

**Minneola City Council
Meeting Minutes
Minneola City Hall
May 18, 2021 at 6:30 PM**

The City of Minneola Council Meeting was called to order by Mayor Pat Kelley. Also present were 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 **Councilor Flinn**.

AGENDA REVIEW

Mayor Kelley asked that Item 8: – Resolution 2021-07 – Green Swamp, be moved ahead of Item 3: Hills Crossing Developer Agreement Modification.

MOTION by Councilor Flinn, SECONDED by Councilor Price, to move Item 8: Resolution 2021-07 to be heard before Item 3: Hills Crossing Developer Agreement Modification.

AYE: Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

PUBLIC COMMENT

There were no comments.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to excuse Vice Mayor Serviss’ absence from the meeting.

AYE: Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

Item 8: Resolution 2021-07 – Green Swamp

Scott Gerken read Resolution 2021-07 by title only.

Public Comment

Trampis Bonjorn and Ron Hart, Lake County Water Authority, spoke regarding the importance and vulnerability of the water in the area, explaining that if the water producing areas of the swamp are altered it will create water loss reducing lake levels.

MOTION by Councilor Price, SECONDED by Councilor Saunders, to Approve Item 8: Resolution 2021-07 regarding the Green Swamp.

AYE: Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

CITY MANAGER'S CONSENT AGENDA**Item 1: City Council Meeting Minutes for May 4, 2021****Item 2: City Council Meeting Minutes for April 20, 2021****Public Comment**

There were no comments.

MOTION by Councilor Flinn, SECONDED by Councilor Price, to Approve the City Manager's Consent Agenda Item 1: City Council Meeting Minutes for May 4, 2021 and Item 2: City Council Meeting Minutes for April 20, 2021.

AYE: Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

COUNCIL DISCUSSION & ACTION ITEMS**Item 3: Hills Crossing Developer Agreement Modification**

Mayor Kelley spoke about the signs and consistency.

Joyce Heffington, city planner, confirmed that the Planning and Zoning Commission revisited the matter and some members recommended approval with shorter signs.

Dale Hafele, managing partner of North American Properties, Inc., spoke regarding the signs being smaller allowing each parcel to have its own sign.

Tim Hoban, attorney for the project owner, provided a handout showing the new and final draft of the signage. He agreed with the Mayor that the new signage will be more aesthetically pleasing allowing each outparcel their own smaller monument sign. He requested Council approve the amendment to Section 9 of the Development Standards of the P.U.D. agreement with the new exhibits.

Mayor Kelley thanked them for readdressing the issue.

Public Comment

There were no comments.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to Approve Item 3: Hills Crossing Developer Agreement Modification regarding Section 9 of the Development Standards, which is Exhibit "B" to the August 6, 2019, First Amended and Restated Hills of Minneola Planned Unit Development Agreement with the new exhibits.

AYE: Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

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

Scott Gerken read Ordinance 2021-06 by title only. He announced this is the second reading. He explained that the City now has an exclusive franchise and doesn't need a full permitting process. Therefore, the new registration process has been streamlined to make it more user friendly and affordable with a reduced annual fee of \$300.00. This ordinance only pertains to 3rd party haulers and increases the City's ability to regulate dumpsters on construction projects. He recommended approval.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Price, to Approve Item 4: Ordinance 2021-06 – Construction & Demolition Dumpster Permits.

AYE: Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

Item 5: Resolution 2020-24 – Variance for Del Webb at the Hills – Quasi-Judicial

Scott Gerken swore in those wishing to speak on Item 5: Resolution 2020-24 and Item 6: Del Webb at the Hills Preliminary Subdivision Plat.

Scott Gerken read Resolution 2020-24 by title only.

Joyce Heffington explained that this variance is for more phasing than allowed by code (6 phases instead of 4) and for longer blocks (2300 feet instead of 1200 feet). The Planning and Zoning Commission recommended approval of the phasing and denial of the block length.

Public Comment

Denver Marlow, Sun Terra Communities regional partner and Principal Engineer, commented although this project has longer block lengths, it provides turnarounds for fire and emergency vehicles.

Jan Otero, fire chief, confirmed he met with the developer and that the turnarounds meet the fire department's approval. Although they prefer something more circular, due to a grading issue, they approved these turnarounds.

Mayor Kelley expressed concern with increased speeding due to longer blocks lengths.

Aaron Struckmeyer, Pulte Home Company, spoke regarding the turns and stops that will decrease speed.

Paul Giacalone, P & Z member and city resident, expressed concern with having one exit, and he suggested having no parking signs on one side of the street and the cul-de-sac areas for emergency vehicle access.

Mayor Kelley explained that there will be a second emergency exit on Sugarloaf Road.

Aaron Struckmeyer confirmed that they agreed to restrict parking on the streets and will provide parking areas on the future site plan.

Mayor Kelley explained that it is a boulevard entrance , so it meets code.

Denver Marlow, commented that it will be a manned gated entrance as well.

MOTION by Councilor Saunders, SECONDED by Councilor Price, to Approve Item 5: Resolution 2020-24 – Del Webb of the Hills Variance.

