelley** asked for public comment. There was no public comment.

**Scott Gerken** stated that the second reading of the ordinance would be on November 12 to allow time to establish a fee schedule. He provided background on the changes to the state statutes regarding private providers, building inspections, and plans review. He stated that the language in the ordinance follows the statutes.

**Item 14: Appointment to the Planning & Zoning Commission**

**Mark Johnson** stated that Planning & Zoning Commissioner David Yeager had resigned September 9, 2019, leaving a vacant seat that expires January 5, 2021. He said that the commission currently has one alternate, Daniel Smith.

**Mark Johnson** stated that the council could appoint Daniel Smith to fill the unexpired term, accept applications to fill the vacancy, or reduce the number of members on the board from seven to five. He said city code requires five members, but up to seven can serve.

**Vice Mayor Serviss** spoke regarding her support for keeping the commission at seven members, appointing Daniel Smith to fill the vacancy, and accepting applications for two alternates.

**Mayor Kelley** stated he was supportive of that proposal.

**Mayor Kelley** spoke regarding the contributions of David Yeager and his continued civic involvement.

**Councilor Jones** suggested the role of historian.

**Mayor Kelley** asked for public comment.

**Paul Giacalone**, city resident and planning & zoning commissioner, spoke regarding his experience on the planning & zoning commission and his support for including some business owners on the commission.

**Councilor Jones** expressed support for including one business owner on a seven-member commission.

**Mayor Kelley** said he was supportive of including one business owner.

**Mark Johnson** stated that the charter currently only allows qualified electors to serve.



**Scott Gerken** stated that the charter would need to be amended to allow for the appointment of nonresident business owners to the commission.

**Mayor Kelley** stated that the change could be brought forward when the council discusses charter amendments next year.

**Mark Johnson** spoke positively regarding Daniel Smith's active participation as an alternate member of the commission.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Jones, to approve the appointment of Daniel Smith to serve the unexpired term on the Planning & Zoning Commission and to accept applications for two alternate members of the board.**

**AYE:** Serviss, Jones, Kelley, Saunders

**NAY:** None

**MOTION PASSED: 4-0**

**Paul Giacalone** stated that he would like to review comments from fire plan reviews.

**Mayor Kelley** suggested that the planning & zoning commission could table a request if commissioners believe they need additional information to make their recommendation.

### **FINAL PUBLIC COMMENTS**

**Mayor Kelley** asked for final public comments.

**Vance Jochim** spoke regarding downloading and printing agenda documents, video recordings of meetings, election information on the City's website, and the City of Mount Dora's website. He said he would provide City staff with a list of his suggestions for increasing transparency. He complimented the council for providing opportunities for public comment both at the beginning and at the end of meetings.

**Mayor Kelley** stated that southlake.tv had expressed an interest in live-streaming the City's meetings.

### **REPORTS**

**Mark Johnson:**

- Stated that Recreation Coordinator Mary Jane Lange had contacted the individual whose organization had expressed interest in the community garden

**Vice Mayor Serviss:**

- Asked about the Safe Night Out planning meetings

- 275       ○ **Mark Johnson** stated that planning was underway for the event, and the committee  
276       was meeting Wednesdays at 10 a.m. He stated that this year's Safe Night Out will  
277       be at Trailhead Park but next year the event will move to the Minneola Athletic  
278       Complex  
279

280       **Councilor Jones:**

- 281       • Spoke regarding congestion at the traffic signal at Lake Minneola Shores and U.S.  
282       Highway 27 and how the cars queuing up for the left-hand turn lane are backing up on  
283       U.S Highway 27 beyond City Hall  
284       ○ **Mark Johnson** stated that the City continues to communicate each year with the  
285       County about the problem, asking that it extend the turn lane and/or the signal time.  
286       He stated that while the turn lane signal now cycles twice per intersection cycle, the  
287       County's traffic engineers were not supportive of extending the left-turn signal  
288       timing. He stated that he would continue to make the request to county officials. He  
289       said the County does have improvements at the intersection on its projects list.  
290       ○ **Vice Mayor Serviss** asked if the City was also requesting that the County look at  
291       adding a right-hand turn lane from Lake Minneola Shores to U.S. Highway 27  
292       ○ **Mark Johnson** stated that both requests were made annually to be included on the  
293       County's project's list  
294       ○ **Mayor Kelley** said he would like to meet with the County to discuss road concerns  
295       and other issues  
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297       **Mayor Kelley:**

- 298       • Stated that he had spoken with Lieutenant Ron Patton with L.C.S.O. regarding  
299       inconsistent speed limits. He stated that while two-lane Lake Minneola Shores is posted  
300       at 40 m.p.h., the new four-lane segment of Citrus Grove Road to North Hancock Road,  
301       which has a median and no driveways, is posted lower at 35 m.p.h. He asked Mark  
302       Johnson to coordinate a meeting with county Commissioner Sean Parks and county  
303       staff.  
304       • Stated that developer Joe Zagame is planning a school on Division Street and has made  
305       a request to the City to change the street name. He stated that he has no objection and  
306       asked council if anyone was opposed to renaming Division Street. He stated that the  
307       City of Clermont would also have to approve the change.  
308       • Asked if anyone on the council would be available to serve as a judge at the South Lake  
309       Chamber's Taste of South Lake Event on November 7.  
310       • Announced that Education Avenue had opened. He thanked Councilor Saunders for his  
311       role in championing the need for the road.  
312       ○ **Councilor Saunders** stated that the new traffic light may exacerbate the traffic  
313       issues with the signal at Lake Minneola Shores and U.S. Highway 27.  
314       • **Mayor Kelley** asked if there will be a right-hand turn only at Main Avenue and U.S.  
315       Highway 27  
316       ○ **Fred Miller** said the ramp onto Main Avenue is being removed.  
317       • **Councilor Jones** asked if the yellow 10 m.p.h. sign would be removed from North  
318       Grassy Lake Road near Education Avenue now that it is an intersection and not a sharp  
319       turn

320       ○ **Mark Johnson** stated that if it hasn't been removed, staff will check on it and see  
321       that it is removed

322       • **Mayor Kelley** stated that the Citrus Grove Road extension opens this month.  
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324       **MOTION by Vice Mayor Serviss, SECONDED by Councilor Jones, to adjourn.**  
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326       **AYE:** Serviss, Jones, Kelley, Saunders  
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328       **NAY:** None  
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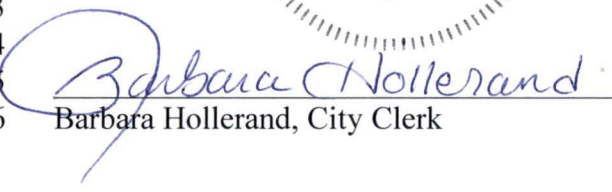
330       **MOTION PASSED: 4-0**  
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332       *(Meeting adjourned at 7:26 P.M.)*  
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**ATTEST:**



  
\_\_\_\_\_  
Pat Kelley, Mayor

  
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Barbara Hollerand, City Clerk