

**Minneola City Council
Minutes
September 03, 2019 at 6:30 PM
Minneola City Hall**

The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Pam Serviss, Councilor Kelly Price, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Barbara Hollerand (City Clerk). Councilor Lisa Jones was absent.

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:49 p.m., immediately following the budget hearing.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by Vice Mayor Serviss.

Mayor Kelley read the Proclamation for Constitution Week.

AGENDA REVIEW

Mark Johnson suggested the Council consider postponing Item 6 until the next scheduled council meeting.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to Table Item 6: Ordinance 2019-08 – Conveyance of City of Minneola Real Property to Lake County School Board – Second Reading to September 17.

AYE: Serviss, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to excuse Councilor Jones.

AYE: Serviss, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

46 **PUBLIC COMMENTS**

47
48 **Mayor Kelley** asked for public comments. There were no comments.

49
50 **CONSENT AGENDA**

51
52 **Item 1: City Council Meeting Minutes August 20, 2019**

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54 **Item 2: City Council Meeting Change of Date**

55
56 **Item 3: Change Order – Water Distribution System Improvements**

57
58 **Item 4: Change Order – Master Plan – Additional Services**

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60 **Mayor Kelley** asked for public comments. There were no comments.

61
62 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve the**
63 **Consent Agenda.**

64
65 **AYE:** Serviss, Kelley, Price, Saunders

66
67 **NAY:** None

68
69 **MOTION PASSED: 4-0**

70
71 **DISCUSSION & ACTION ITEMS**

72
73 **Item 5: Resolution 2019-16 – Development Agreement Amendment – Ardmore**
74 **Reserve – Second Public Hearing ~ Quasi-Judicial**

75
76 **Scott Gerken** read the resolution in title only. He swore in those who wished to speak.

77
78 **Joyce Heffington** summarized the requested changes and noted that the applicant's request
79 was to extend the duration of the agreement from 15 to 30 years to be consistent with a new
80 state statute. She stated that the applicant also requested that the City allow driveways,
81 walkways, and pool decks to be constructed with pervious or permeable pavers.

82
83 **Joyce Heffington** stated that the Planning and Zoning Commission recommended approval
84 with the addition of allowing pavers on patios and outdoor living spaces.

85
86 **Joyce Heffington** explained staff does not support the applicant's request that permeable
87 materials be excluded from the impervious surface ratio calculations for single-family lots.

88
89 **Mayor Kelley** noted that the term "surfaces" might be more appropriate than "pavers"
90 because some poured slabs are also an option.

91 **Ben Snyder**, applicant, spoke regarding using both pervious and permeable pavers on
92 driveways and using poured pervious concrete for pool decks. He explained Hanover's
93 driveway basin construction, materials, and filtration. He stated that permeable pavers
94 function the same as pervious pavers.

95
96 **Mark Johnson** explained the difference between pervious and permeable pavers.

97
98 **Mayor Kelley** asked who verifies that the permeable materials Hanover uses in Ardmore
99 Reserve function the same as other pervious pavers.

100
101 **Ben Snyder** said the building inspector would make the determination, but he wasn't sure
102 at what stage of construction inspections are made.

103
104 **Vice Mayor Serviss** asked Joyce Heffington if staff's recommendation has changed based
105 on the explanation provided.

106
107 **Joyce Heffington** said her concern is that water on the permeable materials must still drain
108 off to the sides, whereas the pervious materials allow water to drain anywhere on their
109 surfaces.

110
111 **Ben Snyder** stated that it functions the same, and he can provide documentation for the
112 City's review.

113
114 **Mayor Kelley** expressed concerns of how sealing driveways defeats the purpose of using
115 pervious materials.

116
117 **Mayor Kelley** asked for public comments.

118
119 **Daniel Smith**, Ardmore Reserve resident, spoke in support of the change.

120
121 **Mayor Kelley** said he could support the request as long as language is added to the
122 development agreement that would ensure that the permeable pavers function the same as
123 pervious pavers.

