

1                                   **Minneola City Council**  
2                                   **Meeting Minutes**  
3                                   **Minneola City Hall**  
4                                   **April 6, 2021 at 6:30 PM**  
5

6     The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Also present  
7     were Vice Mayor Pam Serviss, Councilor Debbie Flinn, Councilor Kelly Price, Councilor Joe  
8     Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Christina Stidham  
9     (City Clerk). Due to the Covid-19 pandemic, all present were practicing “social distancing” by  
10    remaining at least six feet apart in the council chambers.  
11

12                                   **CALL TO ORDER**  
13

14    **Mayor Kelley** called the meeting to order at 6:33 p.m.  
15

16                                   **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**  
17

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

20                                   **AGENDA REVIEW**  
21

22    **Scott Gerken** explained the applicant would like to have Item 7 – Pinecrest Academy Expansion  
23    Site Plan tabled due to the issue with the turn lane.  
24

25    **Mayor Kelley** commented that he would like to leave it on the agenda for discussion.  
26

27    No changes were made to the agenda.  
28

29                                   **PUBLIC COMMENT**  
30

31    **David Yeager**, County resident and City business owner, spoke regarding issues with the trash  
32    service. He suggested the City start providing their own trash service. He also spoke in favor of  
33    purchasing the Car Store to make an entrance to the park and create additional dog park space.  
34

35                                   **PRESENTATION**  
36

37    **Item 1: Minneola Artworx Committee Presentation of the Proposed Trail Murals Project**  
38

39    After listening to the presentation, the **Council Consensus was to allow the project to move**  
40    **forward and raise funds under staff supervision requesting to be made aware of milestones**  
41    **and progress.**  
42

43                                   **PROCLAMATION**  
44

45    **Item 2: Water Conservation Proclamation**

Mayor Kelley read the Water Conservation Proclamation proclaiming April as Water Conservation Month in Minneola and encouraging citizens to conserve water to ensure the sustainability of Florida's Water.

### **CITY MANAGER'S CONSENT AGENDA**

**Item 3: City Council Meeting Minutes for March 16, 2021**

**Item 4: Purchase Request – Refrigerated Wastewater Sampler – Budgeted**

**Item 5: Purchase Request – Emergency Repair Well #10 – Funds Available**

### **Public Comment**

There were no comments.

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

**AYE:** Serviss, Flinn, Kelley, Price, Saunders

**NAY:** None

**MOTION PASSED: 5-0**

### **COUNCIL DISCUSSION & ACTION ITEMS**

**Item 6: Resolution 2021-05 – Hazard Mitigation Plan**

Scott Gerken read Resolution 2021-05 by title only.

### **Public Comment**

There were no comments.

**MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve Resolution 2021-05.**

**AYE:** Serviss, Flinn, Kelley, Price, Saunders

**NAY:** None

**MOTION PASSED: 5-0**

**Item 7: Pinecrest Academy Expansion Site Plan**

Mayor Kelley explained that initially this project was presented to the Planning and Zoning Commission including a righthand turn lane. Since that time, the applicant has expressed they don't believe a righthand turn lane is needed.

**Public Comment**

**Keith Severns**, Academica Representative, explained they are reviewing new information received from the engineers. They are exceeding 50 turns per hour and are looking at alternatives such as utilizing bussing to get under the 50 turns per hour.

**Mayor Kelley** explained that the Council answers to the public for the traffic, and he will not support the project without a turn lane. He explained that moving forward without a turn lane will require going back through the process to have the Planning and Zoning Commission re-evaluate the project. He said he would like to see the school grow and succeed, but a turn lane is needed.

**Vice Mayor Serviss** said she supports expanding but is also concerned about the traffic and growth in that area. She expressed the importance of doing it the right way to avoid future traffic issues as we have experienced in the past.

**Councilor Flinn and Councilor Price** agreed with Mayor Kelley and Vice Mayor Serviss.

**Councilor Saunders** commented that bussing should help traffic.

**Mayor Kelley** commented that even if the stacking is solved and bussing is added, having people slow down to make a sharp right hand turn off a four-lane road in the morning will cause a backup.

**Vice Mayor Serviss** commented that it's a great school, and we support the the expansion if done correctly.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to Table Item 7: Pinecrest Academy Expansion Site Plan to the next Council Meeting on April 20, 2021.**

**AYE:** Serviss, Flinn, Kelley, Price, Saunders

**NAY:** None

**MOTION PASSED: 5-0**

**Item 8: The Hills of Minneola Area 2 Pod 7 Phase 1A Final Plat**

**Joyce Heffington**, City Planner, spoke regarding the final plat for the Hills of Minneola. Staff is not recommending approval as we haven't received all the comments back from the March 15<sup>th</sup> revision. Additionally, the plat will require revisions for vacating a Lake County easement which hasn't been approved by the County yet. Staff would like those items addressed before approval.

