AGENDA

MINNEOLA CITY COUNCIL MEETING
800 N Highway 27
September 10, 2026 at 6:30 P.M.

I. CALL TO ORDER

II. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

III. AGENDA REVIEW

IV. PUBLIC COMMENTS

The Minneola City Council will hear questions, comments, and concerns from the public. Action may not be taken by the city council at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Minneola's Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the city council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the city council addresses such items during this meeting.

Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

V. CITY MANAGER'S CONSENT AGENDA

Item 1.	City Council Workshop Minutes - August 25, 2026	Consider a Request to Approve the Minutes from the August 25, 2026 City Council Workshop.

VI. DISCUSSION AND ACTION ITEMS

Item 2.	Resolution 2026-21 Final Fire Fee Assessment	A Resolution of the City Council of the City Of Minneola, Florida, Relating to the Provision of Fire Protection Services, Facilities and Programs in the City of Minneola, Florida; Imposing Fire Protection Assessments Against Assessed Property

Located Within the City for the Fiscal Year Beginning October 1, 2026; Approving the Rate of Assessment; Approving the Assessment Roll; and Providing for an Effective Date.

VII. FINAL PUBLIC COMMENTS

Note: Pursuant to F.S. 286.0114 and the City of Minneola's Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the city council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the city council addresses such items during this meeting. Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

VIII. REPORTS

Mark Johnson	City Manager
Scott Gerken	City Attorney
David Yeager	Councilor
Debbie Flinn	Councilor
Pam Serviss	Mayor
Erick Hernandez	Vice Mayor
Joseph Saunders	Councilor

AGENDA SUMMARY
City Council
September 10, 2026

Agenda Item: 1.
Subject Title: City Council Workshop Minutes - August 25, 2026

Objective:
Consider a Request to Approve the Minutes from the August 25, 2026 City Council Workshop.

Summary:

Exhibits:
1. 8-25 minutes

Options:

Fiscal Impact:

P & Z Recommendation:

Staff Recommendation:

Minneola City Council
Workshop Minutes
August 25, 2026 at 6:30 PM
Minneola City Hall

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

CALL TO ORDER

Mayor Pam Serviss 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 Hernandez.

DISCUSSION AND ACTION ITEMS

Item 1: Discussion – City Owned Property at the Corner of N. Hancock Road & Keystone Pass Blvd.

Vice Mayor Hernandez summarized prior conceptual layouts for the approximately 31.65-acre city-owned parcel, explaining that the graphics were for scale and discussion only and that no final design or commitments had been made. He described existing site constraints, including topography, stormwater/retention needs, and tree preservation, and outlined several conceptual zones such as organized recreation areas, flexible open space, and buffer areas adjacent to the neighborhood.

Public Comment

Residents near the site spoke about existing congestion related to the school and expressed concerns that additional park traffic, lighting, and parking demand could worsen conditions on Hancock Road and in adjacent neighborhoods.

Several residents stated that a high concentration of baseball or soccer fields could generate more vehicles than the site can reasonably accommodate, leading to overflow parking in neighborhoods and at the school, and urged caution about large, organized sports uses.

Multiple speakers supported a more passive, multi-generational park emphasizing a playground, shaded picnic areas, walking trails, and open play fields, and cited parks in Groveland and Cherry Lake as examples of the desired character.

Residents noted the rapid growth in the number of toddlers and school-age children, the heavy use of the MAC, and the need for additional nearby fields or open areas that can support youth sports and informal play.

Residents emphasized preserving trees and natural buffers along the neighborhood edge to help mitigate noise, provide screening, and maintain environmental value, and suggested the retention area could also serve as a visual separation between homes and active park areas.

Speakers requested improved trail design and etiquette measures such as striping, signage, and separation of users where feasible, and recommended that any trailhead or park connection include water refill stations, bike parking, and basic bike repair facilities.

Residents asked the city to coordinate with nearby developments, including the planned parking garage and city center, to explore shared or connected parking and a safe walkway between those areas and the park to help alleviate on-site parking pressures.

Councilor Yeager supported a grade-separated pedestrian connection (such as an overhead bridge) across Hancock Road, citing safety concerns for children and families and recommending that this be pursued as a priority in a separate, focused discussion.

