

**Minneola City Council  
Minutes  
Minneola City Hall  
September 7, 2021 Immediately Following the C.R.A. Meeting  
That began after the Budget Hearing 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).

**CALL TO ORDER**

**Mayor Kelley** called the meeting to order at 6:45 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**

**Scott Gerken** requested to table Item 9: Ordinance 2021-15 Second Reading to the December 7, 2021 meeting to allow time for L.P.G. to review and make recommendations.

**Scott Gerken** requested to pull Item 2: Belt Press Purchase Request from the Consent Agenda and move it to the Council Discussion and Action Items portion of the agenda.

**Scott Gerken** requested to pull Item 3: American Recovery Plan Agreement from the Consent Agenda and move it to the Council Discussion and Action Items portion of the agenda.

**MOTION by Councilor Price, SECONDED by Councilor Flinn, to move Item 2: Belt Press Purchase and Item 3: American Recovery Plan Agreement from the Consent Agenda to the Discussion and Action Items.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**PUBLIC COMMENTS**

There were no comments.

**CITY MANAGER'S CONSENT AGENDA****Item 1: City Council Meeting Minutes from August 17, 2021****Public Comment**

There were no comments.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve the August 17, 2021 Council Meeting Minutes on the Consent Agenda.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**COUNCIL DISCUSSION & ACTION ITEMS****Item 2: Purchase Request – Belt Press – Wastewater Solids Equipment – Funds Available**

**Mark Johnson** explained that the wastewater treatment plant currently uses a sludge thickener which was good when the wastewater flows at the plant were low. Now that flows have increased, a belt press will remove more water than a sludge thickener and save substantial costs on hauling with a rate of return projected in 4 to 5 years. We are asking to sole source the equipment purchase from Ashbrook due to operational needs and recommendations from our engineer and other utilities. Additionally, the current sludge thickener unit was manufactured by Ashbrook, the company has adequate support for staff in our area, they have provided the City with good customer service in the past, the equipment is compatible with our current system, and they have a skid unit that can be rented if the belt press needs to be taken offline for maintenance or repair. They can only hold the price for another 30 days (60 days total) due to a reduction in steel availability and increasing steel costs.

**Public Comment**

There were no comments.

**MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve the purchase request for the belt press.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**Item 3: Purchase Request – American Recovery Plan Agreement**

**Mark Johnson** explained that staff is working with the State of Florida Emergency Management Department to get a copy of the agreement. It will likely be a boiler plate agreement with little opportunity for modifications. Time is of the essence, so we are asking Council to approve the City Manager to execute the contract after attorney review. We expect to receive approximately \$6,000,000.00 in A.R.P.A. funds to assist with upcoming projects.

**Public Comment**

There were no comments.

**MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve the American Recovery Plan Agreement and authorize the City Manager to execute the agreement with City Attorney review.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**Item 4: Dog Park Upgrade – Artificial Turf – Funds Available**

**Mark Johnson** commented that the City Council has reviewed the presentations and proposals from three different companies interested in the project. Staff would like to know how the council wished to proceed.

**Council** discussed the benefits of upgrading the dog park for the community and the costs of the upgrade. The cost to upgrade the dog park can be funded with Downtown C.R.A. funds.

**Public Comment**

**Nathan Focht**, Lake County resident, inquired about the longevity and maintenance of artificial turf.

**Scott Gerken** suggested putting the item on a C.R.A. agenda to consider using C.R.A. funds if approved.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to proceed with consideration of upgrading the Dog Park with artificial turf and putting the item on the next C.R.A. agenda in two weeks.**

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

139 NAY: None

140

141 MOTION PASSED: 5-0

142

143 **Item 5: Ordinance 2021-10 – Property Rights Comprehensive Plan Amendment –**  
144 **Second Reading**

145

146 **Scott Gerken** read Ordinance 2021-10 by title only stating this is the second reading and is  
147 required by the Florida Legislature.

148

149 **Joyce Heffington**, City Planner, explained that the City cannot do anymore comprehensive  
150 plan amendments or annexations without approving this amendment.

151

152 **Public Comment**

153

154 There were no comments.

155

156 MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve  
157 Ordinance 2021-10 – Property Rights Comprehensive Plan Amendment.

158

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

160

161 NAY: None

162

163 MOTION PASSED: 5-0

164

165 **Item 6: Ordinance 2021-12 – Alcoholic Beverage Sales – Second Reading**

166

167 **Scott Gerken** read Ordinance 2021-12 by title only stating this is the second reading.

