

**Minneola City Council  
Minutes  
Minneola City Hall  
December 21, 2021 at 6:30 PM**

The City of Minneola City 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), Kristine Thompson (Planning Technician).

**CALL TO ORDER**

**Mayor Kelley** called the meeting to order at 6:30.

**MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

A moment of silence was observed, and the Pledge of Allegiance was led by **Boy Scout Troop 784**.

**AGENDA REVIEW**

There were no changes.

**PUBLIC COMMENTS**

There were no comments.

**CITY MANAGER'S CONSENT AGENDA**

**Item 1: City Council Meeting Minutes**

**Item 2: Interlocal Agreement – American Rescue Plan Act Local Fiscal Recovery Fund**

**Item 3: Purchase Request – Sugarloaf Water Treatment Plant Ground Storage Tank**

**Repair Services – Funds Available**

**Item 4: Purchase Request – Fire Truck Budgeted**

**Item 5: Purchase Request – Tower Truck Budgeted**

**Public Comment**

There were no comments.

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

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

**NAY:** None

1 **MOTION PASSED: 5-0**

2  
3 **COUNCIL DISCUSSION & ACTION ITEMS**

4  
5 **Item 6: Discussion – The Hills of Minneola School Site**

6  
7 **Mayor Kelley** indicated members of the school board are present with a proposal to address  
8 school traffic concerns for the school site in the Hills of Minneola.

9  
10 **Bill Mathias** and **Kelly Randall** were present.

11  
12 **Bill Mathias** spoke about school traffic issues. He proposed moving the school site to the  
13 back of the park property and moving the park to what would have been the school property  
14 as a solution.

15  
16 **Mayor Kelley** asked if this was something Council was interested in pursuing.

17  
18 **Councilor Saunders** expressed concern with the amount of fill the property would need.

19  
20 Discussion followed regarding the topography of the current school property and the  
21 proposed new school site.

22  
23 **Scott Gerken** noted that it appeared Council showed an apprehensive interest which gives  
24 **Bill Mathias** some direction to move forward.

25  
26 **Mayor Kelley** suggested Council decide at the first meeting in January.

27  
28 **Mayor Kelley** spoke about the possibility of connecting the school to the neighboring  
29 development.

30  
31 **Council Consensus** was to move forward with the concept of moving the school north.

32  
33 **Item 7: Purchase Request – 10-Year Water Supply Facilities Work Plan**

34  
35 **Public Comment**

36  
37 There were no comments.

38  
39 **MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve Item 7:**  
40 **Purchase Request – 10-Year Water Supply Facilities Work Plan.**

41  
42 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

43  
44 **NAY:** None

45  
46 **MOTION PASSED: 5-0**

1 **Item 8: Purchase Request – 411 Old Highway 50 – Funds Available**

2  
3 **Councilor Saunders** mentioned he would like to see a site plan.

4  
5 **Scott Gerken** explained this property is between a church and Trailside Industries. This  
6 would connect Old Highway 50 to Trailhead Park.

7  
8 **Councilor Saunders** discussed the feasibility of constructing a road to the park on this  
9 property, including proper right-of-way and turn lanes.

10  
11 **Mark Johnson** suggested this would benefit the adjacent businesses within Trailside  
12 Industrial by allowing for a connection to their property and making their site more  
13 accessible.

14  
15 **Public Comment**

16  
17 There were no comments.

18  
19 **MOTION by Councilor Saunders, SECONDED by Councilor Flinn, to approve Item**  
20 **8: Purchase Request – 411 Old Highway 50.**

21  
22 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

23  
24 **NAY:** None

25  
26 **MOTION PASSED: 5-0**

27  
28 **Item 9: Resolution 2021-22 – Community Aesthetic Feature Agreement**

29  
30 **Scott Gerken** read the Resolution 2021-22 by title only.

31  
32 **Public Comment**

33  
34 There were no comments.

35  
36 **MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve the**  
37 **Resolution 2021-22 – Community Aesthetic Feature Agreement**

38  
39 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

40  
41 **NAY:** None

42  
43 **MOTION PASSED: 5-0**

**Item 10: Ordinance 2021-03 – 1<sup>st</sup> Reading 12503 East Minneola Street – Rezoning**

**Item 11: Ordinance 2021-04 – 1<sup>st</sup> Reading 12503 East Minneola Street -**

**Comprehensive Plan Amendment**

**Item 12: Resolution 2021-03 –12503 East Minneola Street Special Exception Use**

**Scott Gerken** read the Ordinance 2021-03, Ordinance 2021-04, and Resolution 2021-03 by titles only and swore in staff and members of the audience wishing to speak on Ordinance 2021-03 and Ordinance 2021-04.