Vice Mayor Hernandez stated that the project budget is sufficient to construct a full park, but that specific costs, traffic analysis, and lighting plans would be developed after council and the community identify preferred uses and intensity.

Council discussed long-term connectivity between the park, the nearby school, the MAC, and the future city center, including previous ideas for a tunnel or pedestrian bridge across Hancock Road.

Residents expressed support for an area similar to Groveland's Cherry Lake Park-style neighborhood park with a playground, open field, walking paths, and passive amenities rather than a large tournament-style sports complex.

Vice Mayor Hernandez led an informal show of hands to gauge preferred amenities, and summarized support for a playground, community garden, limited courts (basketball/tennis), an open multi-use field, possibly one smaller-scale ball field, multi-use trails with exercise stations, a small dog park, restrooms and/or a small shelter/clubhouse, and limited food-truck or small vendor space.

Vice Mayor Hernandez stated a desire to move the project forward efficiently, expressing a goal of opening the park by the end of the following year, and indicated there would be another workshop in approximately one month with refined concepts based on the input received.

MOTION by Councilor Yeager, SECONDED by Vice Mayor Hernandez, to adjourn.

AYE: Yeager, Flinn, Serviss, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

(*Meeting adjourned at 8:04 p.m.*)

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Pam Serviss, Mayor

ATTEST:

____
Kristine Thompson, City Clerk

AGENDA SUMMARY
City Council
September 10, 2026

Agenda Item: 2.
Subject Title: Resolution 2026-21 Final Fire Fee Assessment

Objective:
A Resolution of the City Council of the City Of Minneola, Florida, Relating to the Provision of Fire Protection Services, Facilities and Programs in the City of Minneola, Florida; Imposing Fire Protection Assessments Against Assessed Property Located Within the City for the Fiscal Year Beginning October 1, 2026; Approving the Rate of Assessment; Approving the Assessment Roll; and Providing for an Effective Date.

Summary:
This resolution renews the City of Minneola's Fire Protection Assessment for Fiscal Year 2026–2027, beginning October 1, 2026. The assessment funds fire protection services, facilities, and programs provided to benefited properties within the City.

The resolution approves the Assessment Roll, confirms the methodology established in the Preliminary Rate Resolution, and authorizes collection of the assessments through the Lake County tax bill using the uniform non-ad valorem assessment collection method. The estimated Fire Protection Assessed Cost to be assessed is $573,743.

The proposed assessment rates are:

* Residential: $59.00 per dwelling unit
* Commercial: $0.23 per square foot
* Industrial/Warehouse: $0.02 per square foot
* Institutional: $0.27 per square foot
* Church: $0.34 per square foot
* Vacant Land:* $19.00 per parcel

Government institutional property and certain agricultural properties are excluded or exempt as provided by law. Any legally required or Council-authorized shortfall will be supplemented with legally available funds and will not be shifted to assessed property owners.

The resolution also confirms that required notice was provided, the Assessment Roll was available for public inspection, and a public hearing was held on September 10, 2026, where comments and objections were heard and considered. If approved, the resolution will take effect immediately upon adoption.

Exhibits:
1. Exhibit A - Resolution 2026-21 - Annual Fire Assessment
2. Exhibit B - Resolution 2026-21 Appendices

Options:
1. Approve the resolution as presented.
2. Approve the resolution with modifications.
3. Deny the resolution.

Fiscal Impact:

P & Z Recommendation:
Not applicable.

Staff Recommendation:
Staff recommends approval of the request as presented.

RESOLUTION 2026-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MINNEOLA, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF MINNEOLA, FLORIDA; IMPOSING FIRE PROTECTION ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Council of Minneola, Florida (the "City Council"), has enacted Ordinance No. 2012-11 (the "Ordinance"), which authorizes the imposition of Fire Protection Assessments for fire protection services, facilities, and programs against Assessed Property located within the City;

WHEREAS, the imposition of a Fire Protection Assessment for fire protection services, facilities, and programs each fiscal year is an equitable and efficient method of allocating and apportioning the Fire Protection Assessed Cost among parcels of Assessed Property;

WHEREAS, the City Council desires to reimpose a fire protection assessment program in the City using the procedures provided by the Ordinance, including the tax bill collection method for the Fiscal Year beginning on October 1, 2026;

