

1 **Minneola City Council**
2 **Minutes**
3 **March 3, 2020 at 6:30 PM**
4 **Minneola City Hall**
5

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

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11 **CALL TO ORDER**
12

13 **Mayor Kelley** called the meeting to order at 6:30 p.m.
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15 **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**
16

17 A moment of silence was observed, and the Pledge of Allegiance was led by Vice Mayor
18 Serviss.
19

20 **AGENDA REVIEW**
21

22 **Scott Gerken** requested that Item 3: Ordinance 2019-09 Private Provider Inspections &
23 Plans Review – Second Reading be tabled to April 7, 2020.
24

25 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to Table Item 3:**
26 **Ordinance 2019-09 Private Provider Inspections & Plans Review to April 7, 2020.**
27

28 **AYE:** Serviss, Jones, Kelley, Price, Saunders
29

30 **NAY:** None
31

32 **MOTION PASSED: 5-0**
33

34 **PUBLIC COMMENTS**
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36 **Mayor Kelley** asked for public comments. There were no comments.
37

38 **Mayor Kelley** requested that staff make additional copies of the maps for Item 4: Hills of
39 Minneola Park Site.
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41 **EMPLOYEE RECOGNITION**
42

43 **Item 1: Twenty-Five Years of Service – Franklin Morris**
44

45 **Mark Johnson** recognized Frank Morris for 25 years of service to the City of Minneola.

CONSENT AGENDA**Item 2: City Council Meeting Minutes February 18, 2020**

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

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

AYE: Serviss, Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

DISCUSSION & ACTION ITEMS**Item 4: Hills of Minneola Public Park Site**

Mayor Kelley spoke regarding his recent meeting with the Hills of Minneola developers. He said the developers are aware of the City's interest in spot checking the grading and will comply.

Mayor Kelley discussed meeting with Lake County School Board representatives regarding the redistricting. He said a seventh option, 6A, has been added to those under review by the district. He said Option 6A would keep Hills of Minneola students from being zoned to Astatula Elementary School. He said the school board has stated that the Hills of Minneola school will be built within five years. Developers of the Hills of Minneola are considering prepaying school impact fees to accelerate the construction of the K-8 school. He stated that an interlocal agreement between the City and the school board is still forthcoming.

Mayor Kelley referred to a previous council workshop on the Hills of Minneola public park site. He said that following the workshop, the initial concept was updated and that council has both concepts to review and discuss tonight. He stated that if council is supportive of the updated concept plan, it can move forward while still providing opportunities for future revisions. He stated that the Hills of Minneola developers were receptive to changes to the tree requirements but need specifics within a short timeframe in order to incorporate them into the development plans.

Council discussed the conceptual site plan.

Mayor Kelley asked if council had any suggested changes to the preliminary plan.

Vice Mayor Serviss spoke regarding conflicts between underground utilities and trees. She said Brooke Moffis with the UF/IFAS extension office met with the planning & zoning commissioners and has agreed to meet with council again after consulting with her peers.

92 **Mayor Kelley** stated that the Hills of Minneola developers were receptive to clustering trees
93 and planting mature trees but that they need to know the City's preferences within a short
94 timeframe in order to incorporate those changes into the project.
95
96 **Councilor Jones** spoke regarding planting in retention areas and creating habitats that
97 attract birds and other wildlife.
98
99 **Mayor Kelley** spoke regarding relying on professionals to create the habitats.
100
101 **Councilor Price** spoke in support.
102
103 **Mayor Kelley** confirmed with the city attorney that recreation impact fees could be used
104 for landscaping and that impact fee credits could be issued for these projects.
105
106 **Mayor Kelley** spoke regarding his preference for a turn-key park.
107
108 **Councilor Jones** spoke regarding additional restrooms.
109
110 **Mayor Kelley** spoke regarding the school site, the connecting tunnel, and security.
111
112 **Vice Mayor Serviss** spoke regarding the St. Johns River Water Management District's
113 approval of a significantly smaller splash pad than initially proposed at Trailhead Park.
114
115 **Council** discussed alternative sites for the splash pad as well as parking and restrooms.
116
117 **Daniel Smith**, resident, spoke regarding splash pads, wildflower projects, wildlife habitat,
118 and avoiding conflicts between trees and trails.
119
120 **Mayor Kelley** spoke regarding budgeting for the maintenance of the new park.
121
122 **Mark Johnson** confirmed that an irrigation well would be needed for the habitat restoration
123 areas but that projects could be designed to use reclaimed water as it becomes available. He
124 said connection to sewer lines would be preferred to septic systems.
125
126 **Mayor Kelley** stated his opposition to providing free Wi-Fi at the park due to the potential
127 for loitering.
128
129 **Nathan Focht**, county resident, spoke regarding sound projection from the amphitheater
130 and ensuring that noise issues are not created.
131
132 **Mayor Kelley** asked if there was consensus for reducing the canopy tree requirements for
133 residential lots.
134
135 **Vice Mayor Serviss** stated that Brooke Moffis could return in April with recommendations.
136
137 **Daniel Smith** spoke regarding groundcovers.

