

**Minneola City Council
Minutes
March 19, 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 Lisa Jones, Councilor Kelly Price, Councilor Joe Saunders, Grant Watson (Assistant City Attorney), Mark Johnson (City Manager), April Sheppard (Acting City Clerk)

CALL TO ORDER

Mayor Kelley called the meeting to order.

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

Grant Watson, Assistant City Attorney, mentioned there was a repeated word listed in the attorney's comments section of the minutes of March 05, 2019 that needed to be removed.

PUBLIC COMMENTS

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

CONSENT AGENDA

Item 1: City Council Meeting Minutes of March 05, 2019

City Council Meeting Minutes of March 05, 2019 were corrected to remove the extra "a." The corrected document was reviewed and accepted by assistant city attorney.

Item 2: Request to Dispose of Equipment

Council discussed a request to declare two hundred fifty feet (250') of used fire department hoseline as surplus and donate it to area schools.

Mark Johnson offered explanation of possible use.

Item 3: Community Development Block Grant Agreement

Council considered a request to approve a Community Development Block Grant Agreement with Lake County for funds to be used towards water distribution system improvements within the Downtown C.R.A.

MOTION by Councilor Jones, SECONDED by Vice Mayor Serviss, to approve the Consent Agenda.

AYE: Serviss, Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

DISCUSSION & ACTION ITEMS

Item 4: Resolution 2019-08 – Mrs. May Griffith

Grant Watson read Resolution 2019-08 by title only.

Mayor Pat Kelley read Resolution 2019-08, in its entirety, for the record.

Council suggested resolution display and a memorial option.

Item 5: Resolution 2019-03 – Variance Request – Floor Elevation ~ Quasi-Judicial

Grant Watson read Resolution 2019-03 by title only.

Grant Watson swore in those wishing to speak including members of the public, developer representative Matt Johnson, and city staff including Joyce Heffington, Ramon Flores, and Mark Johnson.

Joyce Heffington gave introduction and explanation regarding the finished floor elevation being 1.53 feet higher than planned.

Mayor Kelley asked to discuss Item 5 and Item 6 together, commented on the grading, and mentioned conversations he had with the developer regarding building standards.

Council considered granting a variance relating to finished floor elevation for property located at 1505 Finchburg Street, Minneola, Florida.

Matt Johnson, representative for Hanover Capital (Ardmore Reserve), handed out a copy of the letter to the property owners and photographs of the houses in question.

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

Mayor Kelley asked for update on Fosgate Road.

Matt Johnson stated Fosgate was going well. He mentioned the need for a letter in perpetuity from the County for a reclaim line located in the right-of-way and outside of the existing utility easement on Grassy Lake Road.

92 **Council** discussion continued including trees being pulled for the Fosgate Road realignment.

93
94 **MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve Item 5:**
95 **Resolution 2019-03 request for variance for 1505 Finchburg St.**

96
97 **AYE:** Serviss, Jones, Kelley, Price, Saunders

98
99 **NAY:** None

100
101 **MOTION PASSED: 5-0**

102
103 **Item 6: Resolution 2019-04 – Variance Request – Floor Elevation ~ Quasi-Judicial**

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105 **Grant Watson** read Resolution 2019-04 by title only.

106
107 **Grant Watson** reminded the parties they were still sworn in and offered to swear in anyone not
108 previously sworn in that wished to speak on the matter.

109
110 **Council** considered granting a variance relating to finished floor elevation of 1.08 feet higher for
111 property located at 1529 Finchburg Street, Minneola, Florida, noting that the Planning & Zoning
112 Commission approved both items.

113
114 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve Item 6:**
115 **Resolution 2019-04 variance request for 1529 Finchburg St.**

116
117 **AYE:** Serviss, Jones, Kelley, Price, Saunders

118
119 **NAY:** None

120
121 **MOTION PASSED: 5-0**

122
123 **Item 7: Resolution 2019-05 – Variance Request – Sign Height ~ Quasi-Judicial**

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125 **Grant Watson** read Resolution 2019-05 by title only.

126
127 **Grant Watson** swore in staff, Joyce Heffington, to speak on this item.

128
129 **Joyce Heffington** provided an overview of the applicant's request noting the location of the "bell"
130 at the top of the tower on the building was taller than the fifteen feet (15') allowed by the code.

131
132 **Council** considered granting a variance for property located at the corner of U.S. Highway 27,
133 Disston Avenue, and West Chester Street, Minneola, Florida relating to the height of signage to
134 allow the height to be 22.3 feet high. They expressed the need to look at the modifying the code
135 for future commercial buildings.

136
137 **Joyce Heffington** stated staff recommended approval.

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

139
140 **Councilor Saunders** made reference to code and asked why Green Consulting did not recommend
141 approving the request.

142
143 **Joyce Heffington** explained that Green Consulting did not recommend approval because the
144 request did not meet the code.

145
146 **Vice Mayor Serviss** noted the Planning & Zoning Commission recommended approval.

147
148 **Council consensus** was to approve request.

