

**Minneola City Council
Meeting Minutes
Minneola City Hall
June 21, 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 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

Mayor Kelley requested Item 10 Hills of Minneola School Site discussion be moved to the front of the discussion and action items.

MOTION by Councilor Saunders, SECONDED by Councilor Flinn, to excuse Councilor Kelly Price.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to move Item 10 – Hills of Minneola School Site Discussion to the front of the discussion and action items.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

PUBLIC COMMENTS

Paul Giacalone, Planning & Zoning Commission Chairman, spoke about an ordinance relating to electric vehicles.

Mayor Kelley suggested this ordinance would present itself again in the future and there will be a workshop at that time.

Banks Helfrich spoke about an event in the city's gymnasium on Friday, Jiggleman. Also spoke about a free farm tour to teach others how to grow their own food sources.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – June 5, 2022

Item 2: Surplus Equipment Request

Item 3: Purchase Request – Geographic Information Systems (GIS) Subscription

Item 4: Purchase Request – Rapid Intervention Breathing Apparatus

Item 5: Purchase Request – Electrical Contractor Services

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

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 10: Hills of Minneola – School Site

Mayor Kelley suggested the city has offered LCSB an opportunity to regain the original school site along North Hancock Road since this site has been filled by the developer and is in a more usable condition.

Bill Mathias stated LCSB still has concerns with the original site and would like to retain the site at the south side of the city's park. Mr. Mathias stated that he "100% believes" that the south park site is the best site for the school and urged Council to approve the south park site (vs. N. Hancock Road site).

Councilor Saunders spoke about including brick in the design of the brick. Mr. Saunders stated that he did not like the look of the 4 Corners school. He and several Council members stated that they liked the look of Lake Minneola High School and requested that the school resemble the high school.

Bill Mathias suggested LCSB have had issues with the maintenance of bricks at other school locations. He will discuss this with LCSB to see what would be done to address this concern and would especially seek to use a brick façade facing Keystone Pass Blvd. per Council's request.

Mayor Kelley would like a large sign installed, which meets code, to ensure the public is aware this is a future site of a school.

Bill Mathias stated he would have this done.

Mark Johnson clarified LCSB was given the option to regain the original school site and LCSB chose to remain at the site on the south side of the park site. With that in mind, staff asks if concerns are received from the public regarding dust, noise, vibration, traffic, lighting, and trespassing, these concerns can be directed to LCSB so they can handle these concerns as they arise.

Bill Mathias gave "his word" that the L.C.S.B. will handle all these issues as they arise (and will NOT refer people to the City for the City to handle).

A discussion followed regarding the process of naming a school and Bill Mathias confirmed the city could participate in this process.

Item 6: Ordinance 2022-14 Car Washes – Second Reading

Scott Gerken read the ordinance by title.

Joyce Heffington explained this ordinance would classify car washes as a special exception use in the Industrial zoning district.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Ordinance 2022-14 Car Washes – Second Reading

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

Item 7: Ordinance 2022-15 Wastewater Pretreatment Requirements – First Reading

Scott Gerken read the ordinance by title.

Joyce Heffington stated this ordinance will amend the wastewater discharge requirements and the Fats, Oil, and Grease (FOG) manual.

Item 8: Resolution 2022-22 The Reserve at Lake Ridge Variance – Quasi-Judicial

Scott Gerken read the ordinance by title.

Joyce Heffington explained the applicant is requesting to make one block longer to connect Phase 1 of Reserve at Lake Ridge to Phase 2. The Planning & Zoning Commission recommends approval. Staff sympathizes with the given conditions though cannot recommend approval as city's engineer believes the plans could be redesigned to accomplish this without a variance.

Steven Fische, KB Homes representative, suggested this road was requested by staff. The original plans showed a cul-de-sac where Burgundy Drive meets Sullivan Road. Staff requested the cul-de-sac be eliminated to allow for the roads to connect.

Mark Johnson suggested there are alternative street designs to accomplish this with a shorter block length, but it may cost the developer some lots.

