

**Minneola City Council  
Minutes  
Minneola City Hall  
November 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), 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 requests to modify the agenda.

**PUBLIC COMMENTS**

**David Yeager**, Lake County resident, spoke regarding the cell tower.

**Mark Johnson** responded that staff has made contact and is waiting on a response.

**David Yeager** commented regarding trash pickup issues, recommending the city give GFL notice now and start the process to take the service in house to better serve our community. He also commented regarding the buffer at turnpike being addressed; truck parking at the F.D.O.T. lot; dead end area by Publix being used for truck parking; and suggested naming the public works facility after Frank Morris and the library or something after Mary Jane Lange for their many years of service to the city.

**CITY MANAGER'S CONSENT AGENDA**

**Item 1: City Council Meeting Minutes November 2, 2021**

**Item 2: Purchase Request – S.C.B.A. Equipment Budgeted**

**Item 3: Purchase Request – Structural and Wildland Turnout Gear – Budgeted**

**Item 4: Purchase Request – Fire Hydrant Testing & Maintenance – Budgeted**

**Item 5: Purchase Request – Resurfacing East Osceola Court – Budgeted**

**MOTION** by Councilor Price, **SECONDED** by Councilor Flinn, to approve the Consent Agenda.

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

46  
47 **NAY:** None

48  
49 **MOTION PASSED: 5-0**

50  
51 **COUNCIL DISCUSSION & ACTION ITEMS**

52  
53 **Item 6: D.F.S. Grant Agreement for a Direct Source Capture System for the New**  
54 **Public Safety Complex.**

55  
56 **Mark Johnson** explained this is a grant from the Department of Financial Services to help  
57 fund the Direct Source Capture System for the new public safety complex.

58  
59 **Public Comments**

60  
61 There were no comments.

62  
63 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve Item**  
64 **6: D.F.S. Grant Agreement for a Direct Source Capture System for the New Public**  
65 **Safety Complex.**

66  
67 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

68  
69 **NAY:** None

70  
71 **MOTION PASSED: 5-0**

72  
73 **Item 7: Utility Modifications Design – Funds Available**

74  
75 **Mark Johnson** explained that the Turnpike widening project is impacting our utility lines  
76 under the underpass under the turnpike. These lines will have to be extended and one line  
77 will need to have the size increased in size. This is only for the design work. We will still  
78 need to go out for bid once the design is complete.

79  
80 **MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to approve Item**  
81 **7: Utility Modifications Design.**

82  
83 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

84  
85 **NAY:** None

86  
87 **MOTION PASSED: 5-0**

88 **Item 8: Ordinance 2021-10 – 2<sup>nd</sup> Reading Property Rights Comprehensive Plan**  
89 **Amendment.**

90  
91 **Scott Gerken** read Ordinance 2021-10 property rights comp plan amendment by title  
92 only.

93  
94 **Joyce Heffington**, City Planner, stated this ordinance was sent to D.E.O. but they  
95 requested to change two words. Hopefully it will be approved this time.

96  
97 **Public Comment**

98  
99 There were no comments.

100  
101 **MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve**  
102 **Ordinance 2021-10 Property Rights Comprehensive Plan Amendment.**

103  
104 **AYE:** Serviss, Flinn, Kelley, Price, Saunders

105  
106 **NAY:** None

107  
108 **MOTION PASSED: 5-0**

109  
110 **Item 9: Park View at the Hills, Phase 2 Final Plat.**

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112 **Joyce Heffington** presented the final plat for Park View at the Hills Phase 2 of 3. It is  
113 being built by Beazer Homes. Staff recommends approval on the condition that no house  
114 permits be submitted until the roads are accessible for fire and the hydrants have been  
115 tested and approved.

116  
117 **Mayor Kelley** read resident complaint he received.

118  
119 **Matthew Wanzack**, Beazer Vice President of Land Development, spoke representing  
120 Beazer Homes.

121  
122 **Mayor Kelly** read resident letter about construction noise starting at 6:00 a.m. and parking  
123 on both sides of the road. He requested they adhere to the guidelines they were provided  
124 by the city.

125  
126 **Matthew Wanzack** agreed to address the issue with their vendors.

127  
128 **Public Comment**

129  
130 **David Yeager** commented the roll off trucks are also getting there too early and pouring  
131 slabs.

**MOTION by Councilor Flinn, SECONDED by Councilor Price, to approve the Final Plat for Park View at the Hills Phase 2 with the condition that no house permits are to be submitted until roads are accessible for fire and fire hydrants have been tested and approved.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**Mayor Kelley** questioned Matt regarding the sign issues. Stated our code addresses construction signs and retail sales signs. We don't have a category for builder signs. Recommended a standard 4 x 8 vertical sign with 10 square feet of call out.

