

**Minneola City Council  
Special Meeting Minutes  
Minneola City Hall  
December 22, 2020 at 6:30 PM**

The City of Minneola 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 Christina Stidham (City Clerk). Due to the Covid-19 pandemic, all present were practicing "social distancing" by remaining at least six feet apart in the council chambers.

**CALL TO ORDER**

**Mayor Kelley** called the meeting to order at 6:31 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.

**PUBLIC COMMENT**

There were no comments.

**AGENDA REVIEW**

There were no changes.

**COUNCIL DISCUSSION & ACTION ITEMS**

**Item 1: Purchase Request – 411 South Highway 27**

**Mayor Kelley** stated he met with the property owner and walked the property to see what was included in the purchase.

**Vice Mayor Serviss** expressed concern with the \$800,000 asking price and added she was not comfortable with the City acting as a landlord. She also expressed interest in improving the area.

**Councilor Flinn** agreed that she didn't want the City becoming a landlord for the rental property.

**Councilor Price** commented that it is a good opportunity to redevelop the area because it is one of the main entrances into the City and cleaning up the corner will increase the area's property values.

**Council** discussed and negotiated an offer and terms they were willing to consider.

**Scott Gerken** went over the proposed contract including terms, costs, and demolition.

47 **Councilor Saunders** requested the property be cleared and cleaned up prior to purchase and stated  
48 he would not agree to pay more than \$760,000.

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50 **Lisa Jones**, Minneola resident, spoke in opposition to the purchase. She expressed concern with  
51 the costs being above the appraised value and the potential loss of affordable housing in the area.

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53 **Mayor Kelley** explained that this is about redevelopment. The property is for sale and will be  
54 purchased by someone; however, this is the City's opportunity to redevelop the area and get water  
55 and sewer lines installed.

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57 **Council consensus** was to offer \$760,000.

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59 **Lisa Jones**, Minneola resident, asked about future plans for the property.

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61 **Mayor Kelly** spoke of plans to clean up the property, make it a usable lot, and place it into the  
62 market for redevelopment.

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64 **Vice Mayor Serviss** spoke about the multiple offers and appraisals done on the property. She was  
65 interested in seeing the other appraisals, but they were done by private parties and not available.

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67 **Lisa Jones**, Minneola resident, spoke about the difference in list prices and sale prices, explaining  
68 that list prices do not equal value. She expressed concern that the City could lose money.

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70 **Councilor Flinn** explained that the purpose of the C.R.A. is for redevelopment not making money.  
71 The C.R.A. has the funds available and this is a good opportunity to start redeveloping the  
72 downtown area.

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74 **Council** discussed the benefits of redevelopment and potential contract terms.

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76 **Mark Johnson** explained the process of getting another appraisal and the time it would take.

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78 **Nathan Focht**, Lake County resident, commented on the financing terms of the other offers vs.  
79 the City's guaranteed cash offer may be the reason why the property owner prefers selling the  
80 property to the City at a lower price.

81  
82 **Council** consensus was to have the tenant vacate prior to closing.

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84 **Councilor Saunders** said another appraisal isn't needed as it won't change anything regarding the  
85 offer or redevelopment.

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87 **MOTION by Councilor Saunders, SECONDED by Councilor Price, to approve offering**  
88 **\$760,000 for the property, city does demolition, tenant vacates property prior to closing,**  
89 **closing within 90 days provided City completes its due diligence, and asked that the City has**  
90 **the property work completed within 6 months.**

**Roll Call Vote**

Serviss Aye  
Flinn Aye  
Kelley Aye  
Price Aye  
Saunders Aye

**MOTION PASSED: 5-0****FINAL PUBLIC COMMENT**

There were no comments.

**MOTION by Councilor Price, SECONDED by Councilor Flinn, to adjourn the meeting.****AYE:** Serviss, Flinn, Kelley, Price, Saunders**NAY:** None**MOTION PASSED: 5-0***(Meeting adjourned at 7:35 P.M.)***ATTEST:**

Christina Stidham, City Clerk

Pat Kelley, Mayor

