

**Minneola City Council
Meeting Minutes
Minneola City Hall
December 6, 2022 at 6:30 PM**

The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Serviss, Councilor Debbie Flinn, Councilor Erick Hernandez, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Kristine Thompson (City Clerk).

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:30 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

Jason and Tara Hunt, 221 Lakeshore Dr., spoke about speeding concerns on Lakeshore Drive.

Mark Johnson offered to schedule a meeting with Mr. and Mrs. Hunt, Lieutenant Reed, and himself to discuss the speeding concerns.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – November 15, 2022

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

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 2: Resolution 2022-20 – 201 West Washington Street – Public Nuisance and Abatement

46 **Scott Gerken** read the resolution by title and swore in those wishing to speak on the item. He
47 explained Council approved an Ordinance relating to a show cause for this property. During the
48 consideration of the show cause photos were presented showing the current condition of the
49 property. He explained this property is currently in the process of foreclosure which will not be
50 complete for six months. Attorneys for the bank have requested the city wait until the foreclosure
51 is final, at which time the bank could have the property cleaned up. Staff is asking Council to
52 consider approving this resolution which would define this property as a nuisance and give the
53 property owner two weeks to address the violations. If this is not done, the city will pay to have
54 the property cleaned up and the cost would be placed as a lien against the property.
55

56 **Hunter Goff**, attorney representing US Bank, stated the property is still owner occupied and they
57 are unable to enter the property to clean it until the foreclosure is complete in six months.
58

59 Consensus of Council was that the property needed to be cleaned up and we shouldn't wait 6
60 months. Council also found that 10 days was adequate time for the property owner rather than the
61 14 days requested.
62

63 **Public Comment**
64

65 There were no comments.
66

67 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to approve Item 2:**
68 **Resolution 2022-20 – 201 West Washington Street – Public Nuisance and Abatement.**
69

70 **AYE:** Serviss, Flinn, Kelley, Hernandez, Saunders
71

72 **NAY:** None
73

74 **MOTION PASSED: 5-0**
75

76 **Item 3: Ordinance 2022-22 – Commerical Property – Annexation – Second Reading**
77

78 **Scott Gerken** read the ordinance by title.
79

80 **Public Comment**
81

82 There were no comments.
83

84 **MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss to approve Item 3:**
85 **Ordinance 2022-22 – Commercial Property – Annexation – Second Reading.**
86

87 **AYE:** Serviss, Flinn, Kelley, Hernandez, Saunders
88

89 **NAY:** None
90

91 **MOTION PASSED: 5-0**

Item 4: Ordinance 2022-23 – Commercial Property – Comprehensive Plan Amendment – Second Reading

Scott Gerken read the ordinance by title.

Public Comment

There were no comments.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Hernandez to approve Item 4: Ordinance 2022-23 – Commercial Property – Comprehensive Plan Amendment – Second Reading.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 5: Ordinance 2022-24 Public Land – Annexation – 18920 Causey Road – Second Reading

Item 6: Ordinance 2022-25 Public Land – Comprehensive Plan Amendment – 18920 Causey Road – Second Reading.

Scott Gerken read each ordinance by title. He informed Council this annexation and comprehensive plan amendment is for city owned property where a lift station is located.

Public Comment

There were no comments.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Hernandez to approve Item 5: Ordinance 2022-24 Public Land – Annexation – 18920 Causey Road – Second Reading.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

MOTION by Vice Mayor Serviss, SECONDED by Councilor Hernandez to approve Item 6: Ordinance 2022-25 Public Land – Comprehensive Plan Amendment – 18920 Causey Road – Second Reading.

138 **AYE:** Serviss, Flinn, Kelley, Hernandez, Saunders

139
140 **NAY:** None

141
142 **MOTION PASSED: 5-0**

143
144 **Item 7: Ordinance 2022-30 – Minneola Mountain Properties CRA – 180-day Moratorium –**
145 **First Reading**

146
147 **Scott Gerken** read the ordinance by title.

148
149 **Joyce Heffington** informed council this ordinance is similar to the moratorium approved in the
150 past for the Downtown CRA.

151
152 **Mark Johnson** suggested the ordinance would be modified before second reading. The city would
153 be making adjustments after receiving input from property owners in the area.

154
155 **Public Comment**

156
157 There were no comments.

