

**Minneola City Council
Meeting Minutes
Minneola City Hall
May 3, 2022 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 Price, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Kristine Thompson (City Clerk).

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 Serviss**.

AGENDA REVIEW

There was no discussion.

PUBLIC COMMENTS

There was no public comment.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – April 19, 2022

Item 2: Contract – Holiday Decorations

Item 3: Purchase Request – Loose Equipment Purchase for New Fire Truck

Item 4: Purchase Request – Emergency Generator Repair WWTP

Item 5: Purchase Request – Water Meters

Item 6: Proposal – Kinz Consulting, LLC – Stormwater & Wastewater 20-Year Needs Analysis

Item 7: Proposal – Tetra Tech – Highlands Mobile Home Park Water Distribution Improvements

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

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COUNCIL DISCUSSION & ACTION ITEMS

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Item 8: Ordinance 2021-25 Park Ridge Annexation & Rezoning

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Scott Gerken read the ordinance by title and swore in those wishing to speak on the item.

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Joyce Heffington explained the requested annexation would bring the dock property associated with the Park Ridge subdivision in the city as a part of the subdivision's green space. Though it is zoned RSF-2, to match the subdivision's zoning, they will not be able to build upon these parcels.

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Mayor Kelley explained these properties have no taxable value; they are requesting to annex into the city to make obtaining permits easier, currently they have to travel to Tavares to obtain permits from Lake County.

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Mayor Kelley and Vice Mayor Serviss abstained from voting as they are residents of this subdivision.

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MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve Item 8: Ordinance 2021-25 Park Ridge Annexation & Rezoning – Quasi-Judicial – Second Reading

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AYE: Flinn, Price, Saunders

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NAY: None

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MOTION PASSED: 3-0

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Item 9: Ordinance 2021-26 Park Ridge Comprehensive Plan Amendment – Second Reading

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Scott Gerken read the ordinance by title.

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Mayor Kelley and Vice Mayor Serviss abstained from voting as they are residents of this subdivision.

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MOTION by Councilor Price, SECONDED by Councilor Saunders, to approve Item 9: Ordinance 2021-26 Park Ridge Comprehensive Plan Amendment

AYE: Flinn, Price, Saunders

NAY: None

MOTION PASSED: 3-0

Item 10: Ordinance 2022-09 The Reserve at Lake Ridge Rezoning – Quazi-Judicial – First Reading

Scott Gerken read the ordinance by title and swore in those wishing to speak on the item.

Joyce Heffington explained this ordinance is for the second phase of The Reserve at Lake Ridge, which is directly across from Sullivan Road. This property is already zoned RSF-2 and by right they can construct 42 houses. They are requesting to rezone the property to PUD to match the first phase of the development and plan to only construct 40 houses. This rezoning will allow them to connect the roads throughout the two phases and the residents in phase two would be able to utilize the recreation facilities in phase one. The Planning and Zoning Commission recommended approval.

Mayor Kelley stated initially he was not in favor of rezoning this property to PUD, but KB Homes builds a great product, and they are providing 70-foot lots, which is bigger than straight zoning would allow.

Item 11: Ordinance 2022-10 Community Redevelopment Agency Moratorium – Second Reading

Scott Gerken read the ordinance by title and explained the city's Planning Department had concerns with the uses which would be allowed with the city's current code. This moratorium will put a pause for 180 days on any new businesses, site plans, tax receipts, etc. to allow time for staff to check these uses to see if any regulations need to be enacted. Some of the uses include tobacco & smoke shops, payday lenders, massage parlors, bars, lounges/night clubs, the sale of alcoholic beverages for outside consumption.

MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to approve Item 9: Ordinance 2022-10 Community Redevelopment Agency Moratorium – Second Reading

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 9: Ordinance 2022-12 Hills of Minneola Developer's Agreement Amendment – Second Reading

Scott Gerken read the ordinance by title and explained the purpose of this amendment is to relocate the school site in the Hills of Minneola. It was originally to be located on Hancock Road, but the Lake County School Board requested the site be moved east, to the southern part of the city's park. There was a question raised regarding how the original school site, which will be given to the city, will be accessed. If approved, it should be contingent on finalizing the Memorandum of Understanding and securing access to the site.

MOTION by Councilor Price, SECONDED by Councilor Saunders to approve Item 9: Ordinance 2022-12 Hills of Minneola Developer's Agreement Amendment with an amendment to require the developer to provide access to the former school site on North Hancock Road satisfactory to City prior to deeding the property to the City.

AYE: Flinn, Kelley, Price, Saunders

NAY: Serviss

MOTION PASSED: 4-1

FINAL PUBLIC COMMENTS

There was no public comment.

REPORTS

Mark Johnson

- Spoke about the construction of the Public Safety Building and the increase in cost for materials. Material was preordered as much as possible. The builder has informed the city the cost of construction has increased \$600,000.00 more than stated in their bid. Staff has worked to lower this amount by cutting some things out of the project. This has reduced the increase by \$165,000.00. He asked council if they would like us to continue to reduce this cost or are would they be ok with an increase of \$500,000.00 due to the increase in material costs.
 - Council's consensus was to not to make further cuts and move forward with the project at a \$500,000.00 increase.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price to approve increasing the limit for the Public Safety Complex \$500,000.00.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

- Informed council staff is working on updating the planning process. They are also working to update the fee schedule. This should come before council soon for their consideration. The intent is not to generate revenue but to encourage builders and developers to address everything initially to speed up the process for both the city and the developer.

Scott Gerken

- Informed Council the Florida League of Cities issued their report of bills recently passed by the state and he would have this list forwarded to them.

Vice Mayor Serviss

- Thanked Nathan Focht, Mayor Kelley, and others for their participation in the food distribution event.

Councilor Flinn

- Stated the Planning & Zoning Commission has asked for the status of their request for an increase in compensation.
 - **Mayor Kelley** stated staff is still looking into this request.

Mayor Kelley

- Spoke about an article he saw in USA Today and provided council a copy of this article. The article was regarding electric vehicle charging stations. Stated he would like to move forward with an ordinance relating to electric vehicle charging stations.
- Asked Council if they would like to move the Council meeting time to 6:00 p.m.
 - **Vice Mayor Serviss** suggested she prefers if the council meeting time stayed the same as the Planning & Zoning Commission meeting time.
 - **Mayor Kelley** asked Councilor Flinn if she would ask the Planning & Zoning Commission their opinion on changing the meeting time at their next meeting.
- Suggested council should begin considering what their definition of a “town center” would be, as this topic may present itself in the future.


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

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 7:10 P.M.)



Pat Kelley, Mayor

ATTEST:



Kristine Thompson, City Clerk

