

**Minneola City Council
Meeting Minutes
Minneola City Hall
December 19, 2023 at 6:30 PM**

The City of Minneola City Council meeting was called to order by Vice Mayor Debbie Flinn. Also present were Councilor Pam Serviss, Councilor Erick Hernandez, Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and Kristine Thompson (City Clerk). Mayor Pat Kelley was absent.

CALL TO ORDER

Vice Mayor Flinn 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 **Councilor Serviss**.

AGENDA REVIEW

Councilor Serviss noted the agenda tab for Item 9 had been updated to include an application that was inadvertently left off.

Scott Gerken indicated Items 10, 11, 12 are listed on the agenda since they were advertised for tonight's meeting, but they have been tabled until the January 16, 2024 city council meeting.

MOTION by Councilor Serviss, SECONDED by Councilor Saunders to excuse Mayor Pat Kelley from the meeting.

AYE: Serviss, Flinn, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

PUBLIC COMMENTS

Banks Helfrich, 9100 Sams Lake Rd., spoke about mental health awareness and free public tours offered at his farm.

PRESENTATION

Item 1: Award Presentation – Greater Clermont Cancer Foundation

Lauren Henry and **Kay Simpson**, directors with the Greater Clermont Cancer Foundation, presented awards to the teams who participated in the Kicking Cancer Kickball Tournament, which raised \$1,807 collectively. These teams included The Nerds of Prey, comprised of students from

Lake Minneola High School; Natural Born Kickers, comprised of City Council and Planning & Zoning Commission members; Champions Barber Shop; and Lake County Sheriff's Office. They also indicated the Minneola Fire Department will be awarded for their efforts while selling t-shirts for Breast Cancer Awareness Month, which raised \$310.

CITY MANAGER'S CONSENT AGENDA

Item 2: City Council Meeting Minutes – December 5, 2023

Item 3: Agreement – Station 83 Lease

Item 4: Purchase Request – Upgrade Internet Speed at City Hall and Wastewater Treatment Plant

Item 5: Purchase Request – Shirts and Name Tags

Councilor Hernandez inquired about the item relating to the internet speed.

Mark Johnson indicated Spectrum has offered to give the City a lower rate and installation cost, so staff is asking the Council to consider approving a contract to switch vendors from what was previously approved. With this, all the City's internet services will be through one provider.

Councilor Hernandez inquired if the City has looked into redundant services.

Mark Johnson stated we have and will advise what options are being considered.

Public Comment

There were no comments.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve the City Manager's consent agenda.

AYE: Serviss, Flinn, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

COUNCIL DISCUSSION & ACTION ITEMS

Item 6: Site Plan – Villages at Minneola Hills Amenity Center – Quasi-Judicial

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

Heather Urwiller gave a presentation detailing the project and DRC review comments, recommendations, and conditions. She indicated the Planning & Zoning Commission recommended approval with staff conditions. These conditions are listed in the presentation on record.

94 **Councilor Serviss** indicated she was present as the alternate Commission Liaison at the Planning
95 & Zoning Commission meeting and the Commission voted 5-0 to recommend approval. There
96 were a few comments made by the Commission which included full-time staffing for the club
97 house, electric vehicle charging stations, and future golf cart parking. She also indicated, after the
98 meeting, she was asked if additional pickleball courts could be added.
99

100 **Andrew Ivy**, Project Engineer, indicated they have read the staff report and the conditions of
101 approval and agree with both. In response to Councilor Serviss' comments, staff is not currently
102 planned for the club house and there are no electric vehicle or golf cart spaces planned. He was
103 not aware additional pickleball courts were requested, however the space is confined due to
104 topography. Access to the amenity would be controlled with fobs or something similar.
105

106 **Councilor Hernandez** requested "No Overnight Parking" signs be installed on the property.
107

108 **Andrew Ivy** confirmed this signage could be added.
109

110 **Mark Johnson** asked how security is being addressed and if cameras would be installed.
111

112 **Andrew Ivy** confirmed there would be cameras installed.
113

114 **Public Comment**
115

116 **Jennifer Morse**, 1064 Golden Dawn Loop, asked who would be responsible for the maintenance
117 of the facilities and if the pool would include a saltwater filtration system.
118

119 **Andrew Ivy** indicated the Homeowner's Association would be responsible for maintenance and a
120 saltwater pool is not planned at this time.
121

122 **Scott Gerken** indicated if the Council wishes to approve the item they do so with staff's conditions
123 and the addition of "No Overnight Parking" signage.
124

125 **MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to approve Item 6:**
126 **Site Plan – Villages at Minneola Hills Amenity Center – *Quasi-Judicial* contingent on staff**
127 **conditions and the addition of "No Overnight Parking" signage.**
128

129 **AYE:** Serviss, Flinn, Hernandez, Saunders
130

131 **NAY:** None
132

133 **MOTION PASSED: 4-0**
134

135 **Item 7: Site Plan – Vision Car Wash – *Quasi-Judicial***
136

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

Heather Urwiller gave a presentation detailing the project and DRC review comments, recommendations, and conditions. She indicated the Planning & Zoning Commission recommended approval with staff conditions. These conditions are listed in the presentation on record.

Councilor Serviss suggested the Planning & Zoning Commission requested more mature landscaping in the rear of the project to act as a noise barrier.