138 **Councilor Jones** spoke regarding landscaping with shrubs on smaller lots instead of
139 requiring trees.

140

141 **Mayor Kelley** spoke regarding understory trees on small lots and planting mature trees
142 elsewhere. He said Ardmore Reserve developers were interested in the tree code changes.

143

144 **Councilor Jones** recommended reviewing all residential zoning categories.

145

146 **Ramon Flores**, code enforcement officer, spoke regarding relief for homeowners with tree
147 issues in older neighborhoods.

148

149 **Council consensus** was to formally incorporate the changes to the tree requirements into
150 the Hills of Minneola P.U.D. through an amendment or modification.

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152 **Scott Gerken** stated his office will review and report back to council on how to proceed.

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154 **FINAL PUBLIC COMMENTS**

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

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158 **REPORTS**

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160 **Mark Johnson:**

- 161 • Reported that he had requested a donation of land on Scrub Jay Lane from a school
162 board member for road improvements and for expansion of the City's plant.
- 163 • Confirmed that there was no objection to hearing a 45-minute presentation on the
164 utilities master plan at the next Council meeting.
 - 165 ○ **Mayor Kelly** asked if a workshop was preferred to scheduling the item at the regular
166 meeting.
 - 167 ○ **Council consensus** was to hear the presentation at the March 17 council meeting.
- 168 • Asked if council had an interest in adopting a short-term rental ordinance prior to
169 anticipated changes to state law.
 - 170 ○ **Council consensus** was not to pursue an ordinance at this time.
 - 171 ○ **Scott Gerken** stated he would continue to monitor the legislation and report back.
- 172 • Spoke regarding precautionary actions being taken by City staff concerning COVID-19.
173 He asked council to consider authorizing the fire department to deny low acuity
174 automatic aid calls outside the City for individuals with "flu-like" symptoms since
175 potential exposure to the coronavirus could result in a 14-day quarantine of fire
176 department personnel and restrict the City's ability to respond to high acuity emergency
177 calls.
 - 178 ○ **Council consensus** was for the City to enact the policy to protect fire department
179 personnel from unnecessary exposure and increase their availability for high acuity
180 emergency calls.

181 **Councilor Jones:**

- 182 • Spoke regarding the City's online post about breaking ground on the skatepark and
183 asked about the proposed pump track.
184 ○ **Mark Johnson** spoke regarding a S.O.R.B.A. representative serving as a temporary
185 trail boss for Minneola Trailhead Park.

186

187 **Mayor Kelley:**

- 188 • Asked for council support for authorizing the city manager to purchase needed
189 emergency supplies and to make staffing decisions in anticipation of the spread of the
190 coronavirus and potential school closings.
191 ○ **Scott Gerken** clarified the administrative authority of the city manager and spoke
192 regarding authorization for emergency purchases.
193 • Proposed releasing a State of the City message to update residents on the status of roads
194 and other capital projects.
195 • Spoke regarding the school redistricting options, Aurelia M. Cole Academy, the Four
196 Corners school, and Wellness Way.
197 • Noted that the Publix sign has gone up.
198 • Spoke regarding an ordinance in Palm Bay restricting new discount stores.
199 ○ **Scott Gerken** stated that the Palm Bay ordinance provides a moratorium on future
200 discount stores for six months and requires a percentage of floor space be reserved
201 for fresh foods.
202 ○ **Councilor Jones** spoke regarding saturation and similar stores sited next to one
203 another. She spoke regarding stores along Highway 50.
204 ○ **Scott Gerken** spoke regarding minimum distance requirements and the role of local
205 government.
206 • Spoke regarding limiting the square footage of stores and limiting the number of car
207 dealerships.
208 • Spoke regarding a developer of property near Trailhead Park who has expressed interest
209 in meeting with individual council members.
210 • Stated that the mixed-use project adjacent to Highland Oaks is coming back with
211 proposed changes, possibly with retail in front and townhomes in the rear of the tract.
212 ○ **Councilor Jones** spoke regarding posting the State of the City message on the
213 website and on the community pages.
214 • Spoke regarding a resident's safety concern at Minneola Trailhead Park. He asked about
215 adding a sidewalk adjacent to the dog park.

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217 **MOTION by Councilor Jones, SECONDED by Councilor Price, to adjourn.**

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

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221 **NAY:** None

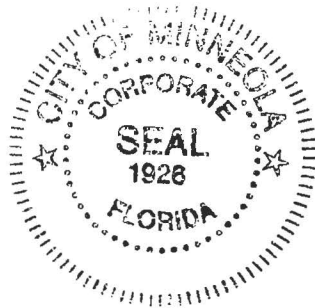
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223 **MOTION PASSED: 5-0**

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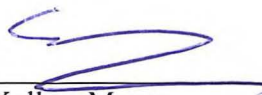
225 *(Meeting adjourned at 7:49 P.M.)*

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ATTEST:


Barbara Hollerand, City Clerk


Pat Kelley, Mayor