1 2 3	Minneola City Council Meeting Minutes Minneola City Hall
4 5	March 7, 2023 at 6:30 PM
6	The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also
7	present were Councilor Pam Serviss, Vice Mayor Debbie Flinn, Councilor Erick Hernandez,
8	Councilor Joe Saunders, Scott Gerken (City Attorney), Mark Johnson (City Manager), and
9	Kristine Thompson (City Clerk).
10	
11	CALL TO ORDER
12 13	Mayor Kalley called the meeting to order at 6:24 n m
13	Mayor Kelley called the meeting to order at 6:34 p.m.
15	<b>MOMENT OF SILENCE &amp; PLEDGE OF ALLEGIANCE</b>
16	
17	A moment of silence was observed, and the Pledge of Allegiance was led by Vice Mayor Flinn.
18	
19	AGENDA REVIEW
20	
21	Scott Gerken spoke about a date error on the public notice signs placed at the Vision Car Wash
22	site. It incorrectly listed March 7 as the meeting date but has been corrected to March 21 <sup>st</sup> . He
23 24	announced that the car wash had also been readvertised for March 21st.
24 25	Mark Johnson asked Items 3 and 4 be approved subject to modifications. He indicated the cost
26	of these purchase requests would not change.
27	or mose parenase requests would not enunge.
28	PUBLIC COMMENTS
29	
30	There were no public comments.
31	
32	CITY MANAGER'S CONSENT AGENDA
33	
34	Item 1: City Council Meeting Minutes – February 21, 2023
35	Item 2: Professional Services – SMW Geosciences, Inc.
36	Item 3: Purchase Request – Emergency Repairs East Ridge Water Plant High Service
37 38	<u>Pump</u> Item 4: Purchase Request – Emergency Repairs Oak Valley Water Plant High Service
39	Pump
40	Item 5: Purchase Request – Replacement Structural Firefighting Protective Equipment
41	the of a monor request representation actuary representing represented by
42	There were no public comments.

43 MOTION by Councilor Serviss, Mayor Kelley indicated we had a motion and a second 44 then called for a vote to approve the City Manager's consent agenda with modifications as 45 determined by the City Manager or City Attorney to Item 3: Purchase Request -Emergency Repairs East Ridge Water Plant High Service Pump and Item 4: Purchase 46 47 Request - Emergency Repairs Oak Valley Water Plant High Service Pump. 48 49 AYE: Serviss, Flinn, Kelley, Hernandez, Saunders 50 51 NAY: None 52 53 **MOTION PASSED: 5-0** 54 55 **COUNCIL DISCUSSION & ACTION ITEMS** 56 57 Item 6: Lot Split – Vista Hills Apartments 58 Item 7: Lot Aggregation - Vista Hills Apartments 59 Item 8: Site Plan – Vista Hills Apartments Quasi-Judicial 60 61 Scott Gerken swore in those wishing to speak on this item and suggested Item 6, Item 7, and 62 Item 8 could be discussed together and voted on separately. 63 64 Joyce Heffington indicated the applicant has requested a lot split and a lot aggregate in order to 65 form the parcel for the proposed Vista Hills Apartments site plan. Staff recommends approval 66 with the condition the lift station must be turned over to the city. 67 68 Scott Gerken informed Council that the road shown on the southern end of the property is 69 actually private property owned by the School Board that serves as driveway access for Lake 70 Minneola High School (although it is often labelled as either Fosgate Road or Education 71 Avenue). He reminded Council that the DO for the Phase 1 apartments (now constructed) 72 referenced the possibility of the applicant designing road improvements so the City could acquire 73 this property and convert to a public road as part of Phase 2. However, consensus of Council 74 and the property owner at a subsequent workshop was not to pursue the acquisition of this road 75 (and the associated liability and maintenance as it didn't meet city standards and didn't provide 76 enough room on the cul-de-sac for fire truck turnaround). Therefore, the applicant designed 77 Phase 1 and now Phase 2 with only emergency access (and obtained an easement from the 78 School Board). Unless Council desired otherwise, the City would no longer be seeking to 79 acquire the road from the School Board. Consensus of Council was not to acquire the road and 80 they approved of the design as presented without full access to the south (like Phase 1 was 81 currently functioning). 82 83 **Public Comment** 

- 84
- 85 There were no comments.
- 86
- 87 MOTION by Councilor Hernandez SECONDED by Vice Mayor Flinn to approve Item 6:
- 88 Lot Split Vista Hills Apartments as presented.

