

**Minneola City Council  
Meeting Minutes  
Minneola City Hall  
July 21, 2020 at 6:30 PM**

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, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Barbara Hollerand (City Clerk). Due to the Covid-19 pandemic, all present were practicing “social distancing” by remaining at least six feet apart in the council chambers.

**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 Serviss.

**AGENDA REVIEW**

**Councilor Jones** requested to remove Item 6 - Term Limits Discussion from the Agenda.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to remove move Item 6 – Term Limits Discussion from the Agenda.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**PUBLIC COMMENTS**

There were no public comments.

**CITY MANAGER'S CONSENT AGENDA**

**Item 1: City Council Meeting Minutes July 7, 2020**

**Item 2: Contract Addendum - Lake County Sheriff's Office Contract F.Y. 2020-21**

**Mayor Kelley** asked for public comments.

There were no public comments.

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

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

**NAY:** None

**MOTION PASSED: 5-0**

### **COUNCIL DISCUSSION & ACTION ITEMS**

#### **Item 3: Site Plan - Publix ~ Quasi-Judicial**

**Scott Gerken** swore in those wishing to speak on this item.

**Joyce Heffington** presented the Publix site plan explaining the developer is requesting a three-year deferral to construct the outbuilding due to the economy. She stated staff and the planning & zoning commission recommend approval with the three-year deferment for outbuilding C conditioned on other buildings being built within the next year.

**Dale Hafele**, of North American Properties, Inc., introduced their staff, qualifications, and provided a brief explanation of the project scope and size.

**Mayor Kelley** asked for public comments.

**Daniel Smith**, resident, spoke regarding cart stop areas.

**Mark Turner**, of North American Properties, Inc., responded to the question regarding cart stop areas.

**Tim Hoban**, attorney representing North American Properties, Inc., spoke regarding the economy and requested approval of the site plan allowing construction of building A and building B immediately with a three-year site plan approval for building C.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve the site plan with the site plan for the main Publix building, and Retail Buildings A&B being valid for one year and with the site plan for Retail Building C being valid for up to three years provided actual construction has been commenced within those time periods and conditioned upon the City reserving the right to require site plan modifications should conditions change (e.g. traffic pattern changes) during such three year period.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**Item 4 – Ordinance 2020-12 – Districting Option: Four Districts & Mayor at Large – First Reading**

**Item 5 – Ordinance 2020-13 – Districting Option: Five Districts with Rotating Mayor – First Reading**

**Scott Gerken** read ordinances 2020-12 and 2020-13 in title only. He reminded council that these are first readings.

**Greg Beliveau**, of L.P.G. Inc., presented the districting options for Minneola and explained how districts work in other cities. He explained how district lines are drawn and reassessed by population at least every 5 years. He mentioned the Census results should be completed within two years and will provide the most detailed data for drawing the districts.

**Council** discussed the districting options, and the timeline.

**Mayor Kelley** asked for public comments.

**Gustavo Ortiz**, resident, spoke regarding the optics of four districts with the mayor at-large.

**Councilor Jones** commented that the 5 districts give old Minneola more protection.

**Councilor Saunders** spoke in opposition of districts concerned that people may only represent their district creating animosity between districts competing for benefits resulting in higher costs. He expressed that council members need to represent the whole city and base decisions on the welfare of the whole city.

**Daniel Smith**, resident, spoke regarding his preference for four districts with the mayor at-large. He also asked about having term lengths on the agenda for discussion.

**Item 7 – Ordinance 2020-06 – Duke Energy Franchise Agreement – Second Reading**

**Scott Gerken** read ordinance 2020-06 in title only recommending approval subject to attorney review of final agreement.

**MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve Ordinance 2020-06 subject to attorney review of final agreement.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**FINAL PUBLIC COMMENT**

**Daniel Smith**, resident, requested the Council put term lengths on the next meeting for first reading.

**Mayor Kelley** asked Council's opinion.

**Councilor Saunders** confirmed he was okay with having it on the ballot.

**Mayor Kelley** asked if there was a preference for three-year or four-year terms.

**Councilor Jones** commented that with a three-year term every seat has the opportunity to run during a Presidential year, whereas right now seats 1, 3, and 5 never see a Presidential election. She explained that there is a lot more work involved running during a Presidential election because more people are voting.

**Mark Johnson** spoke regarding the option of changing the election date. He explained that the cost would not be as high in August because of the County election dates, but any other month the City would have to fund the full cost of the election.

**Mayor Kelley** commented that he was fine with changing the date.

**Scott Gerken** said he will check to see if the date can be changed by Ordinance or if it requires a Charter Amendment.

**Daniel Smith**, resident, requested having either term lengths or changing the election date on the next agenda.

**Mayor Kelley** said he isn't against having three-year or four-year terms as more can be accomplished.

**Mayor Kelley** commented that requesting to extend term lengths to be more effective and accomplish more is an acceptable position, but he doesn't agree with the reasoning to change to just have an easier election.

**Council** discussed the option of term limits.

**Councilor Jones** commented that in the past she was the only one supporting term limits.

**Council Saunders** said he doesn't support term limits, but he would support putting them on the ballot.

**Councilor Jones** explained that her original proposal was an eight-year term limit for two-year terms or a nine-year term limit for three-year terms.

**Gustavo Ortiz**, resident, spoke regarding having the term lengths discussion at the next meeting.

**Scott Gerken** confirmed he will bring back an ordinance proposing changing terms from two years to three years.

**Daniel Smith**, resident, asked to have term limits as first reading on the next agenda.

**Council Consensus** was to have term lengths on the next agenda, but not term limits.

**Council** discussed placing a referendum on the ballot regarding term lengths.

## REPORTS

### **Mark Johnson:**

- Grass was mowed at the Turnpike Interchange.
- Sod repair at Trailhead Park has been scheduled.
- Additional trash receptacle was ordered and delivered for installation at Trailhead Park.
- The South Lake Trail will be closed in sections for resurfacing.
- The homeless camp at the end of Sullivan Road appears to have been abandoned.
- The next food distribution event is scheduled for August 20<sup>th</sup>.
- Minneola Business Park working on obtaining their State permits to begin installing the infrastructure.
- F.D.E.P. is charging a fee of \$2,392 for the broken utility line and explained the break was attributed to a gouge in the pipe.
- Verified the Council did not wish to add a length of residency or qualified voter requirement before an individual can run for office to the ballot.

### **Scott Gerken:**

- Asked for a motion to approve the F.D.E.P. Consent Agreement and pay the \$2,392 fee.

**MOTION by Councilor Jones, SECONDED by Councilor Price, to approve F.D.E.P. Consent Agreement and to pay \$2,392 fee.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**Councilor Jones** mentioned a couple of meetings regarding painting the tunnel for the South Lake trail.

**Vice Mayor Serviss** asked about when the meetings were and said she wasn't aware of them.

**Mayor Kelley** said he knew they had discussed painting the tunnel but wasn't aware of any formal meetings.

**Councilor Jones** apologized stating she thought everyone was aware of the meetings but would make sure they received an invitation to the next meeting.

**MOTION by Councilor Price, SECONDED by Councilor Jones, to adjourn the meeting.**

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

**NAY:** None

**MOTION PASSED: 5-0**


*(Meeting adjourned at 8:27 P.M.)*



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Pat Kelley, Mayor

**ATTEST:**

  
Christina Stidham, City Clerk