

**Minneola City Council
Meeting Minutes
Minneola City Hall
October 06, 2020 at 6:30 PM**

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.

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:31 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by Councilor Jones.

AGENDA REVIEW

There were no changes.

PUBLIC COMMENTS

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.

PROCLAMATION

Item 1: White Cane Awareness Day Proclamation

Mayor Kelley read the White Cane Awareness Day Proclamation proclaiming October 15, 2020 as White Cane Awareness Day in Minneola, Florida.

CITY MANAGER'S CONSENT AGENDA

Item 2: City Council Meeting Minutes for September 15, 2020

Item 3: City Council Budget Hearing Minutes for September 22, 2020

Item 4: Lake-Sumter M.P.O. Interlocal Agreement

Public Comment

There were no comments.

MOTION by Councilor Price, SECONDED by Councilor Jones, to approve the Consent Agenda.

AYE: Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 5: Resolution 2020-13 – Variance – Fire Station Addition Next to City Hall – Quasi-Judicial

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.

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.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Price, to approve Resolution 2020-13.

AYE: Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

Item 6: Fire Station Site Plan – Quasi-Judicial

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Price, to approve the fire station site plan.

Joyce Heffington, requested approval with staff recommended changes.

MOTION amended by Councilor Saunders, SECONDED by Councilor Price, to approve the fire station site plan with staff recommended changes.

AYE: Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

Item 7: Resolution 2020-18 – Variance – 17628 U.S. Highway 27, Property Improvements – Quasi-Judicial

Scott Gerken read Resolution 2020-18 by title only and swore in those wishing to speak.

Joyce Heffington explained that the property has new owners that would like to make improvements. Unfortunately, when F.D.O.T. realigned the road, they had to take part of the property making it nonconforming. Therefore, a variance is required to make the improvements.

Mayor Kelley stated he had met with them. He also stated the planning and zoning commission recommended approval.

Public Comment

There were no comments.

Councilor Jones welcomed the business owner to Minneola.

MOTION by Councilor Jones, SECONDED by Councilor Price, to approve Resolution 2020-18.

AYE: Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

Council welcomed and thanked the owner for his commitment to the City and for noticing the residents.

Item 8: Ardmore Reserve Phase Five Final Plat

Joyce Heffington explained that this is Phase 5 of 6.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Price, to approve Ardmore Reserve Phase Five Final Plat.

AYE: Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

Item 9: Resolution 2020-11 – C.U.P. – Proposed Carwash – Quasi-Judicial

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.

Tom MGee, land owner, spoke regarding the miscommunication and apologized for things slipping through the cracks. He spoke about the traffic and noise as well as mitigating the impact to address everyone's concerns.

Councilor Jones, explained that she initially had concerns but thinks this is a better fit than many other uses.

Mayor Kelley expressed concern with traffic volumes especially during peak times causing backups. The access road is privately owned and will be receiving a lot of traffic. He would like a traffic engineer to review this project.

MOTION by Councilor Price, SECONDED by Councilor Jones, to continue Resolution 2020-11 to the next meeting.

AYE: Jones, Kelley, Price

NAY: Saunders

MOTION PASSED: 3-1

Item 10: Holden Ridge Trail Maintenance Agreement

Joyce Heffington explained that the developer agreement requires Holden Ridge improve the trail for their kids to walk to the school. Lake County requires the maintenance agreement and requires the City to be part of the agreement.

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 conditioned upon the subsequent approval of the plat.

Public Comment

There were no comments.

MOTION by Councilor Price, SECONDED by Councilor Jones, to approve the Holden Ridge Trail Maintenance Agreement conditioned upon subsequent approval of the plat.

AYE: Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

FINAL PUBLIC COMMENT

There were no comments.

REPORTS**Mark Johnson:**

- Lake County submitted the CARES Act spend plan to the State.
- Lake County reopened the rent/mortgage assistance grant program today
- Kids' Safe Night Out will be a movie in the park event with social distancing this year.
- Early voting begins October 19th.
- A farmers market special event application has been received and is being reviewed.

MOTION by Councilor Jones, SECONDED by Councilor Price, to excuse Vice Mayor Serviss from missing the meeting.

AYE: Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

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

AYE: Jones, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

(Meeting adjourned at 7:53 P.M.)



Pat Kelley, Mayor

ATTEST:


Christina Stidham, City Clerk

