

**Minneola City Council
Meeting Minutes
Minneola City Hall
May 4, 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 6:31 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

Mayor Kelley asked that Item: 3 – Hills Crossing Developer Agreement Modification be tabled to the next meeting per applicant request.

Mark Johnson requested Item 1: City Council Meeting Minutes from April 20, 2021 be tabled to the next meeting.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to Table Item 1: City Council Meeting Minutes from April 20, 2021 and Item 3: Hills Crossing Developer Agreement Modification to the next council meeting, and add Item 6: Signs Discussion to the agenda.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

PUBLIC COMMENT

David Yeager, Lake County resident/Minneola business owner, spoke regarding the cell tower status.

Mark Johnson confirmed they are working on a site plan.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes for April 20, 2021 – Tabled to May 18, 2021

Item 2: Purchase Request – Consultant Contract I.S.O. Pre-Review – Funds Available

Public Comment

There were no comments.

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve Item 2: Purchase Request – Consultant Contract I.S.O. Pre-Review.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 3: Hills Crossing Developer Agreement Modification – Tabled to May 18, 2021

Item 4: Ordinance 2021-06 – Construction & Demolition Dumpster Permits – Second Reading

Scott Gerken read Ordinance 2021-06 by title only. He announced this is second reading but that in his opinion the ordinance is not ready for approval. He suggested it be discussed further by City Council.

Joyce Heffington, City Planner, explained the purpose of the ordinance is to streamline the process for C&D companies and make the permit more affordable for smaller companies.

Scott Gerken commented that the ordinance reduces the registration fee from \$2500.00 to \$300.00 for 3rd party hauling. The second part of the ordinance regarding per project permit fee needs further discussion to determine if it is necessary.

Public Comment

David Yeager spoke in favor of charging permit fees for C&D as the trucks impact our roads. He suggested inquiring what surrounding municipalities charge.

Council discussed options including charging permit fees, road impact fees, and increasing the cost for new construction.

Daniel Smith, City resident and P & Z Commission member, spoke regarding adding a fee to the building permit to cover the impact on the roads.

Scott Gerken clarified to generate funds for impact on roads, we would need to assess charging a road impact fee.

Mayor Kelley commented that the current road impact fees all go to Lake County.

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to Table Item 4: Ordinance 2021-06 – Construction & Demolition Dumpster Permits to the City Council Meeting on May 18, 2021.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 5: The Hills of Minneola Area 2 Pod 7 Phase 1A Final Plat

Joyce Heffington presented the final plat commenting that Lake County has voted to vacate the easements, however staff recommends the final plat is conditioned upon getting the signed and recorded easement vacation document, a document granting the City of Minneola utility easements, and that no house plans can be submitted until the plat has been recorded and tax numbers and addresses have been assigned.

Scott Gerken commented that the Joinder and Consent will also be needed.

Denver Marlow, of SunTerra Communities, confirmed that they agreed with staff recommendations. He commented that the construction easement vacations were approved by Lake County on April 27th, agreed to provide an updated opinion of title and a document granting easements to the public, and that no house plans will be submitted until addresses are assigned. He stated addresses have been assigned by Lake County and requested the plat be recorded expeditiously. Meritage is ready to submit their model home permit applications.

Joyce Heffington explained that staff must have the tax numbers to issue the permits and the property appraiser will not assign the tax numbers until they have the recorded plat.

Scott Gerken confirmed that if approved the plat will be signed and held for recording until the conditions are met.

Public Comment

There were no comments.

MOTION by Councilor Flinn, SECONDED by Councilor Price, to Approve Item 5: The Hills of Minneola Area 2 Pod 7 Phase 1A Final Plat with staff recommendations.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 6: Signs Legislative Discussion

Mayor Kelley commented that he is fine with monument signs but is concerned with 15-foot-high monument signs.

Vice Mayor Serviss commented regarding having one large monument sign versus multiple signs.

Mayor Kelley stated the developers are meeting with him and staff on Friday. They have expressed they would like to have three smaller monument signs. We need to develop a standard, so everything is consistent in the Hills.

Mayor Kelley asked Council their opinions regarding moving forward with signage in the Hills. He asked Council to consider if they want to have monument signs, monument sign height limits, or no monument signs.

Council discussed potential code regulations for signs based on multiple units, per parcel, per business, and per entrance.

Council discussed the current code allowing monument signs for businesses up to 15 feet in height, and possibly lowering that height.

Scott Gerken explained that we can reduce the height of monument signs in our code, but there will still be exceptions due to topography and other issues. P.U.D. agreements, like the Hills, address signage in the agreement.

Denver Marlow spoke regarding the developer agreement being approved to provide consistency, but over time needs have changed.

Mayor Kelley spoke regarding The Hills not anticipating much transient traffic. Most traffic will be local residents familiar with the area reducing signage needs.

Daniel Smith spoke regarding residential neighborhood and commercial signage being consistent.

Mayor Kelley spoke regarding builder and realtor sign clutter around the city.

Ramon Flores, Code Enforcement, spoke regarding setting standards and using sign permitting for enforcement. Signs that are not permitted can be removed.

David Yeager suggested charging the builders per sign and requiring permits for all temporary marketing and sales signs.

David Yeager spoke regarding our sign code needing updated to address signage.

Daniel Smith suggested regulating signage by limiting total square footage for advertisement space such as 32 square feet per entrance.

Denver Marlow spoke regarding permanent signage and temporary signage allotments.

Nathan Focht, County resident, spoke in favor of construction signs for contractors as it lets the public know who is in the area. He suggested requiring builder amenity signs to be inside of the neighborhood. He expressed concern about all the small annoying signs along the roads.

Scott Gerken spoke regarding the sign code regulations and code enforcement capabilities.

Ramon Flores commented on allowing temporary signs to be approved by the City Manager.

FINAL PUBLIC COMMENT

There were no comments.

REPORTS

Vice Mayor Serviss reported that the food distribution event would be this Friday at 10 a.m. and volunteers are still needed.

Mark Johnson reported that the Car Store appraisal came back at \$224,000.

Council Saunders agreed that it would be worth \$224,000 to clean up the property.

Council consensus was for Mark Johnson to speak with the property owner about purchasing it.


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

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 8:17 P.M.)



Pat Kelley, Mayor

ATTEST:



Christina Stidham, City Clerk

