

**Minneola City Council
Meeting Minutes
Minneola City Hall
July 19, 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 Serviss, Councilor Debbie Flinn, Councilor Kelly Price, Councilor Joe Saunders, Grant Watson (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

Grant Watson asked council to consider table items 8, 9, & 10 until the August 2, 2022 City Council meeting.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to table Item 4 – Existing Telecommunications Tower Variance, Item – 9 Resolution 2022-05 Existing Telecommunications Tower Special Exception, & Item 10 – Site Plan – Existing Telecommunications Tower to the August 2, 2022 City Council meeting.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

PUBLIC COMMENTS

There was no public comment.

CITY MANAGER'S CONSENT AGENDA

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

Item 2: Purchase Request – Repair Services

Item 3: Purchase Request – 100 HP Lift Station Sewage Pump

MOTION by Vice Mayor Serviss, 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 4: Ordinance 2022-15 Wastewater Pretreatment Requirements – Second Reading

Grant Watson read ordinance by title.

There was no discussion.

MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to approve Ordinance 2022-15 Wastewater Pretreatment Requirements – Second Reading.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 5: Lot Split – Hills of Minneola

Grant Watson read item's description and swore in staff and members of the audience wishing to speak on the item.

Mayor Kelley explained this lot split is for a 60-acre parcel on the west side of Hancock, north of the Turnpike. The parcel was split and sold previously using metes and bounds. This request will formalize the split with the city.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to a Lot Split in the Hills of Minneola.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 6: Final Plat – Hills of Minneola Phase 1B

Grant Watson swore in staff and members of the audience wishing to speak on the item.

Mark Johnson informed council the applicant submitted a bond that needs to be corrected. He asked council, if they wished to approve the item. they do so contingent on the receipt of a corrected bond.

Melissa Martinez, Poulos and Bennet, informed council the bond is expected no later than Thursday and will be hand delivered.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to approve Item 6: Final Plat – Hills of Minneola Phase 1B upon the receipt of the corrected bond.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 7: Resolution 2022-06 Annual Fire Assessment Fee

Grant Watson read the resolution by title.

Mayor Kelley stated this is the annual approval of the Fire Assessment Fee. There is no change to the amount approved in previous years.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Price, to approve Item 7: Resolution 2022-06 Annual Fire Assessment Fee.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Item 11: Impact Fee Credit Agreement JTD Land Company, Inc.

Mark Johnson explained JTD Land Company is required to install an 8-inch water line as a part of the Overlook at Grassy Lake Subdivision. The city has requested they upsize this to a 20-inch line to facilitate future growth. The city will give impact fee credits to cover this difference for all remaining lots at the time we sign the impact fee credit agreement. All remaining costs will be covered by the utility fund. JTD Land Company has agreed to lower this cost 4 to 5 percent, which is approximately sixty thousand dollars.

Grant Watson reminded council of staff's recommendation, if council wishes to approve of the agreement, it should be approved contingent on city attorney and city manager's review.

MOTION by Councilor Flinn, SECONDED by Councilor Price, to approve Item 11: Impact Fee Credit Agreement JTD Land Company with City Manager and City Attorney review.

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

141 **NAY:** None

143 **MOTION PASSED: 5-0**

145 **Item 12: New Library Design & Construction**

147 **Mark Johnson** explained council has been provided two concept plans. Concept A includes a
148 stucco design, concrete walkways, and a shingled roof. Concept B includes hardie board siding, a
149 paver walkway, and a metal roof. Staff is requesting council's opinion on which design they would
150 like to use. Staff prefers Option B, with the hardie board siding. This is more of a Florida Cracker
151 style home, which is what we hope to see over time in the Downtown Community Redevelopment
152 Area (C.R.A.) area as other buildings make improvements.

154 **Mayor Kelley** asked if the engineered plans were the same for both.

156 **Mark Johnson** said the interior was the same for both styles.

158 **Councilor Saunders** listed items to consider in the design. This included: including pavers in the
159 front of the building but not all the way around, would prefer a copper-colored metal roof, the
160 Minneola sign in the front should match the roof color with a black shadow, install three antique
161 style lamp posts, concrete should be under the benches, the city's logo should be on the front of
162 the building, and does not prefer siding he would rather have stucco.

164 **Mayor Kelley** asked if there was a price difference between the two designs.

