

**Minneola City Council
Meeting Minutes
Minneola City Hall
July 5, 2022 at 6:30 P.M.**

The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present were Vice Mayor Serviss, Councilor Debbie Flinn, Councilor Kelly 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 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

Mark Johnson asked council to consider postponing Item 3 and Item 4 until the next meeting.

MOTION by Councilor Price, SECONDED by Vice Mayor Serviss, to table Item 3 – Water Main Extension and Item 4 – Ordinance 2022-15 Wastewater Pretreatment Requirements until the July 19, 2022 City Council meeting.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

PUBLIC COMMENTS

Banks Helfrich, Lake County resident, spoke about Independence Day.

Jason Hunt, 221 N. Lakeshore Drive, spoke about speeding concerns on Lakeshore Dr.

Mayor Kelley asked Mr. Hunt to speak with Mark Johnson. Mayor Kelley asked Mark Johnson to coordinate with Lake County Sheriff's Office (L.C.S.O.) for assistance.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – June 21, 2022

Item 2: Library Services Interlocal Agreement

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

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 5: Minneola Commons Site Plan – Quasi-Judicial

Scott Gerken swore in those wishing to speak on the item.

Joyce Heffington explained this item is for a shopping center with food service and retail establishments. The Planning and Zoning Commission recommended approval with staff recommendations. Staff recommends approval with elevations which meet the City's code, plans for grease interceptors need to be submitted and approved once the tenants are approved, the trees that were aggressively trimmed on one side need to be shaped so they are more stable and wind resistant, an A.D.A. compliant sidewalk needs to be installed to connect Highway 27 and Southern Breeze Drive to the property, an easement needs to be dedicated to Quail Valley Homeowner's Association (H.O.A.) so landscaping can be reinstalled that had previously been removed by the property owner, and a utility easement will also need to be dedicated to the City.

Mayor Kelley spoke about the site's handicap parking.

David Yeager, 13415 Sullivan Rd., spoke about the landscaping which was previously removed. He stated the developer should be required to replace this landscaping.

Scott Gerken stated the landscape concerns are separate from this site plan item. As staff indicated in their report, they would not be requiring the developer to address this landscaping issue, but they have requested it be addressed.

Mark Johnson stated the applicant is present and previously suggested to staff they are willing to address some of the landscape concerns.

MOTION by Councilor Price, SECONDED by Councilor Saunders, to approve Minneola Commons Site Plan with staff conditions.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 6: Hills of Minneola Memorandum of Understanding (M.O.U.) Discussion

Scott Gerken stated the M.O.U. is not ready, some comments need to be addressed. He suggested it should be ready for the next City Council meeting.

FINAL PUBLIC COMMENTS

There were no public comments.

REPORTS**Mark Johnson**

- Spoke about issues with the driveway at Minneola Charter School (M.C.S.). He suggested the driveway was not constructed properly and will cost the school \$50,000 to reinstall it correctly. The Lake County School Board (L.C.S.B.) is going to pay one third. M.C.S. is asking the City to pay a third as well. Without the City's contribution, they will not be able to construct the driveway and will need to direct all traffic back on to Minneola Street. He asked if the City Council would consider approval of the request to contribute one third of the cost to replace the driveway in an effort to keep traffic off Minneola Street.
 - **Mayor Kelley** expressed concern with traffic on Minneola Street and suggested he could support a one-time payment of \$17,000 to avoid this.
 - **Scott Gerken** stated this could be approved as a conditional gift in which the City would indicate there would be no further contributions and there would be no change in traffic patterns without the consent of the City in the future.
 - **Councilor Saunders** expressed concern with setting a precedence by approving this payment.
 - **Mark Johnson** suggested it will be challenging if we do not assist them, though the City is not required.
 - **Vice Mayor Serviss** spoke about the impacts it would have on the neighboring residents if we do not assist the school.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve the request to contribute 1/3 of the driveway expense (not to exceed 1/3 of \$50,000) conditioned upon Minneola Charter School not making any future changes to school traffic patterns without City approval.

AYE: Serviss, Flinn, Kelley, Price

NAY: Saunders

MOTION PASSED: 4-1

The City Council expressed a consensus that they would not support future payments towards the school's operating expenses and requested that the City Manager and City Attorney communicate this consensus to M.C.S. Additionally, they requested that staff work, as

necessary, with the School Board and M.C.S. so that the driveway repairs are complete before school starts so that there be no disruption to residents that live near the school.

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

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 7:05 p.m.)



Pat Kelley, Mayor

ATTEST:



Kristine Thompson, City Clerk

