

**Minneola City Council
Meeting Minutes
Minneola City Hall
November 21, 2023 at 6:30 PM**

The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present were Councilor Pam Serviss, Vice Mayor 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 **Eagle Scout Mason Kitchen.**

AGENDA REVIEW

There were no changes.

PUBLIC COMMENTS

There were no comments.

CITY MANAGER'S CONSENT AGENDA

Item 1: Purchase Request – Replacement Fire Engine

Public Comment

There were no comments.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss 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: Minneola Business Park Preliminary Subdivision Plat – Quasi-Judicial**

Scott Gerken swore in those wishing to speak on the item.

Joyce Heffington indicated this item is for a preliminary subdivision plat for the Minneola Business Park. The site previously had a preliminary subdivision plan approved in 2016, which was then renewed, but it has since expired. The previous plat included five lots; the currently proposed plat includes three lots. She listed several items which needed to be addressed, which includes a sewer agreement with the City of Clermont, clearance from Florida Fish and Wildlife, and ensure there are no burrowing owls located on the site. She requested if Council wishes to approve the preliminary subdivision plat, they do so conditioned on these items being addressed.

David Wallace, property owner, suggested they are aware of the items that need to be addressed.

Public Comment

There were no public comments.

MOTION by Councilor Serviss, SECONDED by Councilor Serviss to approve Item 2: Minneola Business Park Preliminary Subdivision Plat – Quasi-Judicial contingent on the items listed by staff be addressed.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 3: Ordinance 2023-28 Minneola Ridge Annexation and Rezoning – First Reading**Item 4: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment – First Reading****Item 5: Minneola Ridge Developer Agreement Amendment**

Scott Gerken suggested item 3, 4, and 5 could be heard together but would need separate motions. He indicated this was the first of two hearings for the developer agreement, the second hearing would be held on December 5, 2023, at 6:30 p.m. at Minneola City Hall.

Scott Gerken read Ordinance 2023-28 and Ordinance 2023-29, by title, and swore in those wishing to speak on the items.

Eric Raasch, City's consultant from Inspire Placemaking Collective, gave a presentation associated with his review of the project's submittals.

Matt Young, Richland Communities, gave a presentation related to the project's details.

Public Comment

Several County and City residents spoke indicating they were not in favor of the project.

Councilor Hernandez asked if the project's density could be reduced from 5.9 to 4.

Matt Young indicated this could be considered.

Councilor Hernandez asked if a bus loop could be added to the single-family area on the west side of Scrub Jay Ln.

Matt Young confirmed they could include this.

Councilor Saunders inquired about several aspects of the proposed development.

Mayor Kelley indicated he could not support the requested changes and he prefers the applicant remains with the current approved plan.

There was a discussion regarding the fees required as a part of the development agreement.

Councilor Hernandez inquired about road improvements.

Matt Young suggested they are willing to meet with the developers of Founder's Ridge to discuss possible improvements to other portions of Scrub Jay Ln., which are not within their development.

Councilor Hernandez asked if they could make improvements to Teardrop Lake as a part of the first phase of their development.

Matt Young confirmed they are willing to incorporate these improvements into the first phase.

Matt Young requested to continue these items until the December 19th City Council meeting to allow for more time.

MOTION by Councilor Hernandez, SECONDED by Councilor Saunders to continue Item 3: Ordinance 2023-28 Minneola Ridge Annexation and Rezoning – Second Reading, Item 4: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment – Transmittal Hearing, Item 5: Minneola Ridge Developer Agreement Amendment to the December 19, 2023 City Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

134 **Mark Johnson** indicated the final draft of the developer's agreement is needed by December 13th
135 in order to make it on the December 19th City Council agenda.

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137 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to take a recess.**

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

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141 **NAY:** None

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

144
145 **Meeting Recessed at 8:55 p.m.**

146 **Meeting Reconvened at 9:10 p.m.**

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148 **Scott Gerken** indicated the second hearing for the Minneola Ridge Developer's Agreement would
149 be at City Hall, on December 19, 2023, at 6:30 p.m.

150
151 **Mayor Kelley** stated he would be out of town on this date.

152
153 **Item 6: Ordinance 2023-21 Open House Signage – Second Reading**

154
155 **Scott Gerken** read the ordinance by title.

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157 **Mark Johnson** suggested Council requested this ordinance be revised to make it more clear for
158 those in the business of real estate.

159
160 **Public Comment**

161
162 There were no comments.

163
164 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to approve Item 6:**
165 **Ordinance 2023-21 Open House Signage – Second Reading.**

166
167 **AYE:** Serviss, Flinn, Kelley, Hernandez

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169 **NAY:** Saunders

170
171 **MOTION PASSED: 4-1**

172
173 **Item 7: Resolution 2023-21 Amended Budget**

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175 **Scott Gerken** read the resolution by title.

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177 **Mark Johnson** suggested the budget amendments are associated with line items where revenue
178 was less than anticipated or expenditure was higher than anticipated.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Serviss to approve Item 7: Resolution 2023-21 Amended Budget.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 8: City Council Appointments

Mark Johnson indicated this item gives the City the opportunity to review the annual appointments to various boards and committees.

Councilor Serviss suggested we wait to appoint alternate Planning & Zoning Commission members to allow for more time to review their applications.

Councilor Hernandez asked for the Parks Committee to be added to the list.

MOTION by Councilor Hernandez, SECONDED by Councilor Saunders to leave all appointments the same as the prior year excluding the Planning & Zoning Commission alternates, which will be appointed at the next City Council meeting, and to add the Parks Committee to the list.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENTS

Jennifer Morse, 1064 Golden Dawn Loop & Parks Committee Chairperson, along with Eagle Scouts Ian Wood and Mason Kitchen, presented proposed improvements to the Community Garden located on East Chester Street. They requested Council's approval of three phases of improvements and partial funding of these improvements.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve of the three phases of improvements and a budget of \$5,000 to make these improvements.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

REPORTS

Scott Gerken

- Mentioned the Town of Montverde has asked the cities participating in the ISBA (Interlocal Service Boundary Agreement) to renew now, rather than wait until it expires in eight years.


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

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None


MOTION PASSED: 5-0

(Meeting adjourned at 9:59 P.M.)



Pat Kelley, Mayor

ATTEST:



Kristine Thompson, City Clerk

