

**Minneola City Council
Meeting Minutes
Minneola City Hall
March 16, 2021 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 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

Kyle Johnson, city resident, spoke regarding the homeless people behind C.V.S.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes for March 2, 2021

Item 2: Purchase Request – Sealcoat & Restripe City Hall Parking Lot – Budgeted

Item 3: Purchase Request – Wastewater Plant Process Controller – Funds Available

Item 4: Request for Approval – Florida Department of Financial Services Grant Agreement

Item 5: Request for Approval – Florida Department of Emergency Management Agreement for COVID-19 Expenses

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

49 **COUNCIL DISCUSSION & ACTION ITEMS**

50

51 **Item 6: Ordinance 2021-05 – M.S.T.U. Authorization – Second Reading**

52

53 **Scott Gerken** read Ordinance 2021-05 by title only. This is a one-year agreement.

54

55 **Public Comment**

56

57 There were no comments.

58

59 **MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve Ordinance 2021-**

60 **05.**

61

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

63

64 **NAY:** None

65

66 **MOTION PASSED: 5-0**

67

68 **Item 7: Karst Properties Lot Split**

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70 **Joyce Heffington**, city planner, spoke regarding the lot split to allow an AutoZone store. She said

71 the location is at the corner of South Grassy Lake and Highway 27. She requested that, if approved,

72 it would need to be conditioned on receiving the complete opinion of title.

73

74 **Mayor Kelley** commented that he would like a condition not allowing donation bins on the

75 property.

76

77 **Public Comment**

78

79 There were no comments.

80

81 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Item 7: Karst**

82 **Property Lot Split with the conditions requested by staff and City Council including a**

83 **complete opinion of title, inclusion of sidewalks, and prohibiting donation bins.**

84

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

86

87 **NAY:** None

88

89 **MOTION PASSED: 5-0**

90

91 **Item 8: Resolution 2020-23 – Pinecrest Academy Variance – Quasi-Judicial**

92

93 **Scott Gerken** swore in all those wishing to speak.

94

95 **Joyce Heffington** explained that the variance is to allow a metal roof for Pinecrest Academy to be

96 consistent with the existing building roof and stated the Planning and Zoning Commission

97 recommended approval.

Public Comment

There were no comments.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Resolution 2020-23.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 9: Pinecrest Academy Expansion Site Plan – Quasi-Judicial

Joyce Heffington explained that this site plan is for the expansion of Pinecrest Academy. The Planning and Zoning Commission recommends approval with staff conditions. The Fire Department comments will be addressed on the final plan. A Lake County right-of-way permit is required, and they have requested an agreement for a right turn lane from Hancock Road into the school to be built by December.

Scott Gerken explained that one of the conditions would be execution of the roadway improvement agreement.

Scott Gerken swore in Chuck Hiott.

Chuck Hiott, Engineer with BESH HALFF, explained that the agreement is still being negotiated, and the school would rather not put in the turn lane.

Mayor Kelley confirmed his position that the turn lane is needed.

Nelson Caparas, Traffic Engineer with LTG, Inc., spoke regarding other steps taken to address traffic. The spillback from the cue will be addressed by bringing the cue line inside the school property removing the concern of right turns stacking up down Hancock Road. He then spoke of the traffic study, traffic counts, and student generated trips. He stated the school is willing to bond the turn lane and intersection work to create the turn lane for the future if it is determined necessary. He asked to move forward at this stage.

Mayor Kelley commented that the City prefers to do infrastructure first.

Chuck Hiott requested the item be tabled until a date certain.

Scott Gerken suggested tabling the site plan until the April 6, 2021 meeting.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to Table Item 9: Pinecrest Academy Expansion Site Plan to the April 6, 2021 City Council Meeting.

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

146 **NAY:** None

148 **MOTION PASSED: 5-0**

150 **FINAL PUBLIC COMMENT**

152 There were no comments.

154 **Vice Mayor Serviss** suggested an education and outreach effort so the community understands
155 that the City tried to help everyone.

157 **Mark Johnson** confirmed that it was the property owners that evicted the trespassers from their
158 land who were pushed into Minneola from other cities. He stated the homeless population has
159 increased throughout the entire County over the last few years. He explained staff are working on
160 vacant property standards and procedures to allow the Lake County Sheriff's Office to remove
161 trespassers on vacant lands without any delays.

163 **REPORTS**

165 **Mark Johnson:**

- 166 • Advised staff reached out to the Pine Bluff H.O.A. to try to schedule a workshop with them on
167 March 30, 2021.
- 168 • Stated staff are working on getting a meeting with S.J.R.W.M.D. to discuss the Trailhead park
169 project.
- 170 • Reminded the annual fire assessment fee have to be determined soon.
- 171 • Advised the Affordable Housing Committee has an open seat if anyone is interested in serving.
- 172 • Explained the new owner of Jack's BBQ is requesting a 36-month payment plan for wastewater
173 impact fees.
 - 174 ○ The Council consensus was to allow the City to provide a 36-month payment plan.
- 175 • Announced W.C.A. ordered an additional truck for Minneola to reduce delays.
- 176 • Stated the Opioid Task Force has expanded to the entire County. We are working to get L.S.F.
177 Health Systems to provide drug treatment services at South Lake Hospital. Their pilot program
178 at Waterman Hospital reduced opioid overdose by 55% and was free to the hospital.

180 **Scott Gerken:**

- 181 • Updated the Council regarding communications with Lake County School Board's attorney
182 regarding the property off of Scrub Jay Lane. The current proposal is to give the City 10 acres
183 for expansion of the wastewater treatment facility.
- 184 • Informed the Council that he was recommending reimbursement of \$3,000.00 to Mr. Szkwarko
185 for the removal of 3 diseased trees on City right-of-way.

187 **Council Consensus was to reimburse Mr. Szkwarko for the removal of the diseased trees on**
188 **City property.**

Councilor Flinn:

- Informed Council that she and Vice Mayor Serviss were doing a fundraiser called Sips and Suds at Lil' Anthony's on April 24th. Councilor Kelly Price will also be volunteering.

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

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 7:31 P.M.)



Pat Kelley, Mayor

ATTEST:



Christina Stidham, City Clerk

