

**Minneola City Council  
Meeting Minutes  
Minneola City Hall  
December 1, 2020 at 6:30 PM**

The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Serviss, Councilor Debbie Flinn, 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 6:30 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**

There were no changes.

**PUBLIC COMMENT**

**Daniel Smith**, Minneola resident, commented on the need for school zone signs on Education Way.

**Laura Smith**, Minneola resident, commented on the carwash conditional use permit that failed to pass at the previous meeting and communications members of the community had received from property owner Tom McGee requesting they support the carwash or potentially lose their landscaping located on his property. She said the HOA received a letter after the conditional use permit didn't pass stating they were prohibited from accessing the property and the landscaping was removed after that. She said he further emailed that he had conferred with the Lake County Sheriff's Office to have anyone driving on his road be issued a moving violation. She requested the property be held to all the maintenance standards the code provides that other properties are held to such as maintaining the right-of-way.

**Tom McGee**, Minneola commercial property owner, commented on the plan presented to Council for the carwash. He explained that he had revoked the permission he had previously given to the Quail Valley Homeowners Association to maintain landscaping on his property. He explained he is working with F.D.O.T. to address the sequencing issue with the light, and that although the contract with the carwash was terminated, they are still interested.

**Mayor Kelley** disclosed that he had spoken with the carwash representative after the last meeting, and was told they had severed ties. He also said that Mr. McGee was welcome to bring his plan back with a traffic study.

**Scott Gerken** spoke regarding possible paths for the project including the right to reapply going back through the Planning and Zoning Commission, or having it on a City Council agenda requesting approval for a rehearing.

**Item 1: TetraTech Presentation of the City's TenYear Water, Wastewater, and Reclaimed Water Master Plan.**

**Jason Warren and Burl Reardon** with TetraTech provided the PowerPoint presentation.

**CITY MANAGER'S CONSENT AGENDA**

**Item 2: City Council Meeting Minutes for November 17, 2020**

**Public Comment**

There were no comments.

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

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

**NAY:** None

**MOTION PASSED: 5-0**

**COUNCIL DISCUSSION & ACTION ITEMS**

**Item 3: Resolution 2020-25 – Tourist Development Taxes**

**Scott Gerken** read Resolution 2020-25 by title only.

**Public Comments**

There were no comments.

**MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve Resolution 2020-25.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**Item 4: Ordinance 2020-10 – Annexation & Rezoning for Singh Property – 18551 & 18605 Bishops Point – Quasi-Judicial – Second Reading**

**Item 5: Ordinance 2020-11 – Comprehensive Plan for Singh Property – 18551 & 18605 Bishops Point – Quasi-Judicial – First Reading**

**Scott Gerken** read Ordinance 2020-10 by title only and read Ordinance 2020-11 by title only. He swore in those wishing to speak.

**Joyce Heffington** spoke regarding the zoning change to commercial B-1 zoning and the small scale comprehensive plan.

**Public Comments**

There were no comments.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve Ordinance 2020-10.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve Ordinance 2020-11.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**Chris Singh**, property owner, thanked the Council and staff.

**Item 6: City Council Appointments – Annual Review of City Council Board/Committee Appointments and Reappointments.**

**Mark Johnson** presented the annual list of appointments and recommendations for consideration.

**Council** considered the appointments and reappointments of Vice Mayor, Planning and Zoning Commission members, and representatives to serve on various boards and committees.

**Council** affirmed appointments as presented, discussed, and recommended.

**Public Comments**

There were no comments.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to re-appointment Jeff Henderson, Daniel Smith, and Oscar Trujillo to the Planning and Zoning Commission for another 3-year term.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve:**

- **Vice Mayor, Pam Serviss re-appointment**
- **Lake County Arts & Cultural Alliance Board, Diane Revels re-appointment with Lisa Harris re-appointment as Alternate**
- **Lake County Library Board, Josie Dix re-appointment with Mark Johnson appointment as Alternate**
- **Lake County Parks & Recreation Board, Vice Mayor Pam Serviss appointment**
- **Lake County School Concurrency Committee, Councilor Kelly Price appointment with Mark Johnson re-appointment as Alternate**
- **Lake County School Concurrency Planning Group, Joyce Heffington re-appointment**
- **Lake~Sumter M.P.O. B.P.A.C., Councilor Kelly Price re-appointment**
- **Lake~Sumter M.P.O. Governing Board, Mayor Pat Kelley re-appointment with Councilor Debbie Flinn as Alternate**
- **Lake~Sumter M.P.O. Technical Advisory Committee, Joyce Heffington re-appointment**
- **Lake County League of Cities Board, Vice Mayor Pam Serviss re-appointment with Mark Johnson appointment as Alternate**
- **Planning & Zoning Commission Ex-Officio, Vice Mayor Pam Serviss with Councilor Kelly Price as Alternate**

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

**NAY:** None

**MOTION PASSED: 5-0**

**FINAL PUBLIC COMMENT**

There were no comments.

**REPORTS**

**Mark Johnson reported:**

- Chuck's Automotive
  - Appraisal due Thursday
  - Demo costs have been requested from multiple companies
  - Asbestos testing will be required at a cost of \$1,500
  - Environmental survey quote is outstanding.
- The Christmas Parade will be on December 12<sup>th</sup> at 6:00 p.m.
  - No Santa's workshop
  - No high school bands
- Holiday roll off container for carboard will be available December 18, 2020 - January 4, 2021
- Minneola CARES Supplemental Grant funding update
  - Over 370 households will receive a little over \$1,700 check in the mail soon
- Duke Energy Grant for \$10,000.00 was awarded for Art in the Park
- Citrus Grove Road project
- Annual School Concurrency meeting on December 9, 2020

**Mayor Kelley** commented that Shaun Parks is supporting moving the Citrus Grove Road project up to number 2 for the M.P.O. to vote to move it to a tier 1 project for funding.

**Scott Gerken** reported on the Sunoco property commenting that it would need to go through another special exception process to become a gas station again due to the time it has been vacant.

**Mayor Kelley** commented about updating the vending machine ordinance to not prohibit A.T.M. machines.

**Vice Mayor Serviss** reported that the Food Distribution event will be this Friday, December 4, 2020 at City Hall starting at 10:00 a.m., and that the Planning and Zoning meeting is Monday, December 7, 2020. She commented that staff offered businesses the opportunity to have a Christmas tree contest at City Hall.

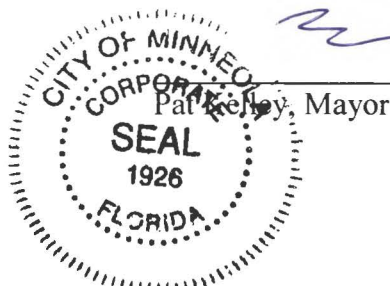
**MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to adjourn the meeting.**

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

**NAY:** None

**MOTION PASSED: 5-0**

*(Meeting adjourned at 8:52 P.M.)*



228 **ATTEST:**

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A handwritten signature in blue ink, appearing to read "Christina Stidham", is written over a horizontal line.

Christina Stidham, City Clerk