

**Minneola City Council
Meeting Minutes
February 6, 2024 at 6:30 PM
Minneola City Hall**

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

CALL TO ORDER

Mayor Pat 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 Flinn**.

AGENDA REVIEW

There were no changes.

Scott Gerken stated that Item 8 would be the first reading, rather than second reading as the agenda indicates.

Councilor Hernandez inquired about parking around the city being added to the agenda for the next meeting as the first topic.

PUBLIC COMMENTS

Banks Helfrich, 9100 Sams Lake Rd, discussed the events at his farm that showcase the benefits of farming.

Jennifer Morse, 1064 Golden Dawn Loop, requested to place a donation box for families to donate toys and craft items for Child Life program at Arnold Palmer Hospital for children undergoing serious medical treatments. The donation box will be placed in the hallway during February and March. Council approved by consensus.

CITY MANAGER'S CONSENT AGENDA

Item 1: City Council Meeting Minutes – January 16, 2024

Item 2: Plan Extension – Hills of Minneola PUD Forcemain Extension Plans

Item 3: Plan Extension – Hills of Minneola PUD Potable & Reuse Water Main Plans

Item 4: Purchase Request – Starlink Backup Internet

46 **Public Comment**

47
48 There were no comments.

49
50 **MOTION by Councilor Hernandez, SECONDED by Vice Mayor Flinn to approve the City**
51 **Manager's consent agenda.**

52
53 **AYE:** Serviss, Flinn, Hernandez, Saunders, Kelley

54
55 **NAY:** None

56
57 **MOTION PASSED: 5-0**

58
59 **COMMISSION DISCUSSION AND ACTION ITEMS**

60
61 **Item 5: Community Garden Rates and Regulations:**

62
63 **Mark Johnson** talked about adding items to the rules to prevent any issues and also to rent the
64 spaces bi-annually to help serve people who wish to garden during different times of the year.

65
66 There was a discussion regarding deposits and establishing a volunteer community garden
67 manager.

68
69 **Public Comments**

70
71 There were no comments.

72
73 **MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve the**
74 **rates as presented, removing deposit requirements, and adding a line item in the budget**
75 **for the community garden to track revenue and expenditures.**

76
77 **AYE:** Serviss, Flinn, Hernandez, Saunders, Kelley

78
79 **NAY:** None

80
81 **MOTION PASSED: 5-0**

82
83 **Item 6: Live Local Application – Pointe Grande**

84
85 **Tara Tedrow**, attorney representing the applicant, gave a presentation of the Pointe Grande
86 project. The developers are seeking the highest height of 3 stories on the dwellings per city
87 ordinance. She also stated that the property would only have entrance access from Highway 27
88 and the Sullivan Road access would be for emergency vehicles only.

89
90 There was a discussion regarding traffic studies, the funding possibility of a traffic light, and
91 required impact fees.

92 **Public Comment**

93
94 Multiple members of the audience expressed concerns relating to the project.

95
96 **Tedra Tedrow** stated that they will communicate with residents about the progress and plans of
97 the developments as they move forward and answered the questions that were posed by residents.

98
99 **Stephanie Shealey**, traffic engineer representing the applicant, spoke about the traffic study.

100
101 **Item 7: Ordinance 2024-01 Townhome Design Standards- Second Reading**

102
103 **Scott Gerken** read the ordinance by title.

104
105 **Joyce Heffington** spoke about the ordinance and the purpose of defining design standards.

106
107 **MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve Ordinance**
108 **2024-01 Townhome Design Standards – Second Reading.**

109
110 **AYE:** Flinn, Serviss, Kelley, Saunders

111
112 **NAY:** Hernandez

113
114 **MOTION PASSED: 4-1**

115
116 **Item 8: Ordinance 2024-03 Artificial Turf – First Reading**

117
118 **Scott Gerken** read the ordinance by title.

119
120 **Public Comments**

121
122 Audience members spoke about allowable colors, fence requirements, and the impact artificial
123 turf could have on the surrounding environment.

124
125 **Item 9: Ordinance 2024-04 Municipal Service Taxing Unit (MSTU)- First Reading**

126
127 **Scott Gerken** read the ordinance by title.

128
129 **Public Comments**

130
131 There were no public comments.

132
133 **Item 10: Resolution 2024-01 Cybersecurity Act**

134
135 **Scott Gerken** read the resolution by title.

136 **Joyce Heffington** discussed what the Cybersecurity Act does and how the City plans to
137 implement it.

138
139 **Councilor Hernandez** wanted to see details of the framework.

140
141 **Scott Gerken** stated that the legislation required municipalities to have these standards in place
142 and establishes a time which these standards must be put in place.

