

Minneola City Council
Minutes
October 15, 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 Kelly Price, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Barbara Hollerand (City Clerk).

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:33 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by a boy scout from a local troop.

AGENDA REVIEW

There were no changes to the agenda.

PUBLIC COMMENTS

Mayor Kelley asked for public comments.

Gerald Boeckman, Ardmore Reserve resident, thanked the council and city manager for addressing safety issues at the new four-way stop at the Education Avenue and North Grassy Lake Road intersection. He spoke regarding electronic signs, stop ahead signs, flags, and reflective materials all helping to create awareness of the new intersection. He suggested adding oversized stop signs due to the width of the intersection.

Mayor Kelley clarified that Education Avenue is currently a county road but that the City will be taking it over in the future. He said he had asked the city manager to look at the feasibility of adding flashing stop signs and reflective striping. He thanked staff for the quick response in adding the electronic signs and other safety measures. He stated that vehicles are already reaching speeds higher than the posted speed limit and having flashing lights at the intersection would alert drivers to slow down.

Paul Giacalone, Reserve at Minneola resident and Planning & Zoning Commissioner, spoke regarding the community's recent H.O.A. meeting and issues raised including parking by fire hydrants, parking on corners, and parking adjacent to driveways.

46 **Mayor Kelley** closed public comment.

47

48

CONSENT AGENDA

49

Item 3: City Council Meeting Minutes October 1, 2019

50

51

52

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

53

54

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

55

56

57

AYE: Serviss, Jones, Kelley, Price, Saunders

58

59

NAY: None

60

61

MOTION PASSED: 5-0

62

63

DISCUSSION & ACTION ITEMS

64

65

Item 2: Ordinance 2019-11 – Small-Scale Comprehensive Plan Amendment – Shamrock Automotive Property – Second Reading

66

67

68

Scott Gerken read the ordinance in title only.

69

70

71

72

Joyce Heffington stated that the annexation ordinance has already been sent to the county and that upon approval, the small-scale comprehensive plan amendment will be transmitted to the government agencies.

73

74

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

75

76

77

78

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve Ordinance 2019-11 – Small-Scale Comprehensive Plan Amendment – Shamrock Automotive Property.

79

80

AYE: Serviss, Jones, Kelley, Price, Saunders

81

82

NAY: None

83

84

MOTION PASSED: 5-0

85

86

Item 3: Ordinance 2019-08 – Conveyance of City of Minneola Real Property to Lake County School Board – Second Reading

87

88

89

Mayor Kelley provided background information.

90

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

92

93 **Scott Gerken** read the ordinance by title only. He stated that there were two revisions to
94 the ordinance for consideration. He stated that the reference to the “sale” of the property has
95 been eliminated because it is a donation, and language has been added to the ordinance to
96 reserve a blanket easement across the property.

97

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

99

100 **Councilor Saunders** asked when the curb cut would be constructed.

101

102 **Mark Johnson** stated that the timeframe is unknown at this time, but it would not be before
103 the road is turned over to the City.

104

105 **Councilor Saunders** asked when the road would be transferred over to the City.

106

107 **Mark Johnson** said he received the paperwork and the City’s engineer will be reviewing
108 it.

109

110 **Councilor Saunders** said Minneola Avenue residents are still being impacted by the
111 queuing of cars in front of their homes, and the sooner the access opens onto Education
112 Avenue, the sooner that issue will be resolved.

113

114 **Mark Johnson** said that the school’s contractor will be performing the work related to the
115 curb cut, and the City will be paying for a portion of that work.

116

117 **Councilor Saunders** stated his concern that the existing queue along Minneola Avenue will
118 spill onto Education Avenue once the connection is made between the school and the new
119 road.

120

121 **Mark Johnson** provided background on how the school traffic situation evolved and how
122 the City has continued to proactively seek solutions to the address resident concerns. He
123 commended the council for its willingness to continue to seek the means to remedy a
124 situation that the council inherited and did not create.

125

126 **Mark Johnson** said that while traffic issues near schools are common concerns in other
127 cities as well, Minneola is more involved than most in addressing them.

128

129 **Scott Gerken** spoke regarding the additional right-of-way available on Education Avenue
130 for future deceleration lanes. He said there was the potential to add additional
131 improvements, but the issue was the cost and who would pay for it.

132

MOTION by Councilor Jones, SECONDED by Councilor Price, to approve Item 3: Ordinance 2019-08 – Conveyance of City of Minneola Real Property to Lake County School Board with the Proposed Revisions.

AYE: Serviss, Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 4: Ordinance 2019-16 – Form Board Surveys – First Reading

Scott Gerken read the ordinance in title only and said no vote will be taken at first reading.

Joyce Heffington explained that the ordinance will require builders to provide a form board survey prior to pouring foundations to ensure the building will be constructed at the approved elevation.

Mayor Kelley asked if the ordinance affects all types of construction including homes, apartments and commercial projects.

Mark Johnson verified that it applies to all construction.

Mayor Kelley asked if the second reading would be November 12 and if the ordinance would become effective upon approval.

Scott Gerken verified that was correct.

Scott Gerken said that the city's Building Official is currently requiring form board surveys. He said that because private providers are now able to conduct building inspections as well, having this requirement in the City's code will ensure that the form board surveys are not overlooked.

