

**Minneola City Council
Minutes
January 07, 2020 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 6:30 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 requested to table Item 6: Ordinance 2019-09 – Private Provider Inspections & Plans Review to the February 4, 2020 council meeting.

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to table Item 6 to February 4, 2020.

AYE: Serviss, Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

PUBLIC COMMENTS

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

PROCLAMATION

Mayor Kelley read the proclamation for School Choice Week, January 26-February 1, 2020.

CONSENT AGENDA

Item 2: City Council Meeting Minutes December 17, 2019

46 **Item 3: Emergency Purchase Request – Variable Frequency Drive**

47
48 **Item 4: Emergency Purchase Request – Sludge Digester Aerator Repairs**

49
50 **Mayor Kelley** asked for public comments. There were no comments.

51
52 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve the**
53 **Consent Agenda.**

54
55 **AYE:** Serviss, Jones, Kelley, Price, Saunders

56
57 **NAY:** None

58
59 **MOTION PASSED: 5-0**

60
61 **DISCUSSION & ACTION ITEMS**

62
63 **Item 5: Utility Agreement – Hills of Minneola**

64
65 **Scott Gerken** provided background information on the agreement, which is consistent with
66 the previously approved planned unit development agreement and amendments. He stated
67 that the developer and City are in agreement that the developer will oversize the water,
68 wastewater, and reuse lines for the Hills of Minneola development in exchange for impact
69 fee credits.

70
71 **Mayor Kelley** confirmed that previously approved development such as Sugarloaf would
72 not need to retrofit infrastructure to tie into the new lines.

73
74 **Mark Johnson** said that as the area builds out, the Eastridge and Sugarloaf plants will
75 eventually need modifications, line extensions, line size increases, new above-ground
76 storage tanks, and new wells. He said the Hills of Minneola infrastructure improvements
77 will be consistent with the City's recently completed 10-year utilities master plan.

78
79 **Mayor Kelley** confirmed that new pipes installed within the next 12 months in this area
80 would not need to be replaced within the next five years to serve adjacent, approved
81 developments.

82
83 **Mark Johnson** said that water and reuse lines should not need to be replaced within that
84 timeframe so long as new development requirements are consistent with the 10-year utilities
85 master plan. He stated that the optimal sizing of wastewater lines to serve adjacent
86 development is more difficult to forecast at this stage in the process. He said that for the
87 new master plan, the recommended location for the fourth water treatment plant has shifted
88 closer to C.R. 561.

89
90 **Mayor Kelley** asked for public comments. There were no comments.

MOTION by Councilor Price, SECONDED by Councilor Saunders, to approve Item 5: Utility Agreement – Hills of Minneola.

AYE: Serviss, Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 7: Ordinance 2020-01 – Garage Sales – Second Reading

Scott Gerken read the ordinance in title only.

Joyce Heffington provided background information. She stated that the planning & zoning commission had recommended allowing two community garage sales per year instead of one and making no changes to the four garage sales per year allowed for individual residential property owners.

Vice Mayor Serviss provided additional information on the cost of permits for garage sales and the 30-day timeframe between garage sales for individual residents.

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

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve Ordinance 2020-01 Garage Sales.

AYE: Serviss, Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENTS

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

REPORTS

Mark Johnson:

- Stated that the Education Avenue street light pre-wiring agreement had been signed and the developer has a year to complete the project.
- Reported that staff is no longer pursuing the \$400,000 grant for acquiring property to expand Trailhead Park. He said that the property south of the park now has an offer from an outside party and the parcels along Washington Street are not eligible for this grant program.