AYE: Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

Item 6: Del Webb at the Hills Preliminary Subdivision Plat – Quasi-Judicial

Joyce Heffington explained that this is for 846 lots in six phases in a gated subdivision for a 55 and older community. The Planning and Zoning Commission recommended approval with staff conditions with the exception of not recommending approval of the block lengths. Staff conditions include a tortoise permit being obtained prior to starting construction, obtaining a St. John's River Water Management District permit, saving as many 24" DBH and greater trees as possible, building Hancock Road to four lanes from 561-A to the development entrance, and assisting with the coordination of the connection of Hancock Road with Sugarloaf.

Public Comment

Nathan Focht, County resident, spoke regarding the border on the north side of the plat being provided and asking who will own the buffer.

Scott Gerken confirmed that Lake County will own that area.

Mayor Kelley reminded the developers that construction signs are required to be posted for subcontractors notifying them of working hours in the City, which are from 8 a.m. to 6 p.m. If work is approved outside of these hours, signs need posted.

MOTION by Councilor Price, SECONDED by Councilor Saunders, to Approve Item 6: Del Webb at the Hills Preliminary Subdivision Plat with staff conditions including obtaining a SJRWMD Permit, Tortoise Permit before construction begins, Trees 24" DBH or greater be saved if possible, Hancock Road be built to four lanes from 561A to the development entrance, no parking on one side of the street and cul-de-sacs, and that they coordinate the connection of Hancock Road.

AYE: Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

Item 7: Resolution 2021-06 – Opioid Litigation Plan

Scott Gerken read Resolution 2021-06 by title only.

Mark Johnson explained the State of Florida asked us to consider joining them in this litigation plan. We have the options of doing nothing, filing an individual claim, or joining the State to strengthen our combined position.

Public Comment

There were no comments.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to Approve Item 7: Resolution 2021-06 – Opioid Litigation Plan.

AYE: Flinn, Kelley, Price, Saunders

233 **NAY:** None

234
235 **MOTION PASSED: 4-0**

236 **Item 9: Speed Control Devices**

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238 **Mayor Kelley** spoke regarding the liability issues with installing speed humps on roads already built
239 and not designed with them. He discussed the options of H.O.A.s installing them and indemnifying
240 the City but warned that they can slow down response times for emergency vehicles, add noise caused
241 by cars bumping them, and lead to resident complaints not wanting them in front of their home. He
242 commented that he supports the H.O.A.s, but that speeding is everywhere but we can't put speed
243 humps everywhere.

244
245 **Councilor Saunders** commented that speed tables are better than speed humps. He said the H.O.A.s
246 don't own the streets, so the City has the responsibility to govern them.

247
248 **Mayor Kelley** clarified that H.O.A.s can request them and indemnify the City, however the City
249 determines the location using a process for evaluation.

250
251 **Scott Gerken** confirmed that if an H.O.A. requests them, they can be required to pay for them as a
252 condition of approval but that the City makes the decision regarding traffic control devices on City
253 streets (not H.O.A.s).

254
255 **Public Comment**

256
257 **Bill McCoy**, City resident, commented that the H.O.A. doesn't want to maintain roads or pay to install
258 speed humps.

259
260 **Mayor Kelley**, commented that another option was hiring Florida Highway Patrol to come through
261 the neighborhoods and ticket everyone for any violations.

262
263 **Mayor Kelley** opened the floor to the residents to speak. Multiple residents spoke regarding speeding
264 in their neighborhoods, the pros and cons of speed control devices, cost and effectiveness of speed
265 control devices, speeders avoiding speed control devices, changing traffic patterns, and hiring patrols.

266
267 **Sgt. Miranda**, Lake County Sheriff's Office Deputy, confirmed that they have received speeding
268 complaints and that deputies try to focus their downtimes in the neighborhoods for speeding.

269
270 **Mark Johnson** spoke regarding speeding being a nationwide problem and said that change starts here
271 as he encouraged residents to be mindful of their own behaviors. We need to focus our energy on
272 finding long term solutions. Measurements of speeding needs confirmed first as it is not always as
273 bad as perceived. The first step is getting measurements for accurate data to fully understand the
274 problem and locations issue are arising. Then we can focus our patrol efforts and resources to those
275 areas.

276
277 **Mayor Kelley** commented that we need more information to understand the pros and cons of speed
278 control devices. Then we should have a workshop and invite the residents.

Councilor Saunders spoke regarding speeding being a worldwide issue. He talked about the pros and cons of different methods for controlling speeding. Speeding is not a completely solvable problem, but we can work together to reduce it.

Council Consensus was to have a workshop on July 13, 2021 to discuss speeding and speed control devices.

FINAL PUBLIC COMMENT

There were no comments.

REPORTS

Scott Gerken

- Commented that the Planning and Zoning Commission will be looking at the sign code in June.
- Spoke regarding council members attending Planning and Zoning Commission meetings, stating that it is perfectly legal to attend. However, he suggested not going or at least not participating to avoid any potential Sunshine Law violations.


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

AYE: Flinn, Kelley, Price, Saunders

NAY: None


MOTION PASSED: 4-0

(Meeting adjourned at 8:42 P.M.)



Pat Kelley, Mayor

ATTEST:



Christina Stidham, City Clerk