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150 **MOTION by Councilor Jones, SECONDED by Vice Mayor Serviss, to approve Item 7:**
151 **Resolution 2019-05 variance request for sign height.**

152
153 **AYE:** Serviss, Jones, Kelley, Price, Saunders

154
155 **NAY:** None

156
157 **MOTION PASSED: 5-0**

158
159 **Item 8: Property Acquisition Discussion**

160
161 **Council and staff** discussed acquiring property to be used by the Public Works Department.

162
163 **Mark Johnson** stated the property owner agreed to accept \$1.3 million for his property and will
164 include the equipment. He added that the appraisal came in at approximately \$1.5 million.

165
166 **Councilor Jones** inquired about the due diligence and inspections, past stormwater issues.

167
168 **Mark Johnson** responded as to the matter has been resolved by the City.

169
170 **Council and staff** continued discussing funding and reserves as the City has been preparing for
171 these types of purchases to be made.

172
173 **Mayor Kelley** commented that he was in favor of the purchase and commented on the other
174 projects the City is working on including the park, post office, aesthetic improvements along
175 Highway 27, and the ongoing sewer project.

176
177 **Councilor Saunders** remarked in favor of the purchase and commented on making building
178 improvements, aesthetic enhancements, and the age of the building.

179
180 **Council** continued discussing the additional options for use of the property and annexation of the
181 land.

182
183 **Councilor Price** stated she was in favor of the purchase.

Council and staff discussed the possibility of extending the due diligence period and the condition of the equipment.

Vice Mayor Serviss stated she was in favor of the purchase.

Motion by Councilor Saunders, Seconded by Vice Mayor Serviss for approval to purchase subject to review and comment on the contract terms by the city attorney and execution of the contract by the City.

Roll Call Vote:

Vice Mayor Serviss Aye

Councilor Jones Aye

Mayor Kelley Aye

Councilor Price Aye

Councilor Saunders Aye

Motion passed: 5-0

FINAL PUBLIC COMMENTS

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

REPORTS

Mark Johnson:

- Reminded council of the second workshop on April 23rd to discuss city properties and projects
 - Will include the land owned by the City near Highland Ridge, Oak Valley, and Quail Valley
- Announced the retirement of an employee with 21 years of service
 - Requested permission to provide him with the honorary title of "Public Works Supervisor"
 - Requested permission to provide him with a retirement bonus or gift
 - **Council** consensus was to approve of the requests

Vice Mayor Serviss:

- Asked about the clothing donation box on road behind Dollar Tree
 - **Mark Johnson** explained the roadway where the box is located is a private road rather than a public street
- Reminded everyone of the Cycling Safety Forum on Wednesday, March 20, 2019 at 6:00 pm in the council chambers.

Councilor Jones:

- Reminded everyone of the fundraiser for the South Lake Animal League on Tuesday, March 26, 2019 at 4:00 p.m. to close at Lil Anthony's Pizza
- Explained the government strides made for the mental health and wellbeing of our school age kids.

- She stated more options were needed to increase help for others and expressed the need to be more vocal to facilitate real change
- She mentioned approaching Lake County Schools to discuss the issue with them again

Mayor Kelley:

- Mentioned improving the chamber by removing the pews and adding chairs
- Discussed ideas to reduce the number of motorists who speed. He suggested the City consider hiring an off duty deputy, a Florida Highway Patrol officer, and improved visibility.

Mayor Kelley asked for public comments.

Lieutenant Ron Patton, Lake County Sheriff's Deputy, informed council that the City has the largest traffic unit at 11. He listed current locations of surveillance, commented on the department activities, and stated they issue a high number of traffic citations.

Council complimented the sheriff's office on a job well done.

Mayor Kelley explained why the Minneola Charter School workshop was cancelled.

(Vice Mayor Serviss left chambers)

Council discussed charter school access solutions and compromises.

(Vice Mayor Serviss returned to chambers)

- Road access should be on Fosgate Road rather than on Oakland or Minneola
- A Traffic study will be needed before another addition is added

(Councilor Price left chambers)

City Attorney was asked to inform school board attorney regarding the school's "proportionate share."

Mayor Kelley thanked Councilor Jones for posting to social media.

(Councilor Price returned to chambers)

- The City requested the school pave the driveway off of Fosgate Road. The charter school planned to install a temporary gravel driveway due to cost.

FINAL PUBLIC COMMENTS

Mayor Kelley asked for final comments. There were no comments.

MOTION by Councilor Jones, SECONDED by Councilor Price, to adjourn.

275 **AYE:** Serviss, Jones, Kelley, Price, Saunders

276

277 **NAY:** None

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279 **MOTION PASSED: 5-0**

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281 *(Meeting adjourned at 8:01 P.M.)*

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Pat Kelley, Mayor

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289 **ATTEST:**

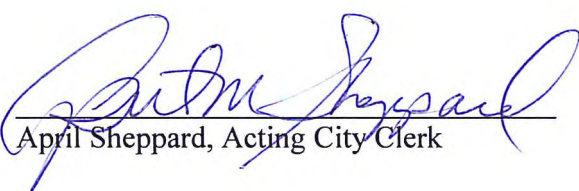
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April Sheppard, Acting City Clerk