89	
90	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
91	ATE: Serviss, Finni, Keney, Hernandez, Saunders
92	NAY: None
93	NAT: None
94	MOTION PASSED: 5-0
95	MOTION I ASSED. 5-0
96	MOTION by Councilor Hernandez SECONDED by Vice Mayor Flinn to approve Item 7:
90 97	Lot Aggregation - Vista Hills Apartments as presented.
98	Lot Aggregation - Vista minis Apartments as presented.
99	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
100	ATE. Serviss, Fillin, Keney, Hemanuez, Saunders
101	NAY: None
101	NAT: None
102	MOTION PASSED: 5-0
103	MOTION PASSED: 5-0
104	MOTION by Councilor Homonder SECONDED by Vice Moyor Eline to ensure Item 9.
	MOTION by Councilor Hernandez SECONDED by Vice Mayor Flinn to approve Item 8: Site Plan Viete Hills A partments with the condition the life station is turned over the site
106	Site Plan – Vista Hills Apartments with the condition the lift station is turned over the city.
107	AVE. Service Eline Valley Hermander Sevenders
108	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
109	NAV-Noro
110	NAY: None
111	MOTION DASSED, 5.0
112 113	MOTION PASSED: 5-0
	Itom 9: Site Plan Condex Storage Facility Quasi Indicial
114	<u>Item 9: Site Plan – Condev Storage Facility Quasi-Judicial</u>
115 116	South Control aware in these wishing to mask on this item
117	Scott Gerken swore in those wishing to speak on this item.
	Jourse Haffington avalated this site is located behind Dubliv at the samer of North Hencools
118 119	Joyce Heffington explained this site is located behind Publix at the corner of North Hancock
120	Road and Citrus Grove Road. She reminded Council a variance was previously approved to
120	allow for a reduced number of parking spaces. She stated the Planning and Zoning Commission
121	recommended approval with the condition all balances are paid, which have since been paid.
	Councilou Service indicated the Dianning and Zening Commission also recommanded there
123 124	<b>Councilor Serviss</b> indicated the Planning and Zoning Commission also recommended there abould not be any BV parking and all storage should remain indexes
	should not be any RV parking and all storage should remain indoors.
125	South Control make shout the Floor Area Datis (FAD). He consided Council that they
126	Scott Gerken spoke about the Floor Area Ratio (FAR). He reminded Council that they
127 128	previously expressed approval of allowing the FAR for this storage parcel to exceed the maximum EAP (as it was presented) provided the overall EAP for the 5+ agree parcel (before it
128	maximum FAR (as it was presented) provided the overall FAR for the 5+ acre parcel (before it is subdivided) was within FAP requirements
129	is subdivided) was within FAR requirements.
130	Councilor Soundars inquired about the stormwater system. He asked where the stormwater for
131	<b>Councilor Saunders</b> inquired about the stormwater system. He asked where the stormwater for this project drains to
132	this project drains to.
155	

134	Andy Gardner, representative for Condev Properties, LLC, indicated the stormwater drainage
135	will drain to the stormwater retention area adjacent Publix.
136	
137	Public Comment
138	
139	There were no public comments.
140	
141	MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 9: Site
142	Plan – Condev Storage Facility as presented.
143	
144	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
145	
146	NAY: None
147	
148	MOTION PASSED: 5-0
149	
150	Item 10: Ordinance 2023-10 Main Avenue Redevelopment District Design Standards -
151	Second Reading
152	
153	Scott Gerken read the ordinance by title.
154	
155	Joyce Heffington indicated this ordinance amends the section of the code relating to the Main
156 157	Avenue Redevelopment District. She spoke of an ordinance previously approved which amended the color requirements in the Commercial and Industrial zoning districts. This ordinance amends
157	the Main Avenue Redevelopment District to match the standards set in the other zoning districts.
159	the Main Avenue Redevelopment District to match the standards set in the other zoning districts.
160	Public Comment
161	<u>I ubite Comment</u>
162	There were no comments.
163	There were no comments.
164	MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 10:
165	Ordinance 2023-10 Main Avenue Redevelopment District Design Standards – Second
166	Reading.
167	Keuuing.
168	AVE: Service Eline Kelley, Hernondez, Soundare
169	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
	NAY: None
170	NAT: NORE
171	MOTION DASSED. 5 0
172	MOTION PASSED: 5-0
173	Item 11. Lot Aggregation Librow
174	Item 11: Lot Aggregation - Library
175	Item 12: Ordinance 2023-08 Library Rezoning Second Reading – Quasi-Judicial
176	Item 13: Ordinance 2023-09 Library Comprehensive Plan Amendment Second Reading
177	

