1 2 3 4	Minneola City Council Meeting Minutes Minneola City Hall November 21, 2023 at 6:30 PM
5 6	The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present
7 8	were Councilor Pam Serviss, Vice Mayor Debbie Flinn, Councilor Erick Hernandez, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Kristine
9	Thompson (City Clerk).
10 11	CALL TO ORDER
12 13	Mayor Kelley called the meeting to order at 6:30 p.m.
14	rady of received the meeting to order at 0.50 p.m.
15 16	MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
17 18	A moment of silence was observed, and the Pledge of Allegiance was led by <b>Eagle Scout Mason Kitchen.</b>
19	
20	AGENDA REVIEW
21 22	There were no changes.
23 24 25	PUBLIC COMMENTS
26	There were no comments.
27 28	CITY MANAGER'S CONSENT AGENDA
29 30	Item 1: Purchase Request – Replacement Fire Engine
31 32	Public Comment
33	
34	There were no comments.
35 36	MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve the City
37 38	Manager's consent agenda.
39 40	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
41 42	NAY: None
43	MOTION PASSED: 5-0

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44 **COUNCIL DISCUSSION & ACTION ITEMS** 45 46 Item 2: Minneola Business Park Preliminary Subdivision Plat - Quasi-Judicial 47 48 **Scott Gerken** swore in those wishing to speak on the item. 49 50 Joyce Heffington indicated this item is for a preliminary subdivision plat for the Minneola 51 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 52 proposed plat includes three lots. She listed several items which needed to be addressed, which 53 54 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 55 56 approve the preliminary subdivision plat, they do so conditioned on these items being addressed. 57 58 David Wallace, property owner, suggested they are aware of the items that need to be addressed. 59 60 **Public Comment** 61 62 There were no public comments. 63 64 MOTION by Councilor Serviss, SECONDED by Councilor Serviss to approve Item 2: 65 Minneola Business Park Preliminary Subdivision Plat - Quasi-Judicial contingent on the items listed by staff be addressed. 66 67 68 AYE: Serviss, Flinn, Kelley, Hernandez, Saunders 69 70 NAY: None 71 72 **MOTION PASSED: 5-0** 73 74 Item 3: Ordinance 2023-28 Minneola Ridge Annexation and Rezoning – First Reading 75 Item 4: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment - First 76 Reading 77 Item 5: Minneola Ridge Developer Agreement Amendment 78 79 **Scott Gerken** suggested item 3, 4, and 5 could be heard together but would need separate motions. 80 He indicated this was the first of two hearings for the developer agreement, the second hearing 81 would be held on December 5, 2023, at 6:30 p.m. at Minneola City Hall. 82 83 Scott Gerken read Ordinance 2023-28 and Ordinance 2023-29, by title, and swore in those 84 wishing to speak on the items. 85 86 Eric Raasch, City's consultant from Inspire Placemaking Collective, gave a presentation 87 associated with his review of the project's submittals. 88 89 Matt Young, Richland Communities, gave a presentation related to the project's details.

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90	Public Comment		
91 92	Several County and City residents spoke indicating they were not in favor of the project.		
93			
94	Councilor Hernandez asked if the project's density could be reduced from 5.9 to 4.		
95 96	Matt Young indicated this could be considered.		
97	Table Toung marcated this could be considered.		
98	Councilor Hernandez asked if a bus loop could be added to the single-family area on the wes		
99	side of Scrub Jay Ln.		
100			
101	Matt Young confirmed they could include this.		
102			
103	Councilor Saunders inquired about several aspects of the proposed development.		
104			
105	Mayor Kelley indicated he could not support the requested changes and he prefers the applican		
106	remains with the current approved plan.		
107			
108	There was a discussion regarding the fees required as a part of the development agreement.		
109			
110	Councilor Hernandez inquired about road improvements.		
111			
112	Matt Young suggested they are willing to meet with the developers of Founder's Ridge to discuss		
113	possible improvements to other portions of Scrub Jay Ln., which are not within their development		
114			
115	Councilor Hernandez asked if they could make improvements to Teardrop Lake as a part of the		
116	first phase of their development.		
117			
118	Matt Young confirmed they are willing to incorporate these improvements into the first phase.		
119	Matt Variation of the desired to the control of the		
120	Matt Young requested to continue these items until the December 19th City Council meeting to		
121 122	allow for more time.		
123	MOTION by Councilor Harmander, SECONDED by Councilor Saundars to continue Item		
123	MOTION by Councilor Hernandez, SECONDED by Councilor Saunders to continue Item		
125	3: Ordinance 2023-28 Minneola Ridge Annexation and Rezoning – Second Reading, Item 4 Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment – Transmitta		
126	Hearing, Item 5: Minneola Ridge Developer Agreement Amendment to the December 19		
127	2023 City Council meeting.		
128	2025 City Council meeting.		
129	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders		
130	22 27 Section, Final, Isology, Hernandez, Saunders		
131	NAY: None		
132			
133	MOTION PASSED: 5-0		

