1 2 3 4	Minneola City Council Meeting Minutes Minneola City Hall October 06, 2020 at 6:30 PM
5 6 7 8 9	The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Also present were Councilor Lisa Jones, Councilor Kelly Price, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Christina Stidham (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.
11 12	CALL TO ORDER
13	
14	Mayor Kelley called the meeting to order at 6:31 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 Councilor Jones.
19 20	AGENDA REVIEW
21 22	There were no changes.
23	There were no changes.
24	PUBLIC COMMENTS
25	TODDIC COMMIDITIES
26 27 28	Rick Welch , Minneola resident, spoke regarding concerns with traffic from the charter school making it difficult to get to his residence on Pearl Street. He asked the City to consider making it a one-way street for a period of time after school to address school related traffic.
29	
30	<u>PROCLAMATION</u>
31	Idam 1. White Come Assurances Day Burglametics
32	Item 1: White Cane Awareness Day Proclamation
33 34	Mayor Kelley read the White Cane Awareness Day Proclamation proclaiming October 15, 2020
35 36	as White Cane Awareness Day in Minneola, Florida.
37	CITY MANAGER'S CONSENT AGENDA
38	CITT MANAGER & CONSENT AGENDA
39 40	Item 2: City Council Meeting Minutes for September 15, 2020
41 42	Item 3: City Council Budget Hearing Minutes for September 22, 2020
43 44	Item 4: Lake-Sumter M.P.O. Interlocal Agreement
45 46	Public Comment
47	There were no comments.

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18 19	MOTION by Councilor Price, SECONDED by Councilor Jones, to approve the Consent Agenda.
50 51	AYE: Jones, Kelley, Price, Saunders
52 53	NAY: None
54 55	MOTION PASSED: 4-0
56 57	COUNCIL DISCUSSION & ACTION ITEMS
8	Harry S. Decelution 2020 12 Verious Fine Station Addition Newt to City Hell Organi
59 50	<u>Item 5: Resolution 2020-13 - Variance - Fire Station Addition Next to City Hall - Quasi-Judicial</u>
51	<u>Judicial</u>
52 53	Scott Gerken read Resolution 2020-13 by title only and swore in Joyce Heffington, Ramon Flores, Mark Johnson, and members of the public wishing to speak.
54 55 56 57 58	Joyce Heffington explained that the purpose of the variance is to allow the new fire station building to be built using a design consistent with City Hall, so the buildings are compatible in appearance.
59 70	Public Comment
71 72	There were no comments.
73 74 75	MOTION by Councilor Saunders, SECONDED by Councilor Price, to approve Resolution 2020-13.
76 77	AYE: Jones, Kelley, Price, Saunders
7 8 79	NAY: None
30 31	MOTION PASSED: 4-0
32 33	Item 6: Fire Station Site Plan - Quasi-Judicial
34 35	Public Comment
36 37	There were no comments.
38 39 90	MOTION by Councilor Saunders, SECONDED by Councilor Price, to approve the fire station site plan.
91	Joyce Heffington, requested approval with staff recommended changes.

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92	MOTION amended by Councilor Saunders, SECONDED by Councilor Price, to approve the
93	fire station site plan with staff recommended changes.
94	
95	AYE: Jones, Kelley, Price, Saunders
96	
97	NAY: None
98	
99	MOTION PASSED: 4-0
100	
101	Item 7: Resolution 2020-18 - Variance - 17628 U.S. Highway 27, Property Improvements -
102	Quasi-Judicial
103	A many of distriction
104	Scott Gerken read Resolution 2020-18 by title only and swore in those wishing to speak.
105	beatt Germen read resonation 2020 to by title only and swore in those wishing to speak.
106	Joyce Heffington explained that the property has new owners that would like to make
107	improvements. Unfortunately, when F.D.O.T. realigned the road, they had to take part of the
108	property making it nonconforming. Therefore, a variance is required to make the improvements.
109	property making it noncomorning. Therefore, a variance is required to make the improvements.
110	Mayor Kelley stated he had met with them. He also stated the planning and zoning commission
111	recommended approval.
112	recommended approval.
113	Public Comment
114	1 ubite Comment
115	There were no comments.
116	There were no comments.
117	Councilor Jones welcomed the business owner to Minneola.
118	Councilor Jones wereomed the business owner to Minneola.
119	MOTION by Councilor Jones, SECONDED by Councilor Price, to approve Resolution 2020-
120	18.
121	16.
122	AYE: Jones, Kelley, Price, Saunders
123	ATE. Jones, Refley, Trice, Saunders
124	NAY: None
125	TVAI. None
	MOTION PASSED: 4-0
126	MOTION (ASSED: 4-0
127	Council welcomed and thenked the awar for his commitment to the City and for noticing the
128	Council welcomed and thanked the owner for his commitment to the City and for noticing the
129	residents.
130	Itana O. Andrean Danner Dhan Eine Einel Dlat
131	Item 8: Ardmore Reserve Phase Five Final Plat
132	Torres IV-660 material and allocated in Discussion of Co.
133	Joyce Heffington explained that this is Phase 5 of 6.
134	Dublic Comment
135	Public Comment
136	Thousand a comments
137	There were no comments.