- 136 • Reported that the skate park construction has been delayed due to permitting issues with
137 the splash park. He said the St. Johns River Water Management District has indicated
138 the site cannot support the projected water calculations for a flow-through system. He
139 said the City has modified the request to permit a smaller splash pad requiring less water
140 volume, but has not yet received a determination from the district. He said the district
141 may require a more costly recirculation system if the City chooses to move forward with
142 constructing the splash pad at Trailhead Park.
- 143 • Stated that RaceTrac is planning its opening for Wednesday, January 8 under its 90-day
144 temporary certificate of occupancy.
- 145 • Stated that the Holden townhomes near the high school are set to begin construction.
146 ○ **Councilor Jones** confirmed the builder was Ryan Homes.
- 147 • Stated that Lake County is considering eliminating its business tax requirement over the
148 next two years. He said the proposal is at the staff level and has not been considered by
149 the board of county commissioners, but the recommendation is to reduce the tax by 67
150 percent this year, reduce by 33 percent next year, and then eliminate by 2022. He said
151 the change, if approved, would reduce City revenues as well.
- 152 • Updated council on the wastewater treatment permit, saying the permit is now renewed
153 for a million gallons per day through 2030. He said the consumptive use permit is in the
154 renewal process with the water management district.
- 155 • Stated that hydrant testing was underway after notifications were made in December.
- 156 • Confirmed with council their availability for a January 14 workshop on the fire
157 assessment fee with a presentation by the City's consultant.
158 ○ **Councilor Price** said she was unable to attend due to a conflict.
159 ○ **Council consensus** was to hold the workshop on January 14 at 6:30 p.m.
- 160 • Proposed having a joint council/planning & zoning commission workshop on January
161 28 to discuss possible changes to the tree ordinance. He stated that staff was inviting a
162 panel of experts including a landscape architect, certified arborist, and representatives
163 from Cherry Lake Tree Farm and the agriculture extension office. He said they are also
164 trying to find a wildlife biologist to attend as well.
165 ○ **Council consensus** was to hold the joint workshop on January 28 at 6:30 p.m.
166
- 167 **Vice Mayor Serviss** requested that the skate park be allowed to move forward and not be
168 held up by the permitting issues with the splash pad.
169 ○ **Mark Johnson** said staff was going to request that the water management district
170 grant conditional approval on the skate park.
171 ○ **Mayor Kelley** suggested that the City consider alternative sites for the splash pad if
172 needed, such as locating it next to the new library.
173 ○ **Mark Johnson** stated that the issue at Trailhead Park is due to it having a high water
174 table and being in the flood zone. He said the water management district's concern
175 was with the splash pad adding additional water to the site.
176
- 177 **Councilor Jones:**
- 178 • Asked if water usage at the splash pad could be reduced by choosing user-activated
179 water features instead of continuous flow water features.

- 180 ○ **Mark Johnson** said staff had estimated water usage using that model, but the
181 district's estimate was higher. He said the City's first request was to permit the
182 splash pad for 70 gallons a minute, but revised that down to 30 gallons per minute
183 with a smaller splash pad. He said he would keep the council updated on the permit
184 status.

185

186 **Councilor Saunders:**

- 187 • Asked Mark Johnson to provide an update on the fire station.
188 ○ **Mark Johnson** said the project is getting close to final design and staff is working
189 through a modification to the grant for the generator. He said the roof over the
190 engines may be redesigned to save money and to better meet the needs of the project.
191 • Stated that the City should start discussing the fire station in the Hills of Minneola, but
192 noted that the representatives from the project had already left the chambers. He spoke
193 regarding the timing of the fire station construction in the Hills of Minneola.
194 ○ **Mark Johnson** spoke regarding the shortage of firefighter paramedics, staff
195 selection, and budgeting three firefighters a year in preparation for staffing that
196 station. He said the developer has committed to working with the City to get it built.

197

198 **Mayor Kelley:**

- 199 • Spoke regarding verifying that Fosgate Road signage has been removed and replaced
200 with Education Avenue.
201 ○ **Mark Johnson** said the road segment near Lake Minneola High School is still
202 named Fosgate Road until the City takes over the road. He said that from U.S.
203 Highway 27 to North Hancock Road is Education Avenue and from North Hancock
204 Road to the high school is Fosgate Road.
205 ○ **Mark Johnson** confirmed with council that they were agreeable to accepting
206 Fosgate Road so that the apartment developer can begin work on the connections for
207 its second phase.