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134 135	Mark Johnson indicated the final draft of the developer's agreement is needed by December 13th in order to make it on the December 19th City Council agenda.		
136			
137 138	MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to take a recess.		
139 14 <b>0</b>	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders		
141 142	NAY: None		
143 144	MOTION PASSED: 5-0		
145 146 147	Meeting Recessed at 8:55 p.m. Meeting Reconvened at 9:10 p.m.		
148 149 150	<b>Scott Gerken</b> indicated the second hearing for the Minneola Ridge Developer's Agreement would be at City Hall, on December 19, 2023, at 6:30 p.m.		
151 152	Mayor Kelley stated he would be out of town on this date.		
153 154	Item 6: Ordinance 2023-21 Open House Signage - Second Reading		
155 156	Scott Gerken read the ordinance by title.		
157 158 159	Mark Johnson suggested Council requested this ordinance be revised to make it more clear for those in the business of real estate.		
160 161	Public Comment		
162 163	There were no comments.		
164 165 166	MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to approve Item 6: Ordinance 2023-21 Open House Signage – Second Reading.		
167 168	AYE: Serviss, Flinn, Kelley, Hernandez		
169 170	NAY: Saunders		
171 172	MOTION PASSED: 4-1		
173 174	Item 7: Resolution 2023-21 Amended Budget		
175 176	Scott Gerken read the resolution by title.		
177 178	Mark Johnson suggested the budget amendments are associated with line items where revenue was less than anticipated or expenditure was higher than anticipated.		

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179 180	Public Comment
181	There were no comments.
182	There were no comments.
183	MOTION by Councilor Saunders, SECONDED by Councilor Serviss to approve Item 7:
184	Resolution 2023-21 Amended Budget.
185	Resolution 2025-21 Amended Budget.
186	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
187	True Serviss, Film, Reney, Hernandez, Saunders
188	NAY: None
189	THE PROPERTY OF THE PROPERTY O
190	MOTION PASSED: 5-0
191	
192	Item 8: City Council Appointments
193	
194	Mark Johnson indicated this item gives the City the opportunity to review the annual
195	appointments to various boards and committees.
196	
197	Councilor Serviss suggested we wait to appoint alternate Planning & Zoning Commission
198	members to allow for more time to review their applications.
199	3.77 m. 1 m
200	Councilor Hernandez asked for the Parks Committee to be added to the list.
201	
202	MOTION by Councilor Hernandez, SECONDED by Councilor Saunders to leave all
203	appointments the same as the prior year excluding the Planning & Zoning Commission
204	alternates, which will be appointed at the next City Council meeting, and to add the Parks
205	Committee to the list.
206	
207	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
208	
209	NAY: None
210	
211	MOTION PASSED: 5-0
212	TINIA DVIDA IG GOMMENTO
213	FINAL PUBLIC COMMENTS
214	Tourist Many 1004 Cally Days I am 8 Daylo Cannoittes Chairmanan along with Facility
215	Jennifer Morse, 1064 Golden Dawn Loop & Parks Committee Chairperson, along with Eagle
216	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
217 218	improvements and partial funding of these improvements.
219	improvements and partial funding of these improvements.
220	MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve of the
221	three phases of improvements and a hudget of \$5,000 to make these improvements

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222	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders			
223	*****			
224	NAY: None			
225				
226	MOTION PASSED: 5-0			
227				
228	REPOR	<u>TS</u>		
229				
230	Scott Gerken			
231 232	• 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.			
233		, ,		
234	MOTION by Vice Mayor Flinn, SECONDED by	Councilor Serviss, to adjourn.		
235				
236	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders			
237	academical for the last statement to the second state of the first term of the second state of the second			
238	NAY: None			
239				
240	MOTION PASSED: 5-0			
241				
242	(Meeting adjourned at 9:59 P.M.)			
243				
244				
245				
246				
247		Pat Kelley, Mayor		
248		41 (Fig. 44 (Fig. 47))		
249	A PROPERTY COME.	OF MIANTE		
250	ATTEST:	NEO.		
251		COMPORAL		
252	1.7	SEAL :		
253	MM	1926		
254	Winting Thomas City Clad	ROBINA .		
255	Kristine Thompson, City Clerk	1926 PORIDA.		
		"Manualling		