

**MINUTES
TOWN OF MONTVERDE
TOWN COUNCIL MEETING**

January 10, 2017

The Town of Montverde met in regular session on Tuesday January 10, 2017 at 7:00 pm in the Town Hall Auditorium.

Council Present:

President, Jim Peacock

Vice President, Jim Ley

Billy Bates

Glenn Burns

Judy Smith

Staff Present:

Joe Wynkoop, Mayor

Graham Wells, Town Clerk, Treasurer

Terry Burden, Public Works Director

Kevin Rausch, Fire Chief

Anita Geraci-Carver, Town Attorney

Sean Parks, Town Planner

Mayor Wynkoop called the meeting to order at 7:02 pm and led the Pledge of Allegiance

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

The invocation was given by Pastor Arch Fisher of First Methodist Church, Montverde.

PRESENTATIONS

Lake County Public Works Director, Jim Stivender presented an update to residents on the proposed roundabout at CR455 and Ridgewood Ave and the repaving of Ridgewood Ave. Both projects were approved by the County in August subject to funds becoming available and the acquisition for right of way for the roundabout. A concept drawing of the proposed roundabout was put on the overhead and the water retention areas were pointed out to collect the water coming down Ridgewood Avenue.

Mr. Stivender pointed out that the roundabout would be smaller than the one on CR561 however the same system of palm trees and up lighting in the middle would be used. This gives the roundabout increased visibility and makes them safer. There have been no significant accidents since the roundabout on CR561 was installed.

He added that it provides a feature as you come into town and will improve the flow of traffic from all directions. The cost to construct the roundabout and remodel Ridgewood is about 1.5 million dollars and construction is estimated to begin in the fall of 2018 to early 2019. They will be focusing on the roundabout and will do Ridgewood when the revenue stream funded by sales tax comes in to the County. Gas tax money is primarily used to resurface roads and sales tax for projects like this which do not involve extra capacity but improve traffic flow and safety.

Public comment and questions for Mr. Stivender was opened up for Council and the public. Questions were taken from Allen Hartle, Bob Tomlinson, Perry Woodruff and Sam Davis.

Director of the Lake Sumter Metropolitan Planning Organization (MPO), T J Fish gave a brief overview of what the organization did. This includes anything transportation; roads, trails, sidewalks, school safety, the Lake Expressway, railroads and regional airports. Both Lake and Sumter County's regional government is represented by County Commissioners and all municipalities. They also coordinate with the DOT for I-75 and the Turnpike Authority. The role of the MPO is to take all the transportation needs and prioritize them for future funding.

Mr. Fish gave an update on the coast to coast trail from Titusville to St Petersburg which is 80 per cent completed. He talked about the new Turnpike interchange at Minneola which opens in June and their plans to expand the Turnpike to eight lanes from the county line at SR 50 to the interchange. He spoke about the proposed connection from US27 at Lake Louisa going east to connect to the SR429 toll road. This would relieve traffic on SR50 in both directions. US27 is a major trucking route going north and the plan is to widen it to six lanes from Minneola City Hall to the Turnpike.

CR455 will be extended south (Hartle Road) from Publix on SR50 to link up with Hartwood Marsh Road and the new road from US27 to SR429. *Sean Parks* said that he had requested that the Department of Transport do a lighting and safety survey at the intersection of SR50 and CR455 in all directions where there have been a number of serious traffic accidents.

Public comment and questions for Mr. Fish was opened up for Council and the public. Questions were taken from Don Hiatt and Allen Hartle,

MINUTE APPROVAL

MOTION by Councilman Bates to approve the Local Planning Agency Minutes for December 13, 2016; SECONDED by Councilwoman Smith

For: Bates, Burns, Ley Smith, Peacock

Against: None

MOTION CARRIED 5-0

MOTION by Councilman Bates to approve the Regular Council Meeting Minutes for December 13, 2016; SECONDED by Councilwoman Smith

For: Bates, Burns, Ley Smith, Peacock

Against: None

MOTION CARRIED 5-0

MOTION by Councilman Bates to approve the Special Council Meeting Minutes for December 27, 2016; SECONDED by Councilwoman Smith

For: Bates, Burns, Ley Smith, Peacock

Against: None

MOTION CARRIED 5-0

CITIZENS QUESTION AND COMMENT

Bert Hayne, 16407 Magnolia Bluff Drive reported that there was a lot of speeding on Ridgewood avenue and racing motorcycles on CR455. This happens mostly on the weekend. Where is the police presence he asked? He had not seen the FHP trooper in a long time. Mayor Wynkoop said that he does the schedule for FHP and that he would take care of it.

Don Hiatt, 17718 Sugar Pine Way announced that there was an awareness day at the Emergency Operations Center on Saturday January 21, 2017 from 10am – 1pm. He also reported issues with the WastePro garbage truck leaking and creating puddles of hydraulic fluid which was ruining the streets all over the town. He also complained that the trash cans were getting smaller.

COMMITTEES AND BOARDS

There were no Board or Committee members present to report.

MAYOR AND COUNCIL SECTION

COUNCIL MEMBERS

Councilman Ley – Asked if we can establish the cost to extend the sidewalk from Porter Avenue up to Truskett Park so that people did not have to walk that stretch of Porter in the roadway. Mayor Wynkoop said that he would get Terry Burden to see how much it would cost.

Councilman Peacock – PASS.