158
159 **Item 8: Ordinance 2022-29 – Rezoning – Apshawa Road Storage – First Reading**

160
161 **Scott Gerken** read the ordinance by title.

162
163 **Public Comment**

164
165 There were no public comments.

166
167 **Item 9: Developer Agreement – Apshawa Road Storage**

168
169 **Timothy McClendon** stated this developer agreement is for the storage facility on Apshawa Road.
170 They have requested to expand their current facility and were unable to do so under their previous
171 zoning. The developer's agreement will allow the applicant to expand the self-storage use within
172 a commercial zoning district.

173
174 **Mayor Kelley** asked if the storage facility would be expanding outside of their current property.

175
176 **Timothy McClendon** confirmed it would remain within their current boundaries.

177
178 **Item 10: Surplus Request – Old Mayor's Office**

179
180 **Mark Johnson** stated this request is to declare a building on the corner of Pearl Street and North
181 Main Avenue surplus in order to have it demolished. The demolition will make room for the new
182 library which is being constructed at the same corner.

Joyce Heffington further explained a parking lot for the new library would be constructed in place of this building.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Hernandez to approve Item 10: Surplus Request – Old Mayor’s Office.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 11: Discussion – Minneola Town Center

Pat Trusensky, Planner with the city’s planning consulting firm S&ME, gave a presentation on what features a typical town center contains.

Mayor Kelley stated he would like City Council and the Planning & Zoning Commission to have a workshop with the developer of the Hills of Minneola in January regarding what the city would like to see in a town center. He asked Pat Trusensky if she would be able to attend this workshop as well.

Council’s consensus was the information provided in S&ME’s presentation was in line with what they would like to see in a town center, a town center should not consist of a shopping center with adjacent apartments, and if the town center parcel is split, each newly formed piece of the parcel should meet the requirements of a town center.

Councilor Hernandez suggested Sunterra be provided a copy of S&ME’s presentation.

Mayor Kelley requested a copy of the presentation be sent to Council and the developers.

Public Comment

Eric Vaneenenaam, 909 Woods Landing Dr., asked how the town center in the Hills of Minneola would relate to a town center in Founder’s Ridge.

Mayor Kelley informed Mr. Vaneenenaam these were two separate projects.

Item 12: City Council Appointments

Lake County Parks and Recreation Board: Pam Serviss

Lake County Parks and Recreation Board Alternate: Eric Hernandez

Lake County Library Board: Debbie Flinn

Lake County School Concurrency Committee: Joseph Saunders

Lake County School Concurrency Committee Alternate: Mark Johnson

Lake County School Concurrency Planning Group: Joyce Heffington

Lake~Sumter M.P.O. B.P.A.C.: Mayor Kelley
Lake~Sumter M.P.O. Governing Board: Erick Hernandez
Planning & Zoning Commission: Reappoint Jeff Henderson and Oscar Trujillo
All other appointments will remain the same as the prior year.

MOTION by Councilor Flinn, SECONDED by Councilor Hernandez to approve City Council Appointments as listed above, tabling the appointment of Vice Mayor and Planning & Zoning Commission Liaison until the December 20, 2022 City Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENTS

There were no public comments.

REPORTS

Mark Johnson spoke about the 5th Annual Moonlight Parade, which is Saturday, December 10 at 6:00 p.m.

Scott Gerken stated he would not be attending the December 20 City Council meeting.

Mayor Kelley

- Informed council the State of the City would be mailed to all residents this month.
- Informed council he would be meeting with Representative Yarkosky on Friday with Mark to go over appropriations which were applied for last year. This would include the widening of Education Avenue.
- Requested a discussion at the next Council meeting to renew a Resolution which is due to expire which temporarily restricted the annexation or rezoning of residential properties.
- Asked Council to consider approving a \$500 bonus for salary employees who worked extended hours during Hurricane Ian. He also asked Council to consider giving all employees a \$250 holiday bonus.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn to approve a \$500 bonus for all salary employees who worked extended hours during Hurricane Ian and a \$250 holiday bonus for all employees.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

MOTION by Councilor Flinn, SECONDED by Councilor Saunders, to adjourn.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 8:40 P.M.)



Pat Kelley, Mayor

ATTEST:



Kristine Thompson, City Clerk