168

169 **Joyce Heffington** spoke regarding the ordinance explaining it has been modified since first  
170 reading to add more details regulating beverages that are sold containing more than 5%  
171 alcohol. This excludes beer and wine sales.

172

173 **Scott Gerken** commented that it also excludes restaurants, grocery stores, and gas stations.

174

175 **Public Comment**

176

177 There were no comments.

178

179 MOTION by Councilor Flinn, SECONDED by Councilor Price, to approve  
180 Ordinance 2021-12 – Alcoholic Beverage Sales.

181

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

183

184 NAY: None

185 **MOTION PASSED: 5-0**

186

187 **Item 7: Ordinance 2021-13 – Monument Signs – Second Reading**

188

189 **Scott Gerken** read Ordinance 2021-13 by title only stating this is the second reading.

190

191 **Joyce Heffington** explained that this ordinance will still allow 15-feet high monument signs  
192 along Highway 27 but will limit monument sign height along other roads to 8-feet.

193

194 **Public Comment**

195

196 There were no comments.

197

198 **MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve**  
199 **Ordinance 2021-13 – Monument Signs.**

200

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

202

203 **NAY:** None

204

205 **MOTION PASSED: 5-0**

206

207 **Item 8: Ordinance 2021-14 – Maintenance of Property & Excessive Growth – Second**  
208 **Reading**

209

210 **Scott Gerken** read Ordinance 2021-14 by title only stating this is second reading.

211

212 **Joyce Heffington** explained this will expand the code to include trees for maintenance.

213

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

216

217 **Public Comment**

218

219 There were no comments.

220

221 **MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve**  
222 **Ordinance 2021-14 – Maintenance of Property and Excessive Growth.**

223

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

225

226 **NAY:** None

227

228 **MOTION PASSED: 5-0**

229 **Item 9: Ordinance 2021-15 – Road Frontage – Second Reading – Tabled to December**  
230 **7, 2021**

231  
232 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to table**  
233 **Ordinance 2021-15 – Road Frontage Second Reading to December 7, 2021.**

234  
235 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

236  
237 **NAY:** None

238  
239 **MOTION PASSED: 5-0**

240  
241 **Item 11: Ordinance 2021-18 – Tract F Conveyance – First Reading**

242  
243 **Scott Gerken** read Ordinance 2021-18 by title only. This is first reading so no vote is  
244 necessary.

245  
246 **Joyce Heffington** commented that this is the left-over piece from Ardmore. The legal  
247 description issues have been clarified.

248  
249 **Scott Gerken** explained this transfers Tract F from Quail Valley to Ardmore. The Ardmore  
250 H.O.A. will maintain the property and the City will continue to use it for stormwater.

251  
252 **Public Comment**

253  
254 There were no comments.

255  
256 **FINAL PUBLIC COMMENTS**

257  
258 **Nathan Focht** thanked the Council for holding the workshop on August 31, 2021.

259  
260 **REPORTS**

261  
262 **Mark Johnson** reported:

- 263 • Lake County asked us to put in a legislative request for Citrus Grove Road and as soon  
264 as we have their proposal, we will present it to you for consideration.
- 265 • Ferndale Station is being discussed between the City and Lake County
- 266 • We submitted requests for Lake County A.R.P.A. Funding for the following water,  
267 wastewater, and/or stormwater projects:
- 268 ○ Mobile home park off of Highway 27
  - 269 ○ Plum Lake Circle
  - 270 ○ Snarr's Subdivision
  - 271 ○ Lakeshore Drive
  - 272 ○ \$4 million to complete the M.A.C. (Minneola Athletic Complex) upgrades
  - 273 ○ Vo-tech school conversion on existing Clermont Elementary School site but  
274 removed the request as a nonprofit group is already working on it

275 **Scott Gerken** reported

- 276 • Met with developer representatives regarding the Hills of Minneola Park. They are  
277 willing to design and do some of the construction for impact fee credits with guidance.  
278 • Lot next to city hall has been cleared and scheduled to close in October.  
279 • Chuck's Auto is scheduled to close in October, but it hasn't been cleared and  
280 demolished. This may delay closing.  
281 • Council seats 1, 3, and 5 were unopposed during qualifying, so there will be no election  
282 this year.

283

284 **Doug Hoteling**, City resident, spoke regarding \$50k homestead exemption and entrance to  
285 the park.

286

287 **MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to adjourn the**  
288 **meeting.**

289

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

291

292 **NAY:** None

293

294 **MOTION PASSED: 5-0**

295

296 *(Meeting adjourned at 7:41 P.M.)*

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**ATTEST:**



Christina Stidham, City Clerk

  

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Pat Kelley, Mayor