

**Minneola City Council
Meeting Minutes
Minneola City Hall
August 1, 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 **Vice Mayor Flinn**.

AGENDA REVIEW

There were no changes.

PUBLIC COMMENTS

Banks Helfrich, 9100 Sams Lake Road, spoke about free tours of his farm.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – July 18, 2023

Item 2: City Council Meeting Minutes – July 20, 2023

Item 3: Agreement – Duke Energy Lighting Service

Item 4: Agreement – Arista Information Systems IVRP Service

Item 5: Purchase Request – 2-inch Water & Reclaim Meters

Item 6: Purchase Request – Smart Comm RTU for SCADA Software

Item 7: Purchase Request – SCADA Software Upgrade

Jennifer Morse, 1064 Golden Dawn Loop, spoke about the Arista Information Systems IVRP service.

MOTION by Councilor Serviss, SECONDED by Councilor Hernandez 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 8: Ordinance 2023-23 Charter Amendments – Second Reading**

Scott Gerken read the ordinance by title and indicated the ordinance would place two questions on the ballot. The first question would present the possibility of changing the term lengths of the council. Currently, the term length is two years, this ordinance is proposing to change it to four-year terms. The second question applies to term limits. Currently, the charter does not have term limits established. This is proposing to establish a term limit of eight years. There are also options to allow council members to run again once their limit is reached by sitting out one term. Another option to consider is if the charter should allow past council members be allowed to fill a vacancy if they have reached the established term limit before that vacancy is filled at the next general election.

Public Comment

There were no comments.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Ordinance 2023-23 Charter Amendments, allowing past council members to fill vacancies if they have reached the established term limit until that vacancy is filled at the next general election and to allow for council members to run again once their term limit is reached by sitting out four years, regardless if the term is change to four years or remains two years.

AYE: Serviss, Flinn, Kelley, Hernandez

NAY: Saunders

MOTION PASSED: 4-1

Item 9: Ordinance 2023-24 Listing of Candidates on Ballot – Second Reading

Scott Gerken read the ordinance by title and explained this would allow candidates to remain alphabetically on the ballot but would also indicate which candidate was the incumbent.

Public Comment

Jennifer Morse, 1064 Golden Dawn Loop, was not in favor of the ordinance.

Mark Johnson suggested the marking of the incumbent helps voters who may not be well informed about the local race.

Scott Gerken indicated the city elections are nonpartisan which is where the idea of designating incumbent stemmed from.

No motion was made.

Item 10: Final Plat – Imperial Ridge Way

Heather Urwiller indicated this plat is needed to move forward with a site plan for an amenity center.

Councilor Hernandez asked how many acres were included in the parcel indicated as “R-1” on the plat.

Melissa Martinez, Poulus and Bennet, suggested she did not have this information with her, but the plat had been overlaid on the approved construction plan and it matched what was approved. She requested the council conditionally approve the plat and she could provide the information in the morning.

Councilor Saunders spoke about the articles of incorporation. He indicated it shows Minneola Hills HOA, Inc. is a non-profit corporation when instead they are a not-for-profit corporation.

Scott Gerken indicated their Sunbiz information shows they are registered as a not-for-profit corporation.

Councilor Saunders suggested this may be just a scrivener’s error but should be corrected.

Public Comment

There were no comments.

MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to approve Final Plat – Imperial Ridge Way with the condition that the acreage of Tract R-1 to be donated to the City be confirmed to be at least 30 acres (consistent with the developer agreement and preliminary plat) and the declarations amended to reflect Minneola Hills HOA, Inc. is a not-for-profit corporation, and confirmation there is access to the park.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 11: Community Garden Rates

Mark Johnson indicated the community garden, and its rates, were established in 2014. The water usage has increased per plot. The city is also considering improvements to the garden such as the placing of a shed, installation of a compost bin, and the purchasing of mushroom mulch. To help cover these costs and any future improvements, staff is proposing to increase the rate to \$25 for residents and \$50 for non-residents for six months.

Public Comment

Jennifer Morse suggested the parks committee has proposed beautification plans for the community garden and plan to present them in September.

Councilor Hernandez requested the council table the item until the September council meeting.

MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to table Item 11: Community Garden Rates to the September City Council meeting.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

FINAL PUBLIC COMMENTS

There were no comments.

REPORTS**Mark Johnson**

- **Mark Johnson** indicated Election Day is on a regularly scheduled city council meeting day. He asked if the council to consider if they would like to reschedule this meeting to the Thursday before or the Thursday after. This could be decided at a later meeting.
- **Mark Johnson** indicated staff is working on enhancing the city's code as it relates to multi-family architecture.
- **Mark Johnson** spoke about the interlocal agreement with Lake County regarding library funding. He indicated Lake County asked to specify in the agreement, which was previously approved by the council, that \$124,200 of the million dollars is used for furnishings. Since this is how the grants were written staff went ahead and agreed to that change.
- **Mark Johnson** spoke about a list he provided to the council of upcoming recreation events. He suggested the dates are subject to change as the details are finalized.
 - **Councilor Hernandez** inquired why the Midweek Market is planned to be held at City Hall rather than Trailhead Park.
 - **Mark Johnson** indicated it is planned for the evening hours and Trailhead Park is not well lit and thought it would be best to hold it at City Hall out of consideration of those neighboring Trailhead Park.
 - **Councilor Hernandez** inquired why the softball tournament is planned to be held at Trailhead Park and not the Minneola Athletic Complex.
 - **Mark Johnson** suggested staff does not anticipate a lot of teams participating while it is first starting out.
- **Mark Johnson** indicated lightning took out our phone service, a part has been ordered, and service should be restored tomorrow afternoon.

- 183 • **Mark Johnson** spoke positively about the Chamber breakfast council hosted on July 20 at
184 Sterling Event Venue.

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186 **Mayor Kelley**

- 187 • **Mayor Kelley** indicated on Thursday, October 5 from 6:00 p.m. to 7:00 p.m., at Minneola
188 High School auditorium there will be a presentation. Directly following this presentation
189 there will be a reception at the Minneola Hills clubhouse.

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


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

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195 **NAY:** None

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197 **MOTION PASSED: 5-0**

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199 *(Meeting adjourned at 7:38 P.M.)*

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207 **ATTEST:**

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212 Kristine Thompson, City Clerk



Pat Kelley, Mayor