Joyce Heffington spoke regarding the building official's support for the ordinance.

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

FINAL PUBLIC COMMENTS

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

REPORTS

Mark Johnson:

- Asked for council approval to have Barbara Hollerand, David Donofrio, and Kristine Thompson represent the council as the representatives on the election canvassing board.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve the appointment of Barbara Hollerand, David Donofrio, and Kristine Thompson to serve as the city's election canvassing board.

AYE: Serviss, Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Vice Mayor Serviss:

- Thanked Mark Johnson for responding to her recent request

Scott Gerken:

- Reminded the council that the next meeting was November 12, which is four weeks from tonight.

Vice Mayor Serviss:

- Spoke regarding a request made at the October Planning & Zoning Commission meeting to present a concern regarding enforcement of the new stop signs at Education Avenue and a second concern regarding the safety of children playing in unfenced residential yards backing up to the new road. She said spoke with Mark Johnson but understands that it is not currently a city road.
 - **Mark Johnson** spoke regarding the road currently being in the county and regarding spending tax dollars to provide fencing on private property
- Spoke regarding two homes in Ridgecrest Loop that are not fenced
- Asked if trucks are allowed to turn from U.S. Highway 27 onto Education Avenue since there is a "no trucks" sign there. She also asked about the intended purpose of the striped white lines on Education Avenue near the entrance to the commercial complex on U.S. Highway 27.
 - **Mark Johnson** explained F.D.O.T. required the "no trucks" signage to restrict truck access into the commercial complex from Highway 27. He said the sign is intended for the driveway into the strip mall and not to restrict trucks from using Education Avenue. He further explained the purpose of the white striping is to alert motorists that there is a single lane each way and not two lanes.
- Read a message from special needs advocate, Kandi Alexander, thanking the City for creating the adaptive playground at Trailhead Park. Ms. Alexander said Haines City representatives have contacted her for assistance with planning a similar project in their city. Vice Mayor Serviss thanked Councilor Price for her role in bringing the adaptive playground to Minneola.
 - **Mark Johnson** added that a Mount Dora council member requested information about Minneola's adaptive playground and made a presentation to his council about undertaking a similar project.
 - **Councilor Jones** said she too has had positive feedback from residents about recent community projects and in the general direction the City is moving in. She said the City is now financially secure, and it is not only providing needed infrastructure but

225 is also building the community as well. She said she believes the City is on the right
226 track.

- 227 ○ **Councilor Price** also expressed her satisfaction with how far the City has come
228 and how rewarding it is to be able to give back to the community through some
229 of the projects.

230

231 **Councilor Price:**

- 232 • Mentioned that Lil' Anthony's had asked her about the date for the next kickball or
233 dodgeball tournament.
 - 234 ○ **Councilor Jones** asked if the tournaments would continue.
 - 235 ○ **Mark Johnson** said the tentative date is in February.

236

237 **Councilor Saunders:**

- 238 • Asked about the fire engine that was being repaired
 - 239 ○ **Mark Johnson** stated it is repaired and back in service

240

241 **Mayor Kelley:**

- 242 • Stated that he is seeing an increase in the number of meeting requests. He said he asked
243 Mark Johnson to schedule a meeting with Founders Ridge and the Hills of Minneola
244 representatives to discuss development plans for their properties. He said he would like
245 to have a council workshop and involve as many property owners near the turnpike as
246 possible. He said County Chairman Leslie Campione offered to have county staff attend
247 as well to provide technical support and to answer questions about impact fee credits.
- 248 • Stated that he has been asked to gauge the council's interest in approving land use
249 changes from commercial to multifamily/apartments
 - 250 ○ **Council** consensus was that there was no interest in approving changes from
251 commercial uses to multifamily apartments
 - 252 ○ **Councilor Saunders** spoke regarding a past proposal near city hall that was met
253 with strong community opposition
- 254 • **Mayor Kelley** said he would report back that the council consensus was not in favor of
255 adding more apartments
 - 256 ○ **Councilor Saunders** stated that Clermont has approved a lot of apartment projects
257 recently
 - 258 ○ **Councilor Jones** stated that there is a shortage of apartments, but that she views the
259 value of the business tax base as more beneficial to the City than a multifamily tax
260 base
- 261 • **Mayor Kelley** thanked Mark Johnson for all his work with the Education Avenue issues
262 the past week

263

264 **Paul Giacalone** asked if the apartments near the high school would be four stories. He said
265 he thought it was restaurant uses on the first level and the top three floors were apartments.

266

267 **Councilor Saunders** spoke regarding the poor maintenance of some apartments over time
268 and the number of apartments already approved in the area.

269 **Mayor Kelley** stated that the apartments near the high school would be three stories and
270 would not be mixed use. He said that another project in the City had proposed first-floor
271 commercial with apartments above but not at that location.

272

273 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to adjourn.**

274

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

276

277 **NAY:** None

278

279 **MOTION PASSED: 5-0**

280

281 *(Meeting adjourned at 7:15 P.M.)*

282

283

284

285

286

287

288

289 **ATTEST:**

290

291

292

293

294

295 *Barbara Hollerand*
Barbara Hollerand, City Clerk



A handwritten signature in blue ink, appearing to read "Pat Kelley", written over a horizontal line.

Pat Kelley, Mayor