WHEREAS, the Preliminary Rate Resolution contains and references a brief and general description of the fire protection services, facilities, and programs to be provided to Assessed Property; describes the method of apportioning the Fire Protection Assessed Cost to compute the Fire Protection Assessment for fire protection services, facilities, and programs against Assessed Property; estimates rates of assessment; and directs the updating and preparation of the Assessment Roll and provision of the notice required by the Ordinance;

WHEREAS, pursuant to the provisions of the Ordinance, the City is required to confirm or repeal the Preliminary Assessment Resolution, with such amendments as the City Council deems appropriate, after hearing comments and objections of all interested parties;

WHEREAS, the Assessment Roll has heretofore been made available for inspection by the public, as required by the Ordinance;

WHEREAS, notice of a public hearing has been published and mailed, as required by the terms of the Ordinance, which provides notice to all interested persons of an opportunity to be heard; an affidavit regarding the form of notice mailed being attached hereto as Appendix A and the proof of publication being attached hereto as Appendix B; and

WHEREAS, a public hearing was held on September 10, 2026, and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Minneola, Florida:

SECTION 1. **AUTHORITY**. This resolution is adopted pursuant to Ordinance No. 2012-11; the Initial Assessment Resolution (Resolution No. 2012-06, as amended and restated in Resolution No. 2025-12); the Final Assessment Resolution (Resolution No. 2012-18, as amended and restated in Resolution No. 2025-20); The Preliminary Rate Resolution (Resolution No. 2026-09); Article VIII, Section 2, Florida Constitution; Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

SECTION 2. **DEFINITIONS AND INTERPRETATION**. This Resolution constitutes the Annual Rate Resolution as defined in the Ordinance. All capitalized terms in this Resolution shall have the meanings defined in the Ordinance, the Initial Assessment Resolution, as amended and restated, and the Preliminary Rate Resolution.

SECTION 3. **IMPOSITION OF FIRE PROTECTION ASSESSMENTS**.

(A) The parcels of Assessed Property described in the Assessment Roll, which is hereby approved, are hereby found to be specially benefited by the provision of the fire protection services, facilities, and programs described or referenced in the Preliminary Assessment Resolution, in the amount of the Fire Protection Assessment set forth in the Assessment Roll, a copy of which was present or available for inspection at the above referenced public hearing and is incorporated herein by reference. It is hereby ascertained, determined and declared that each parcel of Assessed Property within the City will be specially benefited by the City's provision of fire protection services, facilities, and programs in an amount not less than the Fire Protection Assessment for such parcel, computed in the manner set forth in the Preliminary Rate Resolution. Adoption of this Annual Rate Resolution constitutes a legislative determination that all parcels assessed derive a special benefit in a manner consistent with the legislative declarations, determinations and findings as set forth in the Ordinance, as amended and restated; the Initial Assessment Resolution, as amended and restated; the Final Assessment Resolution, as amended and restated; and the Preliminary Rate Resolution, from the fire protection services, facilities, or programs to be provided and a legislative determination that the Fire Protection Assessments are fairly and reasonably apportioned among the properties that receive the special benefit as set forth in the Preliminary Rate Resolution.

(B) The method for computing Fire Protection Assessments described and referenced in the Preliminary Rate Resolution is hereby approved. The Parcel Apportionment methodology described in the Preliminary Rate Resolution is hereby approved.

(C) For the Fiscal Year beginning October 1, 2026, the estimated Fire Protection Assessed Cost to be assessed is $573,743**.** The Fire Protection Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Protection Assessed Cost for the Fiscal Year commencing October 1, 2026, are hereby established as follows:

Residential Property Use Categories	Rate Per Dwelling Unit
Residential	$59.00

Non-Residential Property Use Categories	Rate Per Square Foot
Commercial	$0.23
Industrial/Warehouse	$0.02
Institutional	$0.27
Church	$0.34

Vacant Land Property Use Category	Rate Per Parcel
Vacant Land	$19.00

(D) The above rates of assessment are hereby approved. Fire Protection Assessments for fire protection services, facilities, and programs in the amounts set forth in the Assessment Roll, as herein approved, are hereby levied and imposed on all parcels of Assessed Property described in such Assessment Roll for the Fiscal Year beginning October 1, 2026.

