

**SUMMARY
TOWN OF MONTVERDE
TOWN COUNCIL WORKSHOP**

December 10, 2014

The Town of Montverde met for a Council Workshop on Wednesday, December 10, 2014 at 6:30 PM in the Town Hall Auditorium.

Council Present:

President Glenn Burns

Billy Bates

Arthur Nix

Jim Pierce

Joe Wynkoop

Staff Present:

Graham Wells, Town Clerk

Terry Burden, Public Works Director

Anita Geraci- Carver, Town Attorney

Mayor Bennett called the meeting to order at 6:32 and led the Pledge of Allegiance.

Roll call was performed, and it was determined that a quorum was present.

Mayor Bennett explained that tonight's informal workshop was to discuss the preliminary results of the water impact fee and rate study, and the Lake Apopka Sound project. The following are summary notes from the workshop regarding the impact fee and rate study discussion, as presented by Tony Hairston:

1. The draft document of the water impact fee study identified three components of funding: unrestricted reserves, repair and replacement, and water impact fees. The unrestricted funding would leave 120 days of operating expenditures in reserve funding. Repair and replacement would have funding for normal repair and replacement of water utilities. Water Impact Fee funding would accumulate all of the previously collected water impact fees.
2. The average customer uses about 7,000 gallons of water a month, which equates to about \$26 per month.
3. Based on these findings, the rate study recommends a series of 5% increases in water rates. This would help meet operating costs, as well as put additional money into repair and replacement. This would not fund any larger replacement items, such as a new tank or new well. Funding for these would have to come from debt service.
4. Adding new customers with the Lake Apopka Sound project would only help in funding future costs. Any new customers would increase funding for the water department.

Mayor Bennett then explained that there has been unbridled growth in the Town that has put pressure on the system. And this will mean that in the future, the Town will have to write a check for \$500,000 to \$1,000,000 to pay for the costs of a new well/tank. He feels that the next step is to have CPH perform an in-depth study of the Town's water system to determine what repair is currently needed.

One option to obtain more funding is to provide water and sewer to the Lake Apopka Sound project.

The following are summary notes from the discussion on the Lake Apopka Sound project, as presented by Steve Romano, CPH:

1. The Lake Apopka Sound project is for the construction of 102 homes.
2. The developers would put in the entire water system. There will be two distribution systems because there needs to be a separate system to provide fire flow to the area. The Town of Oakland would provide the fire flow. Meters would be read from Town Hall. Montverde would be responsible for the repair and maintenance costs of the water system.
3. For the sewer, there will be one lift station. Clermont will put in the lift station. Terry Burden will take classes to learn how the lift station operates. There will not be a lot of maintenance, except some things that need to be maintained annually. It will be a standard system, with two pipes running under the turnpike to Clermont. One pipe will contain the flow, while the other pipe will encase the first pipe. This will prevent a washout of the road if the first pipe were to break.
4. All details of the sewer and water structures will be in the developer's agreement.

The following are summary notes from the discussion on the Lake Apopka Sound project, as presented by Sean Parks:

1. If the Lake Apopka Sound project were in Montverde, the land use category would be Planned Unit Development (PUD).
2. It is recommended that the Town be very progressive and ask the developer to use Florida landscaping at Lake Apopka Sound. This could be part of the developer's agreement.

The following are summary notes from the discussion on the Lake Apopka Sound project, as presented by Anita Geraci-Carver:

1. There are three agreements needed, as part of the development: an agreement with Oakland for emergency water flow, a developer's agreement outlining the Town's expectations, and an agreement with Clermont for sewer capacity.
2. Regarding the water structure for the development, the Town would be able to charge residents of the new development a 25% surcharge since they are out of town. The Town would also be able to charge the normal \$2100 connection/meter fee (per meter), as well as the \$35 on/off fee, and the \$150 water account deposit. The developer will pay the design, construction, and permit costs for the water structure. The tract of land where the water structure will be located will be conveyed to the Town. The developer will also be responsible for the design, construction, and permitting of the interconnection of the water system to the Town of Oakland

for emergency water flow. The costs to the Town would be administrative costs for setting up the water accounts. The Town could charge an administrative cost of \$50 per lot. All equipment related to the water structure will be conveyed to the Town, and the developer will post a two-year maintenance bond.

3. Regarding the wastewater structure for Lake Apopka Sound, the developer will be responsible for the design, construction, and permitting for the system. The system will be connected to the City of Clermont. Clermont will charge impact fees, but they will be passed to the developer/owner. All equipment related to the wastewater structure will be conveyed to the Town, and the developer will post a two-year maintenance bond.
4. For the agreement with the Town of Oakland for the emergency water flow, the Town will read the water meters and report the readings to the Town of Oakland. The Town of Montverde will own all piping on the Town's side of the interconnection, and the Town of Oakland will own all piping on its side of the interconnect.
5. The agreement with the City of Clermont for sewer services will be a 30-year agreement. The City of Clermont will invoice the Town monthly for sewer capacity used. The Town will have the developer install the meter, and the Town will read the meters and invoice customers monthly.

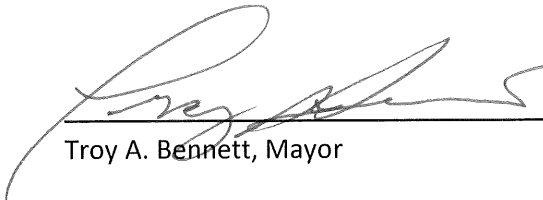
The following are summary notes from the discussion on the Lake Apopka Sound project, as presented by Tony Hairston:

1. Revenues were projected for providing both water and sewer services to the Lake Apopka Sound Development. Costs, including repair and replacement costs, were also projected for providing both water and sewer. Based on projected revenues and projected expenditures, it is estimated that the net amount that the Town will receive for providing these services to the Lake Apopka Sound Development will be \$33,000.

Discussion between the Councilmen ensued regarding the pros and cons of servicing Lake Apopka Sound. Full discussion will occur at a formal Council meeting either in January or February.

Meeting adjourned at 8:40 pm.

Respectfully submitted,

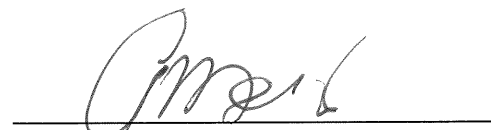


Troy A. Bennett, Mayor



Glenn Burns, Council President

ATTEST:



Graham Wells, Town Clerk