143
144 **Councilor Hernandez** suggested he would like more information relating to this framework
145 once it is available.

146
147 **MOTION by Councilor Hernandez, SECONDED by Councilor Serviss to approve**
148 **Resolution 2024-01 Cybersecurity Act as presented.**

149
150 **AYE:** Serviss, Flinn, Hernandez, Kelley, Saunders

151
152 **NAY:** None

153
154 **MOTION PASSED: 5-0**

155
156 **Item 11: Resolution 2024-02 Head Shops**

157
158 **Scott Gerken** read the resolution by title.

159
160 **MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Resolution**
161 **2024-02 Head Shops.**

162
163 **AYE:** Serviss, Flinn, Hernandez, Kelley, Saunders

164
165 **NAY:** None

166
167 **MOTION PASSED: 5-0**

168
169 **Item 12: Resolution 2024-03 – P&Z Professional Advisor**

170
171 **Scott Gerken** read the resolution by title and stated that advisors would not be members of the
172 P&Z Commission, do not vote, do not meet or make recommendations as a group, and are not
173 subject to the Sunshine Law.

174
175 **MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to approve**
176 **Resolution 2024-03 – P&Z Professional Advisor**

177
178 **AYE:** Serviss, Flinn, Hernandez, Kelley, Saunders

179
180 **NAY:** None

181 **MOTION PASSED: 5-0**

182
183 **MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to approve Kevin**
184 **Carey and David Yeager as Planning & Zoning Commission Professional Advisors, to be**
185 **reassessed in 60 days, or after three meetings.**

186
187 **AYE:** Serviss, Flinn, Hernandez, Kelley, Saunders

188
189 **NAY:** None

190
191 **MOTION PASSED: 5-0**

192
193 **Item 13: Social Media Notice Template**

194
195 There was a discussion as to where the notice should be posted.

196
197 Council's consensus was to have the notice posted on Facebook and the city's website.

198
199 **Mayor Kelley** suggested the council should provide any comments to Mark to include on the
200 social media notice and it will be brought back, with a disclosure at the bottom referring to public
201 comments, for the Council to review at the next meeting.

202
203 **FINAL PUBLIC COMMENTS**

204
205 **Nathan Focht** spoke about the Sunshine Law.

206
207 **David Yeager** spoke about the bathrooms at City Hall, eminent domain, and traffic accident-
208 related insurance claims.

209
210 **REPORTS**

211
212 **Mark Johnson**

- 213 • Spoke about a draft letter which would be sent to residents within the downtown CRA
214 advising them of the projects and the workshop.
215 ○ Council's consensus to put on Facebook and website and digital signage. Include a map
216 of the CRA. These should also be printed and placed in the utility billing department.
217 • Indicated MS Awareness Week is in March and since the City has several employees
218 impacted the city is planning a 5k walk/run on March 16 at 8:00 a.m. at the Minneola Athletic
219 Complex
220 • Spoke about a dodgeball event which will be rescheduled but may take place after the 5k.
221 ○ Council's consensus was to advertise events two months prior to the event.
222 • Spoke about farmers market and mentioned how a produce and egg vendor were registered
223 to participate but they did not attend as promised.
224 ○ **Councilor Serviss** asked that when the farmers market is advertised there will also be
225 food trucks present.

- Staff have received a complaint relating to school traffic in the Hills of Minneola. He suggested dirt hauling trucks are causing delays, so it has been asked for these trucks to begin hauling at 6:00 a.m.
 - Council's consensus was to allow the trucks to begin hauling at 6:00 a.m.

Councilor Serviss

- Indicated Joanna O'Halloran sent her an email requesting the school zone sign relocated on Education Ave.
 - **Mark Johnson** indicated he drove the area with Lake County, and they will be working to adjust the school zone signs and striping. He mentioned the Council will be presented at an upcoming meeting for school zone sign upgrades.
- Requested the agenda packets be provided on tablets instead of printing the agenda material.

Councilor Hernandez

- Asked for the parking discussion item to be included on the next agenda.

Scott Gerken

- Spoke about short-term vacation rentals. He indicated short-term rentals have been partially pre-empted by the state. He suggested he will report back to the council what changes come from the recent legislation currently being considered.

Mayor Kelley

- Spoke about the annual financial disclosure.
- Requested the city mail a newsletter to the residents in April relating to recreation relating information.

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

AYE: Serviss, Flinn, Hernandez, Kelley, Saunders

NAY: None

MOTION PASSED: 5-0

(Meeting adjourned at 9:20 P.M.)

ATTEST:

Kristine Thompson, City Clerk

Pat Kelley, Mayor