Councilwoman Smith – She is trying to get the Hazardous Waste Truck to come to Montverde but it is booked up to 2018. It will be at Minneola City Hall on Saturday January 12 where you can safely dispose of batteries, gas cylinders and medications.

Councilman Bates – PASS

Councilman Burns – Thanked the Fire Chief for his assistance on Christmas Eve.

MAYOR

Mayor Wynkoop spoke about the Capital Improvement Plan that he is working on. This enables the Town to establish a five year plan of what funds will be required for equipment replacement and Capital Projects. He added that a Request for Proposals (RFP) had been advertised and package sent out to seven firms to replace the Town auditor. He announced the monthly Bingo Game would be on Friday January 20th at 7 pm.

Sheriff Deputy's Report – No comment or questions were received.

Fire Chief's Report – No comment or questions were received.

Library Report – No comment or questions were received.

NEW BUSINESS

APPLICATION FOR MAJOR SITE PLAN REVIEW - MONTVERDE ACADEMY

The application is for building additions to the Duncan Student Center and the Kreke Science Building. It has been heard by the Planning and Zoning Board whose recommendation was to approve both extensions if the engineer's comments are addressed. Their recommendation was unanimous. Staff recommendation is to approve providing that the Town's Engineer's comments are addressed and a landscape plan and tree removal permit is submitted.

Anita Geraci-Carver read the title of the Resolution and *Sean Parks* gave an overview of the application saying that it meets all the criteria and would add 2,500 square feet to the student center and 3,400 to the science center. He added that the staff recommendation was to approve and included the recommendation from the Planning and Zoning Board shown above.

Responding to the question from *Councilman Peacock* about increased student enrollment, *Chris Mitchell* who works for the Academy said that in the 70's when the centers were built there were around 850 students. The additions would bring the capacity up to the current student levels. The Board of Trustees does not want to increase the number of students for the foreseeable future.

Councilman Peacock asked if the sewer plant is still handling the capacity of students and faculty. *Mr. Mitchell* said that the system had additional capacity and that he was hopeful of an agreement to connect to an alternate sewage system further down the road. *Councilman Bates* said that he had not seen the engineer's comments and also asked about the capacity from the fire department. *Sean Parks* read out the engineer's comments and Chief Rausch answered the question about fire provision. The increase sizes of the buildings were still below the 17,400 square feet capacity of the engine.

Councilwoman Smith asked if approving this before the engineer's comments were addressed was an issue. *Sean Parks* addressed the question saying that the issues were minor and should not hold up approval.

Mayor Wynkoop opened public comment and there being none passed it back to Council for a motion.

MOTION by Councilman Bates to adopt Resolution 2017-01 approving the major site plan with the recommendation from Planning and Zoning; SECONDED by Councilman Ley

For: Bates, Ley, Peacock, Smith

Against: Burns

MOTION CARRIED 4-1

PUBLIC HEARINGS

ORDINANCE AMENDING CHAPTER 10, SEC.13 OF THE LAND DEVELOPMENT CODE

Anita Geraci Carver read the Ordinance title. This is the second reading of Ordinance 2016-17 amending Ch.10, Sec.13 of the LDC to allow a minimum residential lot size of less than one acre for certain properties. All property annexed into the Town after March 7, 2000 that is subsequently used for residential purposes has to maintain a lot size of one acre. This ordinance provides for an exception for certain properties located north and west of Blackstill Lake Road where they can develop lots less than one acre but not exceed two residential units per acre.

Mayor Wynkoop opened public comment and there being none passed it back to Council for a motion.

MOTION by Councilwoman Smith to adopt Ordinance 2016-17: SECONDED by Councilman Peacock

For: Bates, Ley, Peacock, Smith

Against: Burns

MOTION CARRIED 4-1

ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF MONTVERDE

Anita Geraci-Carver read the title of the ordinance. This is the second reading of Ordinance 2016-18. Center Lake Properties, LLLP has made an application to annex the property know as Black East into the Town of Montverde. The property is not contiguous to the boundaries of the Town; however the Town is authorized to annex the property under the terms of the Interlocal Service Boundary Agreement (ISBA) and Section 171.204, Florida Statutes.

The ordinance if adopted shall become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the Comprehensive Plan Amendment affecting the Property in compliance in accordance with Section 163.3184, Florida statutes.

The Mayor opened public comment; there being none he closed it and passed discussion back to Council.

Councilman Peacock asked Anita Geraci-Carver to explain the process if the annexation is approved and the next steps. Ms. Geraci-Carver responded that the Comprehensive Plan Amendment had been sent to the DEO; they have received it and we are waiting for their comments. Once it comes back it will come before Council. The utility agreement, zoning and platting are also future steps.

Being no further discussion the Mayor asked for a motion.

MOTION by Councilman Ley to adopt Ordinance 2016-18 as read; SECONDED by Councilwoman Smith

For: Bates, Ley, Peacock, Smith

Against: Burns

MOTION CARRIED 4-1

Being no further business a motion to adjourn was requested at 8:47 pm

MOTION TO ADJOURN by Councilman Bates to adjourn; SECONDED by Councilman Peacock

For: Bates, Burns, Ley, Peacock, Smith

Against: None

MOTION CARRIED 5-0

Respectfully submitted,



Joe Wynkoop, Mayor



Jim Peacock, Council President

ATTEST:



Graham Wells, Town Clerk

