

**Minneola City Council
Minutes
Minneola City Hall
August 17, 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 Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Christina Stidham (City Clerk).

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

There were no changes.

PUBLIC COMMENTS

There were no comments.

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

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

PRESENTATION

Item 1: Artificial Grass Co.

Vice Mayor Serviss explained that this is our third presentation and quote to consider for artificial turf for the dog park and introduced Tyson with Artificial Grass Co.

Tyson Everett, with Artificial Grass Co., provided a presentation and demonstration of the K-9 artificial grass option they use and the artificial turf system. He explained the benefits of using this artificial turf designed for K-9 use including the installation process, materials

used, and draining system. He discussed the maintenance, durability, options, and warranty. He also went over their business model, experience, recent projects, and references.

Public Comment

There were no comments.

PROCLAMATION

Item 2: Constitution Week Proclamation

Mayor Kelley read the “Constitution Week Proclamation,” proclaiming September 17-23, 2021 Constitution Week in the City of Minneola.

CITY MANAGER’S CONSENT AGENDA

Item 3: City Council Meeting Minutes from August 3, 2021

Item 4: Purchase Request – Kreative Eventz Event Planning Services – Budgeted

Public Comment

There were no comments.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Consent Agenda.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 5: Ordinance 2021-12 – Alcoholic Beverage Sales – First Reading

Scott Gerken read Ordinance 2021-12 by title only. No vote necessary as this is first reading.

Joyce Heffington, City Planner, spoke regarding the ordinance explaining it has slightly changed since going to the Planning and Zoning Commission. This ordinance will require a special exception for businesses selling alcohol and require they be at least 300 feet apart. The Planning and Zoning Commission recommends approval but requiring they are 400 feet apart and 400 feet from churches and schools.

Mayor Kelley asked about existing businesses.

94 **Scott Gerken** explained the intent was to exclude existing businesses. As drafted the special
95 exception is only required for off-site consumption, not restaurants. It would include
96 establishments such as grocery stores, gas stations, and liquor stores selling alcoholic
97 beverages.

98
99 **Mark Johnson** spoke regarding the State of Florida 4COP liquor licenses allowing
100 businesses to sell any kind of liquor or alcoholic drinks for on-site or off-site consumption.

101
102 **Scott Gerken** commented that this ordinance would prohibit selling alcohol for off-site
103 consumption without a special exception use. He mentioned Council could choose to only
104 set this requirement for liquor sales and exclude beer and wine sales.

105
106 **Mayor Kelley** requested to bring the ordinance back for further discussion at the next
107 meeting.

108
109 **Public Comment**

110
111 There were no comments.

112
113 **Item 6: Ordinance 2021-13 – Monument Signs – First Reading**

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115 **Scott Gerken** read Ordinance 2021-13 by title only. No vote necessary as this is first
116 reading.

117
118 **Joyce Heffington** explained that this ordinance will still allow 15-foot monument signs
119 along Highway 27 but will reduce the monument sign height along other roads to 8-foot
120 high. The Planning and Zoning Commission recommend approval.

121
122 **Public Comment**

123
124 There were no comments.

125
126 **Item 7: Ordinance 2021-14 – Maintenance of Property & Excessive Growth – First**
127 **Reading**

128
129 **Scott Gerken** read Ordinance 2021-14 by title only. No vote necessary as this is first
130 reading.

131
132 **Mark Johnson** explained that this ordinance will expand our current code to require home
133 owners maintain trees they plant in the right-of-way.

134
135 **Scott Gerken** commented that it closes loophole in the code to add the wording for trees to
136 be included for excessive growth maintenance.

137 **Public Comment**

138

139 There were no comments.

140

141 **Item 8: Ordinance 2021-15 – Road Frontage – 1st Reading**

142

143 **Scott Gerken** read Ordinance 2021-15 by title only. No vote necessary as this is first
144 reading.

145

146 **Joyce Heffington** explained that this ordinance increases the road frontage for commercial
147 lots to 200 feet. There are two options being proposed. One also includes increasing
148 residential road frontage to 60 feet while the other excludes changing residential road
149 frontage.

150

151 **Mayor Kelley** was concerned the 200 feet could adversely affect businesses coming into
152 the city. He suggested wording it to exclude anything that is covered under a P.U.D. or a
153 C.R.A.

154

155 **Councilor Saunders** spoke regarding concerns with developers building strip malls that
156 have individually owned units.

157

158 **Mayor Kelley** commented that the frontage could be based on the parcel or project and not
159 individual units within the parcel.

160

161 **Council consensus** was to bring this back for further discussion at the next meeting.

162

163 **Public Comment**

164

165 There were no comments.

166

FINAL PUBLIC COMMENTS

167

168 There were no comments.

169

170 **REPORTS**

171

172 **Mark Johnson** reported:

- 173 • The City will be hosting a workshop on August 31, 2021 with Lake County to
174 discuss Sugarloaf Mountain Road and Hancock Road.
175 ○ Mayor Kelley requested to add the park to the workshop agenda
176 • September 9, 2021 is the Publix grand opening and ribbon cutting at 7:00 a.m.
177 • Contract negotiations are ongoing with Evergreen for the Public Safety Complex
178 • Staff has started planning the Safe Night Out event
179 • Council previously approved to authorize the purchase of the property next door for
180 a price not to exceed \$450,000.00. The actual appraisal amount was \$453,570.00
181 and the cost to clean up the property is \$9,630.00.

182 **MOTION by Councilor Saunders, SECONDED by Vice Mayor Serviss, to approve**
183 **authorizing the City Manager to move forward with purchasing the property next**
184 **door for the appraised price and reimbursement costs for the clean-up of the property.**

185

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

187

188 **NAY:** None

189

190 **MOTION PASSED: 4-0**

191

192 **Scott Gerken** reported on the status of purchasing Chuck's Auto.

193

194 **Mayor Kelley** spoke regarding the F.D.O.T contractor maintenance of the Highway 27.

195

196 **Mayor Kelley** reported that he attended the Florida League of Mayors conference in
197 Orlando.

198

199 **MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to adjourn the**
200 **meeting.**

201

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

203

204 **NAY:** None

205

206 **MOTION PASSED: 4-0**

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208 *(Meeting adjourned at 8:03 P.M.)*

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215 **ATTEST:**

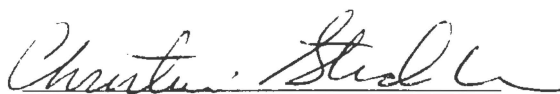
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Christina Stidham, City Clerk



Pat Kelley, Mayor