**Mayor Kelley** commented that he prefers nothing is on the agenda in the future until it is complete and ready for a vote. He said anything coming to the Council should have a policy that it must be to the Planning Department 10 days prior for staff and attorney review. He suggested the Planning Department only review complete submittals and send back incomplete submittals for resubmittal when complete.

139 **Mayor Kelley** requested council Table the Hills of Minneola Area 2 Pod 7 Phase 1A Final Plat to  
140 the first meeting in May.

141  
142 **Scott Gerken** explained that it doesn't need tabled as it can come back when its ready.

143  
144 **Mayor Kelley** asked that it not be on the next meeting agenda as it is already full.

145  
146 **Item 9: Ordinance 2021-07 – Maintenance and Security of Vacant Lands – First Reading**

147  
148 **Scott Gerken** read Ordinance 2021-07 by title only. This is first reading, so no vote is necessary.

149  
150 **Joyce Heffington** explained that this is for security purposes to require "No Trespassing" signs on  
151 vacant land to allow authorities to act when necessary. The Planning and Zoning Commission  
152 recommended approval but requested a definition of vacant properties, so that short term vacancies  
153 such as for sale properties are excluded.

154  
155 **Public Comment**

156  
157 **Paul Giacalone**, City resident and Planning & Zoning Commission Member, commented on the  
158 importance of enacting the vacant land ordinance and his support for the requirement of a turn lane  
159 for the Pinecrest expansion.

160  
161 **Gustavo Ortiz**, City resident, spoke regarding the ordinance and utilizing organizations to help  
162 the homeless people.

163  
164 **Mayor Kelley** confirmed that the City Manager reaches out to the homeless people and tries to  
165 get them help.

166  
167 **Vice Mayor Serviss** commented that some people like living this way even when employed and  
168 it's their choice. Although the City Manager offers them help and resources, some refuse the  
169 assistance being offered.

170  
171 **FINAL PUBLIC COMMENT**

172  
173 **Paul Giacalone** asked about appointing another Planning and Zoning Commission Member. He  
174 confirmed he didn't think another member was needed. However, he would like a deputy at the  
175 meetings.

176  
177 **Mayor Kelley** told Mr. Giacalone that if he needs another member in the future, to let the Council  
178 know.

179  
180 **Lisa Jones**, City resident, commented in favor of the City purchasing the Car Store to possibly  
181 expand the parking, add a splash pad or water park, and add green space for an additional dog park  
182 or dog run area at Trailhead Park.

183 **Surriel Perez**, City resident, spoke regarding survey markers not being replaced or placed  
184 improperly.

185 **REPORTS**

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187 **Mark Johnson:**

- 188 • Advised that the builder for Publix was supposed to use split face block wall but made an  
189 honest mistake due to miscommunication. They are offering to build a second wall, use a  
190 veneer, or stucco the current wall. It is a large wall and needs to look appealing.
- 191 ○ **Mayor Kelley** commented that he would prefer not to stucco it.
- 192 ○ **Council consensus was to let Mark Johnson determine the best option for the**  
193 **wall.**
- 194 • Stated Jack's restaurant would like to serve mixed drinks, but they can't obtain the type of  
195 license needed due to not having enough seats. The quota license they have allows them to do  
196 pretty much anything. However, the owner has promised his intent is a restaurant and he is  
197 willing to sign an agreement to that fact.
- 198 ○ **Scott Gerken** explained that even though he has a license that will allow him to do  
199 more than restaurant sales such as a liquor store, the owner agrees to sign an  
200 agreement limiting it to restaurant sales.
- 201 ○ **Council consensus was to allow the use of the quota license with the agreement**  
202 **limiting the use to restaurant sales.**
- 203 • Commented that workshops need to be scheduled for Pine Bluff H.O.A. and for  
204 Commercial/Industrial standards. He asked if it was ok to schedule these workshops on off  
205 Tuesdays. Council agreed, but Vice Mayor Serviss commented she wouldn't be available on  
206 April 13, 2021.

207  
208 **Scott Gerken:**

- 209 • Informed the Council that Mr. and Mrs. Szkwarko were interested in the City vacating the  
210 right-of-way next to their property, but that he informed them that was highly unlikely at this  
211 time.

212  
213 **MOTION by Councilor Price, SECONDED by Councilor Flinn, to adjourn the meeting.**

214  
215 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

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217 **NAY:** None

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219 **MOTION PASSED: 5-0**

220 *(Meeting adjourned at 8:22 P.M.)*  
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223  
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\_\_\_\_\_  
Pat Kelley, Mayor



226 **ATTEST:**

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228

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230

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Christina Stidham, City Clerk