(E) Government Institutional Property and Church buildings located on a parcel of Church Property provides facilities and uses to the community, local constituents and the public in general that serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Protection Assessments upon such parcels of Government Institutional Property and Church buildings located on a parcel of Church Property.

(F) In accordance with Section 170.01(4), Florida Statutes, no Fire Protection Assessment shall be imposed against any Building of Non-Residential Property located on a Tax Parcel that is classified by the Property Appraiser as agricultural lands pursuant to Section 193.461, Florida Statutes, unless that Building exceeds a just value of $10,000 as determined by the Property Appraiser and is not an "agricultural pole barn" as defined in Section 170.01(4), Florida Statutes.

(G) No Fire Protection Assessment shall be imposed against Vacant Land classified by the Property Appraiser as agricultural lands pursuant to Section 193.461, Florida Statutes.

(H) Any shortfall in the expected Fire Protection Assessment proceeds due to any reduction or exemption from payment of the Fire Protection Assessments required by law or authorized by the City Council shall be supplemented by any legally available funds, or combinations of such funds, and shall not be paid for by proceeds or funds derived from the Fire Protection Assessments.

(I) As authorized in Section 19 of the Ordinance, interim Fire Protection Assessments are also levied and imposed against all property for which a Certificate of Occupancy is issued after adoption of this Final Assessment Resolution based upon the rates of assessment approved herein.

(J) Fire Protection Assessments shall constitute a lien upon the Assessed Property so assessed equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid.

(K) The Assessment Roll, as herein approved, together with the correction of any errors or omissions as provided for in the Ordinance, shall be delivered to the Tax Collector for collection using the tax bill collection method in the manner prescribed by the Ordinance. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix C.

SECTION 4. **CONFIRMATION OF PRELIMINARY RATE RESOLUTION AS AMENDED AND RESTATED**. The Preliminary Rate Resolution is hereby confirmed.

SECTION 5. **EFFECT OF ADOPTION OF RESOLUTION**. The adoption of this Annual Rate Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of special benefit and fair apportionment to the Assessed Property, the method of apportionment and assessment, the rate of assessment, the Assessment Roll and the levy and lien of the Fire Protection Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Annual Rate Resolution.

SECTION 6. **SEVERABILITY**. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way effecting the validity of the other provisions of this Resolution.

SECTION 7. **EFFECTIVE DATE**. This Annual Rate Resolution shall take effect immediately upon its passage and adoption.

PASSED and **RESOLVED** this 10th day of September, 2026 by the City Council of the City of Minneola.

____
Pam Serviss, Mayor

ATTEST:

____
Kristine Thompson, City Clerk

Approved as to form and legality:

____
Scott A. Gerken, City Attorney

APPENDIX A

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared MARK JOHNSON who, after being duly sworn, deposes and says:

1. Mark Johnson as City Manager of the City of Minneola, Florida ("City"), pursuant to the authority and direction received from the City Council, timely directed the preparation of the Assessment Roll and the preparation and mailing of notices in accordance with the Fire Protection Assessment Ordinance adopted by the City Council on July 17, 2012 (the "Assessment Ordinance"), and in conformance with the Preliminary Rate Resolution adopted by the City Council on July 7, 2026 (the "Preliminary Assessment Resolution").

2. In accordance with the Ordinance, Mr. Johnson timely provided all necessary information for notification of the Fire Assessment to the Property Appraiser of Lake County to be included as part of the notice of proposed property taxes under section 200.069, Florida Statutes, the truth-in-millage notification. On August 21, 2026, the Lake County Property Appraiser caused to be mailed, by first class mail, the fire services assessment notices as part of the TRIM notices to each affected property owner at the addresses then shown on the real property assessment tax roll database maintained by the Lake County Property Appraiser. The information provided to the Property Appraiser to be included on the truth-in-millage notification included the following: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the City expects to collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a

right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

FURTHER AFFIANT SAYETH NAUGHT.

____
Mark Johnson, City Manager

STATE OF FLORIDA
COUNTY OF LAKE

SWORN TO and SUBSCRIBED before me by means of [✓] physical presence or [ ] online notarization, this 3 day of September, 2026, by Mark Johnson as City Manager of the City of Minneola, Florida, who has produced identification or is personally known to me.

