

**Minneola City Council
Minutes
Minneola City Hall
December 7, 2021 at 6:30 PM**

The City of Minneola City 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 Kristine Thompson (Planning Technician).

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:30.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by **Vice Mayor Pam Serviss**.

AGENDA REVIEW

There were no changes.

Mayor Kelley stated the agenda package included a previous draft version of Ordinance 2021-15 and asked for copies of the correct version be made available for the audience.

PUBLIC COMMENTS

There were no comments.

PRESENTATIONS

Item 1: Lincoln Park South Lake Alliance

Sharon Keys, President of the Lincoln Park South Lake Alliance, presented their vision for a community center to be located at the existing Clermont Elementary School campus. The proposed project, named Champions Corner Community Center at Lincoln Park, will offer programs and services that will benefit Clermont and South Lake County. She further explained there will be six programs in the first phase. These programs will focus on youth enrichment as well as technical, vocational, and employment training among other offerings.

Paula Hoisington, founding member of the Lincoln Park South Lake Alliance, was also present to speak about the community center.

45 **Mayor Kelley** thanked the Alliance for making the presentation. He explained the Alliance
46 was invited, by council, to present their vision for the Clermont Elementary School site. He
47 believes a project such as this would be a benefit to the South Lake community.

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49 **Council** agreed that this is a great project and will benefit South Lake County residents.

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51 **Mayor Kelley** Explained that the City will need to understand what the structure will be
52 but expressed support for the concept.

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54 **Sharon Keys** commented that they plan on having a meeting with different organizations
55 to bring everyone to the table after the first of the year. She added that the Lincoln Park
56 South Lake Alliance are a 501(c)(3) organization and are asking different organizations to
57 be part of this.

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59 **Mayor Kelley** stated at that point in time they would need representation from the City of
60 Minneola. He suggested it could be a member of Council or staff, but they need to work
61 with the city manager.

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63 **Item 2: Minneola Artworx Art Association Update**

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65 **Lisa Jones**, presenting for the Minneola Artworx Association, explained three out of four
66 local schools are on board with the project. There has been a lot of support from the
67 community. She provided council a ticket to be used as a coupon at the event on January
68 15, 2022, to be part of the inspiration. The Association has raised \$10,100.00, plus a verbal
69 commitment for another thousand dollars. Many of the marketing materials have been
70 donated or have been in-kind contributions from sponsors. The Association has been
71 contacted by several businesses in town and is in discussion with them regarding donations
72 and sponsorships. We received approval of the application by F.D.O.T., but it still needs to
73 be reviewed and authorized by the City.

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75 **Councilor Flinn** asked where the event will be held.

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77 **Lisa Jones** confirmed it would be at Minneola Trailhead Park.

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79 **Vice Mayor Serviss** stated she knew someone who would like to do a mural.

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81 **Lisa Jones** explained the application could be submitted at www.minneolaartworx.com,
82 and that the deadline to submit is January 15, 2022.

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84 **Mayor Kelley**. commented that he attended a committee meeting and recommends
85 everyone attend. It was very targeted and on point.

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87 **Vice Mayor Serviss** asked what would happen if the area was vandalized.

Lisa Jones explained the murals will have an anti-vandalism coating over top of it to make it easier to clean. Although, statistics show vandalism chances are decreased once artwork is installed.

Mayor Kelley asked how any concerns with exclusivity would be handled.

Lisa Jones said the committee has discussed that exclusivity would not be allowed, because this is a community project.

Mayor Kelley asked who owned the dirt near the wall.

Lisa Jones believes the City owns that area but is hoping staff could help confirm.

Mayor Kelley discussed future maintenance of the ground in front of the wall and suggested appointing a council member as a liaison for the committee.

CONSENT AGENDA

Item 3: City Council Meeting Minutes

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to approve the City Manager's Consent Agenda.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

DISCUSSION & ACTION ITEMS

Item 4: Public Safety Complex Construction Project – Construction Contract

Mark Johnson explained they are asking City Council to approve the construction contract with Marbek Construction, a local company, for the construction of the public safety complex, which is approximately 4.2 million dollars.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve the Public Safety Complex Construction Project – Construction Contract

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 5: Ordinance 2021-15 Minimum Street Frontage – Second Reading

Scott Gerken read the Ordinance 2021-15 by title only.