**Joyce Heffington** explained the applicant is requesting to rezone the property to Office/Residential to allow for a pediatric medical office and daycare. The Planning and Zoning Commission recommended approval with conditions. Some Commissioners requested it only be a right turn in and right turn out onto Education Avenue. The Planning and Zoning Commission also requests the buildings to be one story and the rooftops match the surrounding residential area. The applicant only had concerns with the right turn in, right turn out condition. The vote was not unanimous, it was a 4-2 vote.

**Mark Johnson** suggested the Commission's main concern was the point of egress. One group wanted it right in right out and the other group wanted it right in and left out.

**Vice Mayor Serviss** stated it was Resolution 2021-03 that had the 4-2 vote, but Ordinance 2021-03 and Ordinance 2021-04 were approved 6-0.

**Mayor Kelley** spoke about limiting left turn exits onto Education Avenue to after school hours.

Discussion followed regarding school traffic, ingress and egress of the property, and operating hours.

**Kelly Price** spoke regarding her conversations with concerned neighbors.

**Duy Dao** explained findings described in the traffic study and suggested only 10% of the project's traffic will use Minneola St.

**Mayor Kelley** asked Jan Otero, if this project requires the two entrances on either side of the property or can both entrances be off Education Avenue

**Jan Otero**, Fire Chief, explained the entrances need to be as remote from each other as possible.

**Public Comment**

There were no comments.

1 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to table Resolution**  
2 **2021-03 to the January 18, 2022 meeting.**

3  
4 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

5  
6 **NAY:** None

7  
8 **MOTION PASSED: 5-0**

9  
10 **Item 13: Ordinance 2021-14 – 2<sup>nd</sup> Reading Industrial Zoning Additional Use**

11  
12 **Scott Gerken** read Ordinance 2021-14 by title only.

13  
14 **Public Comment**

15  
16 There were no comments.

17  
18 **MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to approve**  
19 **Ordinance 2021-14 – 2<sup>nd</sup> Reading Industrial Zoning Additional Use**

20  
21 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

22  
23 **NAY:** None

24  
25 **MOTION PASSED: 5-0**

26  
27 **FINAL PUBLIC COMMENTS**

28  
29 There were no comments.

30  
31 **REPORTS**

32  
33 **Mark Johnson**

- 34 • Popeyes has requested to extend their site plan approval 6 months due to a delay  
35 with St. John's. The site plan is due to expire in April.  
36 ○ **Joyce Heffington** explained their delay is not the developer's fault. They  
37 have been very proactive.

38  
39 **MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to approve a 6-**  
40 **month extension for Popeye's Site Plan.**

41  
42 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

43  
44 **NAY:** None

45  
46 **MOTION PASSED: 5-0**

- 1 • Confirming the Public Input Meeting will be on February 8<sup>th</sup>.
  - 2 ○ Council had no concerns.
- 3 • Council previously approved a \$6,300.00 purchase to install acoustic panels in the
- 4 Council Chambers. The city is requesting to add 26 more panels, which will increase
- 5 the cost to \$9,964.67.
  - 6 ○ Council had no concern with this increase.
- 7 • Confirming the date and time for the groundbreaking of the Public Safety building,
- 8 which would be January 3<sup>rd</sup> at 10:00 A.M.
  - 9 ○ Council agreed to this date and time.
- 10 • Inquired if Council would like to do a ribbon cutting for the reopening of the dog
- 11 park after the installation of AstroTurf.
  - 12 ○ Councils consensus was to just move forward with the reopening.

**Mayor Kelley**

- 15 • Asked for a motion to give all city employees a \$500.00 bonus.

17 **MOTION by Councilor Flinn, SECONDED by Councilor Price, to approve a \$500.00**  
18 **bonus to each employee.**

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

22 **NAY:** None

24 **MOTION PASSED: 5-0**

**Scott Gerken**

- 27 • The city closed on the Chuck's Automotive property on December 10<sup>th</sup>. The seller
- 28 is required to demolish the building and has 90 days to complete this.

30 **MOTION by Council Flinn, SECONDED by Vice Mayor Serviss, to adjourn.**


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


34 **NAY:** None

36 **MOTION PASSED: 5-0**

38 *(Meeting adjourned at 8:26 P.M.)*

42 **ATTEST:**

44   
46 Kristine Thompson, City Clerk

40   
41 Pat Kelley, Mayor