KRISTINE THOMPSON
Notary Public-State of Florida
Commission # HH 743668
My Commission Expires
February 22, 2030

____
Notary Public signature

My Commission Expires: 2/22/2030
My Commission Number: HH 743668

APPENDIX B

PROOF OF PUBLICATION

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE PROTECTION SPECIAL ASSESSMENTS

Notice is hereby given that the City Council of the City of Minneola will conduct a public hearing to consider the imposition of annual fire protection special assessments for the provision of fire protection services within the municipal boundaries of the City of Minneola.

The hearing will be held at 6:30 p.m. on September 10, 2026, in City Council Chambers of City Hall, 800 N. U.S. Highway 27, Minneola, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact Kristine Thompson, City Clerk at (352) 394-3598, at least two days prior to the date of the hearing.

The assessment of each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire protection assessment schedules:

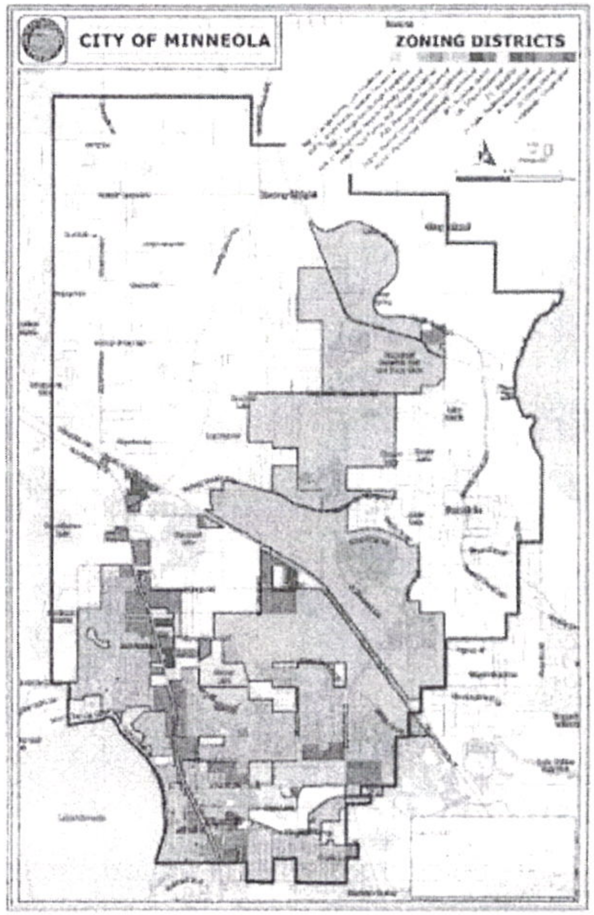
FIRE PROTECTION ASSESSMENTS FISCAL YEAR 2026-2027

Residential Property Use Categories	Rate Per Dwelling Unit
Residential	$59.00
Non-Residential Property Use Categories	**Rate Per Square Foot**
Commercial	$0.23
Industrial/Warehouse	$0.02
Institutional	$0.27
Church	$0.34
Vacant Land Property Use Category	**Rate Per Parcel**
Vacant Land	$19.00

Copies of the Fire Protection Assessment Ordinance, the Initial Assessment Resolution, as amended and restated, the Final Assessment Resolution, as amended and restated, the Preliminary Assessment Resolution, and the preliminary Assessment Roll are available for inspection at the City Manager's Office, City Hall, located at 800 N. U.S. Highway 27, Minneola, Florida.

The fire protection service non-ad valorem assessment will be collected on the ad valorem tax bill to be mailed in November 2026. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City's Finance Manager at (352) 394-3598 Monday through Friday 8:00 a.m. and 5:00 p.m.



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APPENDIX C

CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLLS

I HEREBY CERTIFY that, I am the City Manager of the City of Minneola, Florida (the "City"); as such I have satisfied myself that all property included or includable on the **City of Minneola Non-Ad Valorem Assessment Roll** for fire protection is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Lake County Tax Collector by September 15, 2026.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Lake County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this 3 day of September, 2026.

CITY OF MINNEOLA, FLORIDA

By: ______________________
City Manager

[to be delivered to Tax Collector prior to September 15]