

**Minneola City Council
Minutes
Minneola City Hall
August 3, 2021 at 6:30 PM**

The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor Debbie Flinn, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Christina Stidham (City Clerk).

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:34 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

There were no changes.

PUBLIC COMMENTS

There were no comments.

PRESENTATION

Item 1: ForeverLawn Central Florida, Inc.

Vice Mayor Serviss introduced ForeverLawn of Central Florida.

Ashely Boele, with ForeverLawn Central Florida, Inc., provided a presentation and demonstration of different artificial grass options. She explained the benefits of the different products specifically designed for K-9 use including the draining system, which could be used in our dog park.

Public Comment

There were no comments.

MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to excuse Councilor Kelly Price's absence from the meeting.

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

46

47 **NAY:** None

48

49 **MOTION PASSED: 4-0**

50

51 **CITY MANAGER'S CONSENT AGENDA**

52

53 **Item 2: City Council Meeting Minutes from July 20, 2021**

54

55 **Item 3: Purchase Request – Automatic Gates – Budgeted**

56

57 **Item 4: Purchase Request – Printer/Scanner – Budgeted**

58

59 **Public Comment**

60

61 There were no comments.

62

63 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve**
64 **Consent Agenda.**

65

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

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68 **NAY:** None

69

70 **MOTION PASSED: 4-0**

71

72 **COUNCIL DISCUSSION & ACTION ITEMS**

73

74 **Item 5: Bid Award – East Ridge Water Treatment Plant Ground Storage Tank**
75 **Construction – Budgeted**

76

77 **Scott Gerken** commented that the recommendation is to award the bid to the low bidder
78 **CenState Contractors, Inc.** for the amount of \$1,407,000.00, and authorize the City Manager
79 negotiate and execute a contract with the required language.

80

81 **Public Comment**

82

83 There were no comments.

84

85 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Item**
86 **5: East Ridge Water Treatment Plant Ground Storage Tank Construction Awarding**
87 **Bid to CenState Contractors, Inc. and authorizing the City Manager to negotiate and**
88 **execute a contract with them for the amount of \$1,407,000.00.**

89

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

91 **NAY:** None

92
93 **MOTION PASSED: 4-0**

94
95 **Item 6: Resolution 2021-08 – Parking Variance for The Hills of Minneola Mini-Storage**
96 **– Quasi-Judicial**

97
98 **Scott Gerken** swore in those wishing to speak.

99
100 **Joyce Heffington**, City Planner, stated staff recommends that if approved, it is conditioned
101 on the parking only being used by the renters for their personal vehicles and not for storing
102 vehicles or trailers to be rented.

103
104 **Andy Gardner**, applicant representative, agreed to the staff recommended condition.

105
106 **Public Comment**

107
108 There were no comments.

109
110 **Vice Mayor Serviss** confirmed that the Planning and Zoning Commission recommends
111 approval.

112
113 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Item**
114 **6: Resolution 2021-08 – Parking Variance for the Hills of Minneola Mini-Storage with**
115 **the addition of the staff recommended condition that the parking is only to be used for**
116 **the mini-storage renter's personal vehicles while loading and unloading and**
117 **specifically not allowing rental of vehicles from the site nor any overnight parking or**
118 **storage of vehicles, trailers, or boats.**

119
120 **AYE:** Serviss, Flinn, Kelley, Saunders

121
122 **NAY:** None

123
124 **MOTION PASSED: 4-0**

125
126 **Item 7: The Hills of Minneola Area 2, Pod 7, Phase 2A Final Plat**

127
128 **Joyce Heffington** explained this is for 189 single family lots to be built by Ashton
129 Woods/Starlight. Temporary easements are needed, and there will be a Phase B.

130
131 **Public Comment**

132
133 There were no comments.

134
135 **MOTION by Councilor Flinn, SECONDED by Councilor Saunders, to approve Item**
136 **7: The Hills of Minneola Area 2, Pod 7, Phase 2A Final Plat.**

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

138

139 **NAY:** None

140

141 **MOTION PASSED: 4-0**

142

143 **Item 8: Holden Ridge Amenity Site Plan – Quasi-Judicial**

144

145 **Scott Gerken** swore in those wishing to speak.

146

147 **Joyce Heffington** explained that this is a site plan for the pool, cabana, and gate. The gate
148 is bonded. The Planning and Zoning Commission recommends approval.

149

150 **Public Comment**

151

152 There were no comments.

153

154 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Item**
155 **8: Holden Ridge Amenity Site Plan.**

156

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

158

159 **NAY:** None

160

161 **MOTION PASSED: 4-0**

162

163 **Item 9: Ordinance 2021-10 – Comprehensive Plan Amendment Adding Private**
164 **Property Rights Element – 1st Reading**

165

166 **Scott Gerken** read Ordinance 2021-10 by title only. No vote as this is first reading.

167

168 **Joyce Heffington** explained the Florida Legislature passed a requirement that we must
169 include this in the comprehensive plan. The second reading will be the first meeting in
170 September due to advertising requirements.

171

172 **Public Comment**

173

174 There were no comments.

175

176 **FINAL PUBLIC COMMENTS**

177

178 There were no comments.

REPORTS

Mark Johnson reported that we are having difficulty getting vehicles and the costs for the previously approved code enforcement vehicles has increased. We had budgeted \$20,000.00 each for two vehicles, but the cost has increased by \$5,262.00 per vehicle.

Council consensus was to allow staff to move forward with the purchase of the two budgeted code enforcement vehicles with the increased price.

Vice Mayor Serviss reported that she has received interest from people including Jay with South Lake TV asking about bringing back the dodgeball and kickball events. Jay has offered to help with the events. She inquired whether Council was interested in having the events again and offered to contact Jay with South Lake TV and Lt. Patton to discuss moving forward.

Council agreed for her to proceed with moving forward to hold the events.

Mayor Kelley commented that it is budget time and everything balances. He requested to increase the City Manager's salary by \$10,000.00.

Public Comment

There were no comments.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve increasing the City Manager's salary by \$10,000.00 in the next budget year.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to adjourn the meeting.

AYE: Serviss, Flinn, Kelley, Saunders

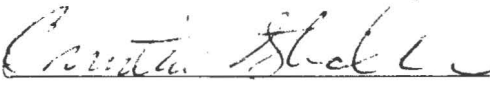
NAY: None


MOTION PASSED: 4-0

(Meeting adjourned at 7:11 P.M.)

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ATTEST:


Christina Stidham, City Clerk



Pat Kelley, Mayor