Joyce Heffington explained that this is for properties along Highway 27 that haven't already been subdivided. This will allow for more green space, be more attractive, and cause less traffic.

Mayor Kelley stated they may come back to consider changing this for Citrus Grove Road and Hancock Road, but this is only for Highway 27.

PUBLIC COMMENT

Tom McGee, property owner at the corner of Highway 27 and Southern Breeze Drive, commented that he does not believe a lot of national, free-standing, companies require 200 feet of street frontage. He believes 200 feet is going to become a burden for a lot of uses.

Councilor Saunders asked if lots existing at 150 feet would allow to remain as they are.

Mayor Kelley confirmed any lots already subdivided will remain conforming. This change only applies to lots not already subdivided.

Scott Gerken stated there are about 54 lots along Highway 27 that are less than 200', but they are existing lots and can still be developed.

Scott Gerken explained the ordinance originally included Hancock Road and Citrus Grove Road but was narrowed down to just Highway 27 because as it was at more of a need. The other roads may be discussed in the future.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve Ordinance 2021-15.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 6: Ordinance 2021-24 –Industrial Zoning Additional Use – First Reading

Scott Gerken read the Ordinance 2021-14 by title only.

Joyce Heffington explained our current industrial zoning ordinance lists warehousing activities as a permitted use, but there have been questions if this includes mini warehouses/self-storage. This ordinance will list self-storage specifically, since it is a

warehousing activity to avoid confusion due to the definition section. The Planning and Zoning Commission recommended approval.

Scott Gerken stated this was the first reading.

Item 7: City Council Appointments

Mayor Kelley stated we need to think about appointing a liaison to the Minneola Artworx Association.

Vice Mayor Serviss stated while she loves serving on the Planning and Zoning Commission, someone has requested the chance to serve as the Commission's liaison. She would like to request for Councilor Flinn to be the Commission's liaison.

Mayor Kelley asked Councilor Saunders if he was interested in remaining as the MPO's liaison.

Councilor Saunders stated he is not interested. It used to be a formal and achieving experience and is not that anymore.

Mayor Kelley asked if Councilor Price wanted to remain on the school concurrency board.

Councilor Price stated she would and if needed, she would also be the liaison for the Artworx Association.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, for Councilor Flinn to be the Planning and Zoning Commission liaison and everything else remain the same.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Mark Johnson explained the planning and zoning commissioners, whose terms were expiring, were also included on the reappointment list and wish to be reappointed.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to reappoint the Planning and Zoning Commission members Paul Giacalone, Leonard Jackson, and William McCoy.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Vice Mayor Serviss stated she would like to attend the next Planning and Zoning Commission meeting to formally say her goodbyes.

FINAL PUBLIC COMMENTS

Ray Nivarel, city resident, thanked the City for the installation of the new stop sign in Quail Valley.

REPORTS**Mark Johnson:**

- The Reserve at Minneola has requested a special event permit to host a parade within their development on December 19th and wanted to ensure City Council was ok with this request.
 - Mayor Kelley confirmed council was agreeable.
- The Minneola Artworx Association has requested a special event permit for the use of Trailhead Park for their handprint campaign and wanted to ensure City Council was ok with this request.
 - Mayor Kelley stated he was ok with it.
- Discussed Duke Energy's energy saver's program for residents with low incomes. They are bringing it to Minneola. They had to widen the boundaries to have more participation, so it will encompass some of Clermont as well. It will include Ridgecrest Loop and they will perform free retrofits to help residents save money on their energy bill. Is Council ok with them holding their event at Waterfront Park or would you like them to host two events and have one in Minneola.
 - Council had no concerns.
- The parade is on schedule for Saturday, December 11th. Staff is asking Council to meet at Main Avenue and Virginia Street by 5:30. Staff will get the trucks ready for the parade.
 - Mayor Kelley informed Council he will not be present at the parade due to prior arrangements.
- The property on Old Highway 50 is under contract and the closing date is scheduled for March. The City/C.R.A. will do our due diligence before this time.
- Informed Council that Chuck's Automotive closes on Friday and the inspection is being performed tomorrow.
- Founders Ridge has a developer who wants to develop the industrial piece. Before they move forward, they would like to have a workshop to get Council's thoughts and opinions. He asked if Council can meet next Tuesday, December 14th at 6:30.
 - Mayor Kelley asked for the planning and zoning commission to attend.
 - Council agreed to hold the workshop.
- There is an annual school concurrency meeting this week. Is there anything the council would like to have mentioned?
 - There were no specific requests.