208

209 **Councilor Jones:**

- 210 • Reported that girl scouts were not allowed to solicit in a neighborhood with a
211 homeowners association and asked council for their thoughts on troops selling at a
212 residence with a garage sale permit.
213 ○ **Mayor Kelley** stated it was a homeowners association issue.
214 ○ **Daniel Smith**, resident of Ardmore Reserve, said girl scout regulations prohibit
215 selling from neighborhood stands.

216

217 **Mayor Kelley:**

- 218 • Asked Scott Gerken if the City can require property owners to annex if they receive City
219 utilities.
220 ○ **Scott Gerken** said utility agreements can require annexation when the property
221 becomes contiguous. He said there have been legal challenges to those requirements
222 in the past, particularly with regard to Chapter 180 service districts that already
223 require property owners to connect to city utilities. He said that with interlocal
224 service boundary agreements, the requirement to annex is more common now. He
225 said cities can make that requirement.

- 226 • Suggested the council consider uses or plans for future City property on Citrus Grove
227 Road near the tower. He said it could be sold as commercial real estate.
- 228 • He asked Mark Johnson to report back on the Phase 3 Citrus Grove Road project design
229 and project staging.
- 230 ○ **Mark Johnson** said he would review the Phase 3 plan and provide an update to
231 council.
- 232

233 **Vice Mayor Serviss:**

- 234 • Asked about the palm trees taken out along Oak Valley Boulevard at U.S. Highway 27
235 and the site work around the entrance.
- 236 ○ **Mark Johnson** said that as part of the Citrus Grove Road project, the Oak Valley
237 entrance was to be realigned. He said staff and the county worked with the Oak
238 Valley homeowners association to allow the community to select the landscaping
239 option for their entrance. He said he believed the design selected by the homeowners
240 association was the same design that council had preferred as well.
- 241 ○ **Mayor Kelley** clarified it will be a boulevard design.
- 242

243 **Mayor Kelley:**

- 244 • Spoke regarding the series of emergency incidents during the holidays including a car
245 fire on Florida's Turnpike on Christmas Eve near the Minneola exit, a house fire in Oak
246 Valley, pedestrian fatalities on U.S. Highway 27 at Washington Street and another on
247 S.R. 50 in Clermont. He expressed appreciation for the effective multi-agency
248 coordination by Minneola, Lake County, Clermont, and Groveland first responders. He
249 asked that staff pass along the City's thanks to Clermont and Groveland for their
250 response.
- 251 • Reported that he had been contacted by a developer regarding plans for the property
252 south of Trailhead Park and north of Division Street.
- 253 ○ **Mark Johnson** commented that the property was the one previously under
254 consideration for acquisition by the City through the parks grant.
- 255 • Requested that Mark Johnson set up a meeting with representatives of Founders Ridge,
256 the Hills of Minneola, and Lake County Chairman Leslie Campione to discuss Citrus
257 Grove Road. He suggested a February timeframe.
- 258 ○ **Scott Gerken** said he had been in communication with the county attorney regarding
259 whether Founders Ridge representatives had been in contact with the county
260 regarding Citrus Grove Road. He said the county staff would follow up with a status
261 report.
- 262 ○ **Mark Johnson** said his understanding was that the Founders Ridge owners were
263 willing to work with the county to provide the right-of-way, but they wanted the
264 county to build the road.
- 265 ○ **Scott Gerken** clarified that the agreement did not require Founders Ridge to be the
266 entity to build the road, but addressed issues, such as impact fee credits, if Founders
267 Ridge built the road. He said the issue has become how to best move forward with
268 the road construction now that Founders Ridge will not be building the road.
- 269 • **Mayor Kelley** noted that Phase 2 was not on the Lake-Sumter M.P.O.'s priority list and
270 that accelerating it might be off-putting to the other cities.

271 ○ **Mark Johnson** noted that the South Lake County transportation impact fee program
272 has made it possible for the county to pick up some additional road projects.

273 **MOTION by Councilor Price, SECONDED by Councilor Saunders, 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



Pat Kelley, Mayor

Barbara Hollerand, City Clerk