178 179 180	<b>Scott Gerken</b> reminded Joyce Heffington she was previously sworn in and suggested Item 11, Item 12, and Item 13 could be discussed together and voted on separately. He then read Ordinance 2023-08 and Ordinance 2023-09 by title.
181	Ordinance 2025-08 and Ordinance 2025-09 by title.
182	Joyce Heffington explained these items are to combine four city owned properties into one in
183 184	order to construct a library on the newly formed parcel.
185	Public Comment
186	<u>I ubite comment</u>
187	There were no comments.
188	There were no comments.
189	MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 11: Lot
190 191	Aggregation – Library as presented.
192	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
193	
194	NAY: None
195	
196	MOTION PASSED: 5-0
197	
198	MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 12:
199	Ordinance 2023-08 Library Rezoning Second Reading as presented.
200	
201	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
202	
203	NAY: None
204	
205	MOTION PASSED: 5-0
206	
207	MOTION by Councilor Serviss, SECONDED by Vice Mayor Flinn to approve Item 13:
208	Ordinance 2023-09 Library Comprehensive Plan Amendment as presented.
209	
210	AYE: Serviss, Flinn, Kelley, Hernandez, Saunders
211	
212	NAY: None
213	MOTION DAGED 50
214	MOTION PASSED: 5-0
215	EINAL DUDU LO COMMENTO
216	FINAL PUBLIC COMMENTS
217	Darmand Niveral inquired if the converse item would be seen tanight
218	Raymond Nivarel inquired if the carwash item would be seen tonight.
219 220	Scott Gerken suggested Mr. Nivarel may not have been present at the start of the meeting when
220	he informed the council the item had to be readvertised and will be seen by city council on
222	March 21 <sup>st</sup> .
223	Waten 21 .
and and	

David Yeager spoke about the cell tower. He suggested the city should use the property they own adjacent to City Hall to construct a Public Safety building. He also suggested the city's Community Redevelopment Agency should purchase the property at the corner of Washington Street and Disston Avenue in order to clean it up and allow the property to be redeveloped as commercial property.

229

#### 230 231

236

### 232 Mark Johnson

Indicated staff is working to receive quotes for the bathrooms at City Hall in order to remove
 the wallpaper and texture and paint the walls.

REPORTS

• Spoke about decal design options for Code Enforcement vehicles.

## 237 Scott Gerken

- Spoke about legislation currently pending which related to establishing a Rural Protection
  Area in Lake County. He suggested this legislation does not greatly affect the city, possibly
  only part of Lake Apopka as a possible alternative water supply.
- Confirmed with Council the Parks and Recreation committee the council established is considered a fact finding group which will put together information and provide the information to the Council's liaison. As the Parks Committee would be limited to fact finding and information gathering only (and not advisory), it would not be subject to the Sunshine Law, which would allow its members to discuss items outside the public meeting context. Council consensus agreed to the fact finding only purpose of the committee.
- 247

254

# 248 Vice Mayor Flinn

- Indicated Artworx has requested to host a chamber event at Trailhead Park in order to celebrate the completion of the Murals on the Trail project. This event would be on May 4, 2023 from 4:00 pm to 7:00 pm. They are asking for Council if the event could include beer and wine.
- 253 Council's consensus was to allow the event to have beer and wine.

# 255 Mayor Kelley

- Spoke about plans to include a newsletter in the monthly utility bill in order to inform residents of the status of projects.
- Jennifer Morse, 1064 Golden Dawn Loop, asked how residents would receive this
  newsletter if they were signed up to receive their utility bill via email.
- 260 Mayor Kelley stated the newsletter would also be available online.
- Jennifer Morse spoke about the Minneola Athletic Complex (MAC) and suggested the city
  should install crosswalks to allow people to safely cross Education Avenue.
- 264

261

Mayor Kelley suggested the city plans to install additional parking across the street from the MAC and signalized crosswalks would be installed at that time.

- 267
- 268 Ron Dahlgren, resident, spoke about graffiti at Minneola Trailhead Park.

269

270	Mark Johnson indicated a company is scheduled to steam clean the graffiti.
271	
272 273	MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss, to adjourn.
274	AYE: Serviss, Flinn, Kelley, Hernandez Saunders
275	ATE: Serviss, Thini, Keney, Hemandez Saunders
276	NAY: None
277	
278	MOTION PASSED: 5-0
279	
280	(Meeting adjourned at 7:14 P.M.)
281	
282	
283	
284	2
285	Pat Kelley, Mayor
286	ANNIHOD.
287	ATTEST:
288	APOR O
289	
290	V T SEAL
291	M Turner City Clark
292	Kristine Thompson, City Clerk
	Kristine Thompson, City Clerk
	(I) (III) (III)