- 268 • Drug Task Force will meet again in January. They are working on an interlocal
269 agreement with Lake County to use the opioid settlement money from the State to start
270 a drug court. That interlocal agreement is going to be due in February. They are working
271 with the Lake County Attorney's Office to get a draft circulated with the other cities
272 wanting to participate.
- 273 • We are working to repair the lights along the trail, install butterfly plants, and have the
274 library sign changed.
- 275 • At the request of council, we are going to build another gazebo near the skate park. It
276 will match the ones that are there now, but it will be much smaller. The contractor had
277 difficulty locating the materials. The project is anticipated to start at the beginning of
278 the year.

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280 Mayor Kelley:

- 281 • Would like to ask the attorney to investigate making Conditional Use Permits non-
282 transferrable.
- 283 • Discussed a news article about how the City of Apopka is going to start regulating Dollar
284 Stores. While he is not necessarily interested in regulating Dollar Stores, he would like
285 to know how we could regulate what type of businesses are coming into the City.

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287 Councilor Saunders:

- 288 • Commented that the School Board has a different opinion on how they obtained the land
289 for Lake Minneola High School. He has always understood the City gave the property
290 to the school board, but he cannot find any legal agreement the City is party to for this
291 transfer of property. The school board acknowledges the City helped in the negotiations,
292 but the school board owns the property. They also own the property near the interchange.
293 Now when we try to negotiate getting something in return, they reply there is no further
294 negotiation because they are not going to give anything to the City. If there is any
295 property the City wants, the City can buy it. He said he was told the school by the
296 interchange already has a signed agreement between the Mayor and the school board,
297 and it is going to be a K-8 STEM school.
- 298 ○ **Mayor Kelley** commented that there is an understanding that the City would
299 support it if it is programmed, and it doesn't lose priority. If the economy changes,
300 they cannot bump the school and do one in another municipality. If it is bumped, we
301 want the land back.
- 302 ○ **Scott Gerken** stated they are willing to guarantee our priority within the 5-year plan
303 and not bump us down.
- 304 ○ **Mark Johnson** stated while the City did not give the school board land, we required
305 the developer to give the land to the school board.
- 306 • **Councilor Saunders** stated the community would benefit from technical high schools,
307 but he was told by the school board this practice is outdated. Now they offer single
308 technical trades at various high schools throughout the county.
- 309 ○ **Mayor Kelley** explained he has spoken to Bill Mathias and he has plans of coming
310 to the council meeting in January with the superintendent.

311 **Mayor Kelley:**

- 312 • Stated Council would like to allow employees to cash in vacation time if they would
313 like.
- 314 • Informed Council that he met with the property owners for the project near the Trail.
315 They showed him the revised plans which looked fine to him. He expressed concern
316 with the project having four stories, as we cannot afford another fire truck to handle that
317 many stories. The developer was very receptive to that and is also willing to do trail
318 improvements such as adding lighting.

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320 **MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to adjourn.**

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

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324 **NAY:** None

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326 **MOTION PASSED: 5-0**

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328 *(Meeting adjourned at 8:46 P.M.)*


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Pat Kelley, Mayor


334 **ATTEST:**

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Kristine Thompson, Planning Technician