**Matthew Wanzack** agreed that recommendation would be acceptable for Beazer.

**Nathan Focht**, Lake County resident, asked about the double sign like Del Web has at the Turnpike.

**Mayor Kelley** responded that it was already removed.

**David Yeager** asked about trailers.

**Mayor Kelley** explained that can't be regulated.

**Item 10: Resolution 2021- 21 – Amended Budget**

**Scott Gerken** read Resolution 2021-21 by title only.

**Mark Johnson** explained this amended budget addresses where revenues were less, or expenditures were more than anticipated, adjusting those items. Changes may have been needed due to grants received, project timing, or timing of checks received etc.

**Public Comments**

There were no comments.

**MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve Item 10: Resolution 2021- 21 Amended Budget.**

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

**NAY:** None

**MOTION PASSED: 5-0**

**Item 11: Minneola Hills School Site Discussion**

**Scott Gerken** explained Lake County School Board has identified a site just off North Hancock on the other side of the Turnpike they would like for a future school, and the developer has agreed to transfer the property to the school board if we agree. However, staff questioned if this is the best place for a school. The Lake County School Board is really pressing for the site. Do we move forward or raise the issues with the school board?

**Scott Gerken** asked for direction from City Council.

**Mayor Kelley** stated it must be designed so there is no stacking on Hancock Road; requested a 3-way trade where they guarantee us acreage on Scrub Jay. He also suggested Sullivan Road is probably a better site for a school.

**Councilor Saunders** suggested not getting into an agreement and taking the land into the city. When a school is needed, we can take care of it.

**Scott Gerken** explained that they are saying they will sue if not conveyed.

**Mayor Kelley** explained if we give them the land, he wants to make sure that building the school can't be bumped by another school as it is currently slated as being the next school built in the five-year capital plan.

**Mark Johnson** asked if Council wants to consider holding the land and not conveying it over until a site plan is approved by the city.

**Councilor Saunders** commented that we should approve the kind of school that is built there.

**Scott Gerken** explained that those are all conditioned in the interlocal agreement stating that we plan these together.

**Councilor Saunders** expressed concern with them not following through with the conditions of the agreement.

**Scott Gerken** suggested a reverter provision, where if they don't follow through with the conditions the property reverts to the city.

**Mark Johnson** stated we don't want to have another issue like we have with Education Ave. where a turn lane wasn't built.

**Councilor Saunders** expressed concern that it doesn't seem that the District is concerned about how school traffic impacts the community.

**David Yeager** commented the intent is to take care of our community. We were the first city in Lake County to give a free school site to the District for Grassy Lake and have continued with additional sites. We had vision to do that, and it has been followed. The

224 school board hasn't prioritized Minneola in the past, so we need to hold them to building  
225 the school and providing land for the RIBS (Rapid Infiltration Basin System) and expansion  
226 for Minneola. We have given them enough in the past, and we need the land for the RIBS  
227 now. If they don't want to work with us, we can build a school for our city.  
228

229 **Mayor Kelley** agreed we could build a charter school if they don't agree to give us the land  
230 for the RIBS.  
231

232 **Scott Gerken** clarified they are requested for about the 31.4 acres to go to the school board.  
233

### 234 FINAL PUBLIC COMMENTS

235  
236 **Nathan Focht** commented regarding cutting into the hill and taking more than fifteen (15)  
237 feet so far.  
238

239 **Mark Johnson** confirmed staff will check to verify it is in compliance and confirmed they  
240 must submit an as-built that will be compared to the approved plans.  
241

### 242 REPORTS

#### 243 **Mark Johnson reported:**

- 245 • Lake County Library System has a new offering using www. tutor.com, providing  
246 students access to a live tutor.
- 247 • Committee assignments will be on the next agenda.
- 248 • Asked Council if the city could offer a lot in the cemetery to Mary Jane Lange's  
249 family if needed.
  - 250 ○ Council consensus was to offer a lot if needed.

#### 251 **Vice Mayor Serviss**

- 252 • Visited the dog park and a resident asked her about addition of native flowers and  
253 shrubs to draw butterflies. The resident also said lights are needed on the trail and  
254 confirmed that she is in favor of the dog park upgrade.

#### 255 **Councilor Saunders**

- 256 • Library sign needs updating to 2022
  - 257 ○ **Mark Johnson** confirmed that we are waiting on the contractor to update  
258 the cost estimate.

#### 259 **Scott Gerken**

- 260 • Update on Chuck's Automotive explaining we are giving him to December 10,  
261 2021 to close.
  - 262 ○ **Mark Johnson** confirmed the tenant has moved out of the property.

263 **Mayor Kelly**

- 264     • Spoke regarding building a dock down at the lake by the May Griffith gazebo.  
265     • Mentioned there is possibly going to be a round about at Jalarmy and Lake Minneola  
266         Shores.

267

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

270

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

272

273 **NAY:** None

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275 **MOTION PASSED: 5-0**

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277 *(Meeting adjourned at 8:04 P.M.)*

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Pat Kelley, Mayor

283

284

285 **ATTEST:**

286

287

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290   
Christina Stidham, City Clerk