Steven Fische suggested even with losing lots, an alternative design would create dead-end roads and utilities.

Mayor Kelley suggested the spirit of the code is to prevent long straightaway roads. This design includes enough 90 degree turns to prevent this.

MOTION by Councilor Saunders, SECONDED by Councilor Flinn, to approve Resolution 2022-22 The Reserve at Lake Ridge Variance.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

Item 9: The Reserve at Lake Ridge Phase 2 Preliminary Subdivision Plat

Joyce Heffington stated this is The Reserve at Lake Ridge Phase 2 Preliminary Plat. Staff recommends council approve the preliminary plat with the condition which allows the landscape plan to be included in the construction plans. The landscape plans needed to include additional trees along the commercial and around the stormwater areas. Tortoise and St. John's River Management District permits are required. The Fire Department has requested sprinkler and fire hydrants be shown on the construction plans.

Steven Fische had no objections to these conditions.

MOTION by Councilor Serviss, SECONDED by Councilor Flinn, to approve The Reserve at Lake Ridge Phase 2 Preliminary Subdivision Plat with staff's conditions.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

Mark Johnson spoke about concerns from residents on Sullivan Road about billboard advertising The Reserve at Lake Ridge on Highway 27, which includes confusing language directing people down the wrong street.

Steven Fische stated he would check on this concern.

FINAL PUBLIC COMMENTS

David Yeager, 13415 Sullivan Rd., suggested the city should acquire land for additional ribs for the Wastewater Treatment Plant on Scrub Jay Lane.

REPORTS

Mark Johnson

- Informed council the website for Arista, the provider who collects the city's online utility payments, was down due to issues with Arista's internet.
- Informed council he was invited to a meeting on Thursday with Hillside Community Church to discuss securing their parking lot for future municipal parking.
- Stated he had no current update from CSX regarding the property along Lake Minneola Shores.
- Informed council Lake County Sherriff's Office has assigned a new Lieutenant, Corporal, and Sargent to oversee Minneola.
- Asked council if they desired to leave the Fire Assessment Fee the same as last year.
 - Council's consensus to have it remain the same as last year.

Councilor Flinn

- Asked if the city was able to assist Matthew Gregory, county resident who spoke at the last council meeting, with his concern regarding a semitruck parked on the side of Old Highway 50.
 - **Mark Johnson** suggested Lake County was notified of the issue. City staff was unable to witness the semitruck when checking the area.
- Asked council if an on-site school site meeting was necessary given the discussion that took place at tonight's meeting.
 - **Mayor Kelley** discussed various projects within the city.
 - **Vice Mayor Serviss** suggested council hold a workshop to discuss the current projects in the city.
 - Council's consensus was to have a workshop at City Hall to discuss current projects instead of the on-site school meeting.

Scott Gerken

- Suggested council view the school site in person in lieu of the on-site meeting and send any input to him for his meeting with the developer and their attorney next week.
- Spoke about online advertising and informed council after speaking with Lake County learned this would not be an option. The city will revisit this in the future.

MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to adjourn.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

(Meeting adjourned at 8:07 P.M.)

(Meeting reconvened at 8:11 P.M.)

MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to reconvene.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None

MOTION PASSED: 4-0

REPORTS

Vice Mayor Serviss

- Informed council there would be a food drive Friday at 10:00 at the Minneola Athletic Complex. Signage will be displayed as of Wednesday notifying the public.
- Asked council would allow LCSO to hold a School Safety Meeting & Greet in Council Chambers on July 28 at 6:30.
 - Council's consensus was for LCSO to use the council chambers to hold the School Safety Meet & Greet on July 28 at 6:30.

Mayor Kelley

- Asked Council if they would like to have the workshop to discuss city projects on July 12 or July 26.
 - Council's consensus was to have it on July 26.

MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to adjourn.

AYE: Serviss, Flinn, Kelley, Saunders

NAY: None


MOTION PASSED: 4-0

(Meeting adjourned at 8:18 P.M.)



Pat Kelley, Mayor

ATTEST:



Kristine Thompson, City Clerk