Heather Urwiller indicated this was discussed but was not included in the conditions when approved.

Public Comment

There were no comments.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve Item 7: Site Plan – Vision Car Wash – *Quasi-Judicial* with staff conditions.

AYE: Serviss, Flinn, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

Item 8: Ordinance 2023-32 Extension to Solid Waste Collection Franchise to GFL Solid Waste Southeast, LLC – *Second Reading*

Scott Gerken read the ordinance by title and explained the current 7-year term is due to expire in April. The contract allows for the terms to be extended for an additional three years under the same terms and conditions. This ordinance will allow us to exercise that option.

Mark Johnson indicated staff recommends approval and a representative with GFL was present to answer any questions.

Councilor Hernandez expressed concern with missed pick up in his neighborhood. He asked how this issue is being tracked and addressed.

Skip McCall, GFL Representative, indicated they maintain an internal tracking system with a supervisor on site. In the event there is a missed pick-up they try to return the same day, or the next day, to have it picked up.

Councilor Hernandez expressed concern with how the trash bins are handled as it causes them to become damaged.

Skip McCall suggested their operations team have been working to address this. They are aware of the concern and are working to make sure it does not continue to happen.

Councilor Hernandez asked what is being done in anticipation of increased fees after the term of this contract ends.

Mark Johnson indicated any increase in the monthly service fee would be passed to the customers. Should the cost come in higher than what the Council wishes, they could go out for a bid to seek alternative options.

Councilor Hernandez asked if another extension could be granted in the future.

Skip McCall suggested it was possible the contract could be amended to address this.

Councilor Saunders spoke about how recyclables are processed.

Vice Mayor Flinn asked Skip McCall to confirm they do not recycle.

Skip McCall confirmed this was true and stated the material goes to the waste energy facility and is considered recycling.

Mark Johnson clarified the recyclables are converted to energy, which saves fossil fuels.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Serviss to approve Item 8: Ordinance 2023-32 Extension to Solid Waste Collection Franchise to GFL Solid Waste Southeast, LLC – *Second Reading*

AYE: Serviss, Saunders

NAY: Flinn, Hernandez

MOTION FAILED: 2-2

MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to table Item 8: Ordinance 2023-32 Extension to Solid Waste Collection Franchise to GFL Solid Waste Southeast, LLC – *Second Reading* until the January 2, 2024, City Council meeting.

AYE: Serviss, Flinn, Hernandez

NAY: Saunders

MOTION PASSED: 3-1

Item 9: Council Appointments – P&Z Commission Alternates & Parks Committee Reappointments

Mark Johnson indicated one name was inadvertently left off the list whose application was received since the last meeting. This has been added so there are three names to consider for appointment.

Scott Gerken reminded the Council Councilor Hernandez is the Parks Committee Liaison.

Public Comment

There were no comments.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to reappoint the Parks Committee members as listed.

AYE: Serviss, Flinn, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

Public Comment

Nathan Focht, 707 Blue Citrus Ln., suggested the Council should appoint a non-resident advisor for the Planning & Zoning Commission.

MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to appoint Denise Calderon and Joanna O'Halloran as Planning & Zoning Commission alternates.

AYE: Serviss, Flinn, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

Item 10: Ordinance 2023-28 Minneola Ridge Annexation and Rezoning – Quasi-Judicial – Second Reading – Tabled until 01-16-24

Item 11: Ordinance 2023-29 Minneola Ridge Comprehensive Plan Amendment – Second Reading – Tabled until 01-16-24

Item 12: Minneola Ridge Developer Agreement Amendment – Second Hearing – Tabled until 01-16-24

FINAL PUBLIC COMMENTS

Joanna O'Halloran, 618 Arbor Pointe Ave., spoke on behalf of the Hawk Eye Parents, a group of parents from Lake Minneola High School. She inquired on the status of a sign on Education Avenue which was asked to be removed or relocated which reads, "End School Zone". She also spoke about students not using the crosswalks.

Mark Johnson indicated he has not received an update from Lake County yet. He does know some signage was added, some with different coloring. He suggested SECO Energy is prioritizing the lighting, and pop-up educational events held by FDOT will be occurring soon, possibly after the new year.

Councilor Serviss spoke about crossing guards.

Joanna O'Halloran suggested citations should be issued to students who are caught jaywalking.

Lt. Reed, Lake County Sheriff's Office, suggested he would work with the School Resource Deputies to see what can be done to promote safe crossings.

REPORTS

Councilor Serviss

- Requested updates be made to the City's website.
- Asked if there would be dumpsters placed for residents to dispose of holiday packaging.
 - **Mark Johnson** indicated there would be a dumpster at City Hall and the Minneola Athletic Complex.

Scott Gerken

- Indicated Richard Jerman has requested to turn over the northern portion of the 22-acre parcel in the Hills of Minneola to the City. He has agreed to give title insurance, surveys, and everything the city has asked for.
 - **Council's** consensus was to allow Richard Jerman to turn over the 22-acre parcel in the Hills of Minneola.

MOTION by Councilor Hernandez, SECONDED by Councilor Serviss, to adjourn.

AYE: Serviss, Flinn, Hernandez, Saunders

NAY: None

MOTION PASSED: 4-0

(Meeting adjourned at 8:05 P.M.)

ATTEST:



Kristine Thompson, City Clerk



Pat Kelley, Mayor