166 **Denise Pike** suggested the cost between the two designs is similar.

168 There was a discussion regarding hardy board siding versus stucco and installing colored concrete
169 under the benches.

171 **MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to approve Item 12: New**
172 **Library Design & Construction, Concept B with adding antique light poles, a city seal on the**
173 **front of the building, and pavers throughout with concrete under the benches.**

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

177 **NAY:** None

179 **MOTION PASSED: 5-0**

180 **FINAL PUBLIC COMMENTS**

182 **Erick Hernandez**, resident of Parkview in the Hills, inquired about the status of the mini storage
183 behind Publix.

Mark Johnson stated it is still in process. The developer plans to construct an indoor, climate-controlled mini-storage building on this site. The building is expected to resemble an office building.

A discussion followed regarding the vested rights of the development.

Erick Hernandez inquired about the proposed Town Center.

Mayor Kelley suggested Mr. Hernandez attend the workshop on July 26th. Council will be discussing the Town Center and other various projects at this workshop.

REPORTS

Mark Johnson

- Requested council's approval to order school zone signs which would be installed by Lake County on Education Avenue and Grassy Lake Road, not to exceed \$11,000.

MOTION by Vice Mayor Serviss, SECONDED by Councilor Flinn, to allow Mark to order and install school zone signs not to exceed \$11,000.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

- Informed council the curb cuts installation on Education Avenue is expected to begin July 27 and may last two to three days.
 - **Mayor Kelley** asked if Lake County School Board and Minneola Charter School are aware of the project.
 - **Mark Johnson** stated he has informed Bill Mathias and Fred Miller will be informing Minneola Charter School.
- Informed council staff is working to install a gate at the end of South Avenue. This may not be done before school starts due to material availability, but something will be there to act as a barricade to prevent people from driving through.
- Informed council the utility work has begun at the Turnpike in expectation of the construction to widen the Turnpike from four lanes to eight lanes.
- Informed council the ambulance has been moved to Lake County's Battalion Chief's office on Disston Avenue and the Battalion Chief has been moved to the fire station in Ferndale.
- Suggested the current millage rate is 5.9, the rollback rate is 6.3896. 5.8 has been suggested for the coming millage rate which is slightly lower than current rate and lower than rollback rate.
- Reminded council of the June 26 workshop, and informed council the Planning & Zoning Commission is invited as well.
- Informed council there will be a Magistrate hearing on June 26.
- Requested time off late this week and next week, if possible.

- Council's consensus was to grant Mark's vacation time.
- **Mayor Kelley** told Mark he would not need to attend the workshop on Tuesday.
- Stated Lt. Bill Reed was present at tonight's council meeting.

Mayor Kelley spoke about a concern a resident had on Lakeshore Dr. regarding speeding, suggested Lt. Reed indicated he would investigate the concern, and asked if he had an update.

Lt. Bill Reed stated a speed trailer was placed near the resident's home which should provide an average speed, a top speed, and low speed. He suggested the deputies will be patrolling various area to address speed concerns. He expects deputies to be active, stopping cars, to get speeding under control.

Mark Johnson stated Lt. Reed has helped resolve the issue a resident had with a semi parked on Old Highway 50.

Lt. Reed believes the owner of the semitruck is in violation of the county's ordinance. They are working to contact the truck's owner.

Mayor Kelley

- Requested a motion to increase Mark Johnson's salary, as it is currently far below the average salary for City Managers in neighboring cities.

MOTION by Councilor Flinn, SECONDED by Vice Mayor Serviss, to increase Mark Johnson's salary to \$180,000/year.

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

Vice Mayor Serviss

- Reminded council the Back-to-School Safety Meet and Greet will be held at City Hall on July 28th at 6:30.
 - **Mayor Kelley** spoke about advertising to promote the event.

MOTION by Councilor Price, SECONDED by Councilor Flinn, to allow \$2,500 to be used for marketing material.

AYE: Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 4-0

Vice Mayor Serviss abstained from voting due to conflict.

Councilor Flinn

- Informed council she reached out to Congressman Daniel Webster's office to attempt to receive help relocating the post office on Washington Street.

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

AYE: Serviss, Flinn, Kelley, Price, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 7:40 P.M.)

ATTEST:



Pat Kelley, Mayor

Kristine Thompson, City Clerk