124
125 **Councilor Saunders** noted that a change to the code would be necessary to make the change
126 effective city-wide.

127
128 **Scott Gerken** stated that for this subdivision, it could be approved with a condition added
129 to the development agreement.

130
131 **Mayor Kelley** asked for public comments. There were no comments.

132
133 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve**
134 **Resolution 2019-16 conditioned upon both pervious and permeable pavers or**
135 **materials functioning in a similar pervious manner in order to be excluded from the**
136 **I.S.R. ratio calculation.**

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

138
139 **NAY:** None

140
141 **MOTION PASSED: 4-0**

142
143 **FINAL PUBLIC COMMENTS**

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145 **Mayor Kelley** asked for final public comments. There were no comments.

146
147 **REPORTS**

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149 **Mark Johnson:**

- 150 • Thanked Council and staff for their work in preparing for Hurricane Dorian.
- 151 • Explained the one-time change to the recycling schedule (Wednesday) this week to
- 152 ensure that those residents who did not have their waste collected on Labor Day
- 153 (Monday) would have their waste collected the same week in case the hurricane
- 154 prevented collection on their next regularly scheduled day (Thursday).
- 155

156 **Vice Mayor Serviss:**

- 157 • Asked if a date had been set for the ribbon cutting for the adaptive playground.
- 158 ○ **Mark Johnson** said he would coordinate with the South Lake Chamber and provide
- 159 an update.
- 160 • **Vice Mayor Serviss** asked when Fosgate Road/Education Way and Citrus Grove Road
- 161 will open.
- 162 ○ **Mark Johnson** provided an update on Education Way.
- 163 ○ **Fred Miller** stated that the opening of Education Way has been delayed due to the
- 164 theft of some of materials that had to be reordered.
- 165 ○ **Fred Miller** said the notice to proceed to start construction has been issued for Phase
- 166 III of Citrus Grove Road and work will commence within the next 45 days.
- 167 ○ **Mark Johnson** said the Oak Valley H.O.A. selected a landscape option for the
- 168 subdivision entry, and it was submitted to Lake County.
- 169 • **Vice Mayor Serviss** stated that some U.S. Highway 27 businesses were leaving
- 170 materials outside and asked that staff follow up with them to remove potential storm
- 171 hazards.
- 172 ○ **Mark Johnson** spoke regarding staff's efforts in ensuring that businesses remove
- 173 or tie-down outdoor materials before the storm.
- 174 • **Vice Mayor Serviss** stated that she had spoken to the owners of Minneola Grill and
- 175 they will be reopening their restaurant and improving their parking lot.
- 176

177 **Mayor Kelley:**

- 178 • Stated that he has been elected to the board of directors for the Florida League of
- 179 Mayors for District 6
- 180 • Thanked Mark Johnson and staff for their hurricane preparation efforts
- 181

182 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to adjourn.**

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

184

185 **NAY:** None

186

187 **MOTION PASSED: 4-0**

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189 *(Meeting adjourned at 7:12 P.M.)*

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197 **ATTEST:**

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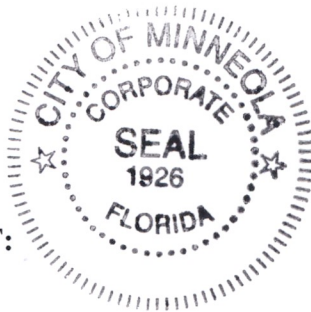
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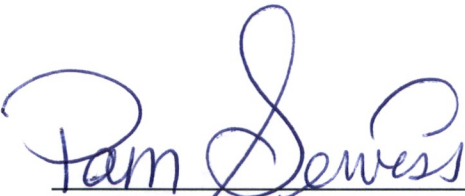
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Pat Kelley, Mayor
Pam Serviss, Vice Mayor


Barbara Hollerand, City Clerk