

**Minneola City Council
Minutes
Minneola City Hall
September 21, 2021 Immediately Following
the Budget Hearing 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 Kelly Price, 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 6:36 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.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes from September 7, 2021

Item 2: City Council Budget Hearing Minutes from September 7, 2021

Item 3: City Council Workshop Minutes from August 31, 2021

Item 4: Purchase Request – Sewer Line Manhole Repairs – Funds Available

Item 5: Purchase Request – Replace A.C. Units at the Wastewater Treatment Facility

Electrical Control Systems Room – Funds Available

Item 6: Purchase Request – Five Trucks to be used by Utilities and Public Works

Departments – Budgeted

Item 7: Purchase Request – Sugarloaf Water Treatment Plant Emergency Repair of the Flow Meter – Funds Available

Public Comment

There were no comments.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve the Consent Agenda with attorney final review.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 8: Force Main Relocation Request – Funds Available

Mark Johnson requested to relocate the force main that is in conflict with AutoZone construction putting it into the easement.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Vice Mayor Serviss, to approve the relocation of the force main that is in conflict with AutoZone.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 9: Hills Crossing Parcel #3 Site Plan – Quasi-Judicial

Scott Gerken swore in Joyce Heffington, Mark Johnson, Ramon Flores, and members of the public wishing to speak.

Joyce Heffington presented the site plan for a combination of a dental office and a Starbucks with a drive-thru window. She stated that the Planning and Zoning Commission recommends approval with a larger dumpster enclosure size. The new plan submitted shows the enclosure to be built larger as requested.

Craig Kopko, confirmed that the dumpster enclosure will have a gate and the height of the enclosure will exceed the height of the dumpster.

Public Comment

There were no comments.

90 **MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve the**
91 **Hills Crossing Parcel #3 Site Plan.**

92
93 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

94
95 **NAY:** None

96
97 **MOTION PASSED: 5-0**

98
99 **Item 10: Ordinance 2021-18 – Tract F Conveyance – Second Reading**

100
101 **Scott Gerken** read Ordinance 2021-18 by title only and explained that this transfers the
102 stormwater pond to the H.O.A. with the City retaining easements for stormwater.

103
104 **Public Comment**

105
106 There were no comments.

107
108 **MOTION by Councilor Flinn, SECONDED by Councilor Price, to Approve**
109 **Ordinance 2021-18 Tract F Conveyance.**

110
111 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

112
113 **NAY:** None

114
115 **MOTION PASSED: 5-0**

116
117 **Item 11: Hills of Minneola Park Discussion**

118
119 **Mark Johnson** commented about the ideas for the park from the last workshop. The
120 developer has created a concept plan from those ideas and would like more direction from
121 City Council. We have a \$1,000,000.00 budget to work with from park impact fees.

122
123 **Public Comment**

124
125 There were no comments.

126
127 **Council** discussed pavilions, having room for temporary structures to be used,
128 amphitheaters, a playground area, a fountain, a gazebo area, a water retention pond, wooded
129 and natural areas, layout of paths, and a dog park area. They discussed not wanting pine
130 trees, but rather having other trees like oaks and possibly lower maintenance palms around
131 the pavilion area.

132
133 **Scott Gerken** commented that the playgrounds and fields were supposed to be designed to
134 be used by the school during the day and public when school isn't in session.

Public Comment

Lisa Jones commented in favor of the meandering flow of the park layout, the potential to draw people to the area to support our local businesses, school shared fields, implementing a 4H or greenhouse area for kids, having the fountain in the center of the park, using the perimeter of the water retention area for a walking trail with a butterfly garden around it, using native trees and plants including oaks with Spanish moss. She was not in favor of a second amphitheater.

FINAL PUBLIC COMMENTS

There were no comments.

REPORTS

Mark Johnson reported:

- Ribbon Cutting on October 1, 2021 at Footsteps to Wellness
- Minneola Charter Trunk or Treat on October 29, 2021 from 7-9 p.m.
- Regarding citizen concern about 2nd homestead exemption and confirmed they are receiving it
- Pine Bluff HOA responded and is interested in participating in a workshop about the city owned property in front of their subdivision
 - Mayor requested to try to schedule the workshop in October

Mayor Kelley requested we see what can be done to address the potholes on Citrus Grove Road.

Mark Johnson confirmed staff will talk to Lake County about having it repaired.

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

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None


MOTION PASSED: 5-0

(Meeting adjourned at 7:33 P.M.)



Pat Kelley, Mayor

ATTEST:


Christina Stidham, City Clerk