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MOTION by Councilor Saunders, SECONDED by Councilor Price, to approve Ardmore

139 Reserve Phase Five Final Plat.

AYE: Jones, Kelley, Price, Saunders

143 NAY: None

MOTION PASSED: 4-0

<u>Item 9: Resolution 2020-11 - C.U.P. - Proposed Carwash - Quasi-Judicial</u>

Scott Gerken read Resolution 2020-11 by title only and swore in those wishing to speak.

Joyce Heffington explained that this request is for a conditional use permit for a carwash. Staff is concerned with traffic issues during peak hours. There has also been concerns expressed regarding noise disrupting the residential neighborhood. The planning and zoning commission recommended denial. If approved, we ask it includes the conditions specified.

Mayor Kelley stated that he has spoken with the landowner and carwash representatives.

Mayor Kelly read a letter opposing the approval of the carwash received from R.M. Green Corporation (adjoining property owner) into the record.

Chris Blurton, applicant representative, spoke regarding the expected trips during the day and peak hours. He spoke regarding the application process and the planning and zoning commission's recommendation of denial. He explained that they are trying to limit the impact on the residential neighborhood and other property owners. They have made changes based on the homeowners association concerns including extending the median, installing a no U-turn sign, restriping turn arrows, and upgrading to a type B buffer near the neighborhood.

Public Comment

Ray Nivarel, Minneola Resident and Quail Valley H.O.A. President, spoke regarding resident concerns pertaining to the notice, traffic, noise, landscaping, and additional trash. He confirmed the developer has come to address the issues.

Laura Smith, Minneola Resident and Quail Valley H.O.A. Board Member, spoke regarding the benefits of requiring a C.U.P. as the conditions can reduce the impact. She spoke regarding concerns with the lower intersection and Southern Breeze striping. She explained that there will be impacts regardless of what user comes. She expressed that the applicant is trying their best to address the issues and decreasing their impact.

Mark Johnson, requested that our engineer review the newly proposed changes before council makes a decision.

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Tom MGee, land owner, spoke regarding the miscommunication and apologized for things 182 slipping through the cracks. He spoke about the traffic and noise as well as mitigating the impact 183 to address everyone's concerns. 184 185 Councilor Jones, explained that she initially had concerns but thinks this is a better fit than many 186 187 other uses. 188 Mayor Kelley expressed concern with traffic volumes especially during peak times causing 189 backups. The access road is privately owned and will be receiving a lot of traffic. He would like a 190 traffic engineer to review this project. 191 192 MOTION by Councilor Price, SECONDED by Councilor Jones, to continue Resolution 193 194 2020-11 to the next meeting. 195 AYE: Jones, Kelley, Price 196 197 198 NAY: Saunders 199 **MOTION PASSED: 3-1** 200 201 Item 10: Holden Ridge Trail Maintenance Agreement 202 203 204 Joyce Heffington explained that the developer agreement requires Holden Ridge improve the trail 205 for their kids to walk to the school. Lake County requires the maintenance agreement and requires 206 the City to be part of the agreement. 207 208 Scott Gerken explained the intention was to bring this forward with the Plat but the County requires City approval before their approval. Therefore, he requested the agreement be approved 209 conditioned upon the subsequent approval of the plat. 210 211 212 **Public Comment** 213 214 There were no comments. 215 MOTION by Councilor Price, SECONDED by Councilor Jones, to approve the Holden 216 Ridge Trail Maintenance Agreement conditioned upon subsequent approval of the plat. 217 218 AYE: Jones, Kelley, Price, Saunders 219 220 221 NAY: None 222 223 **MOTION PASSED: 4-0** 224 225 FINAL PUBLIC COMMENT 226

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227

There were no comments.

228	<u>REPORTS</u>
229	
230	Mark Johnson:
231	 Lake County submitted the CARES Act spend plan to the State.
232	 Lake County reopened the rent/mortgage assistance grant program today
233	• Kids' Safe Night Out will be a movie in the park event with social distancing this year.
234	• Early voting begins October 19 th .
235 236	 A farmers market special event application has been received and is being reviewed.
237	MOTION by Councilor Jones, SECONDED by Councilor Price, to excuse Vice Mayor
238	Serviss from missing the meeting.
239	
240	AYE: Jones, Kelley, Price, Saunders
241	
242	NAY: None
243	
244	MOTION PASSED: 4-0
245	
246	MOTION by Councilor Jones, SECONDED by Councilor Price, to adjourn the meeting.
247	
248	AYE: Jones, Kelley, Price, Saunders
249	
250	NAY: None
251	MOTION PAGGED AO
252	MOTION PASSED: 4-0
253	(Masting adjacement at 7,52 D.M.)
254	(Meeting adjourned at 7:53 P.M.)
255 256	
250 257	
258	
259	
260	Pat Kelley, Mayor
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262	i i i i i i i i i i i i i i i i i i i
263	ATTEST:
264	OF WINN
265	O CORPORAL.
266	SFAI :
267	1926
268	Mulle Budle : " Annina.
269	Christina Stidham, City Clerk
	Christina Stidham, City Clerk SEAL 1926 MORIDA.

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