

**MINUTES
TOWN OF MONTVERDE
REGULAR TOWN COUNCIL MEETING**

May 13th, 2014

The Town of Montverde met in regular session on Tuesday, May 13th, 2014 at 7:00 PM in the Town Hall Auditorium.

Council Present:

President Glenn Burns

Vice President Joe Wynkoop

Jim Peacock

Jim Pierce

Absent:

Arthur Nix

Staff Present:

Troy Bennett, Mayor

Terry Burden, Public Works Director

Mary Gillis, Town Clerk / Finance Director

Anita Geraci-Carver

Mayor Bennett called the meeting to order at 7:03 PM and led the Pledge of Allegiance.

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

MINUTE APPROVAL

Jim Pierce requested a correction on Minutes from April 8, 2014, as prepared by Holly Rhoda. Regarding Ordinance 2014-10, it states "Bella Collina would have to use Ridgewood as an access road", it should read "Bella Collina would be able to use Ridgewood as an access road."

MOTION by Joe Wynkoop to approve the regular Council Meeting Minutes, as corrected from April 8th, 2014; **SECONDED** by Jim Pierce

For: Burns, Peacock, Pierce, Wynkoop

Against: None

PRESENTATIONS

Presentation by Sean Parks, Town Planner, Regarding the Update on the Economic Prosperity Element of the Comprehensive Plan

Sean Parks stated that the Town held workshops in October and November to obtain comments to use in constructing the Economic Prosperity Element in the Comprehensive Plan. He stated that other cities call their Economic portion "Economic Development", but the Town chose to call it "Economic Prosperity" because the Town did not want to focus on actual new development. He stated that tonight's presentation will be to obtain comments from Council and residents about the draft language of the Economic Prosperity Element that he constructed.

Sean Parks said that the goal of the Economic Prosperity Element was to show that Montverde has a quality of life that is unique to Montverde, which the Town really wants to protect. The Town does not want their economy to be based on more residential development or increasing the population size of Montverde. The economy should be centered on rural, small-town charm, ecotourism, and sports tourism. He said a plan is needed to define exactly what the Town can do to encourage economic prosperity. Sean stated that the Town should foster ecotourism and sports tourism because that is compatible with the rural, small-town charm of Montverde. He stated that the focus of the Economic Prosperity Element was not to increase the number of houses or grow the population, but to increase sales tax and gas tax revenues. These taxes would allow the improvement of roads and streets without raising taxes.

Sean then went through the goals, objectives, and policies of the proposed Economic Prosperity Element of the Comprehensive Plan. He said there is only one goal: to promote balanced economic growth by creating an economic climate that will enhance prosperity for all citizens of the Town, while protecting the environment and small-town charm of Montverde. Sean stated that it is necessary to obtain a strong economy in Montverde that is free from poorly-planned growth and overdevelopment.

Mayor Bennett then explained that they are amending the Comprehensive Plan to put requirements in place that better determine where the Town is going. He said that they want Montverde to be the small rural town that it is, and to put elements in place that keep it this way. This enhancement to the Comp Plan gives more strength behind who the Town is, and allows more control of where it is going.

Sean Parks then read "Objective 1", which requires that the Town maintain current information on some major economic indicators so as to provide for accountability. These indicators for Montverde are: the unemployment rate, average annual wages, median household income, sales tax revenues, the tax base in relation to population, ad valorem taxes in relation to population, home ownership, foreclosures, and the number of homes for sale. Sean then discussed the policy that is needed to accomplish this objective. He said that staff would have to coordinate on a quarterly basis with the Lake County Economic Development Department, because the Department regularly tracks these numbers.

Sean then read "Objective 2", which states that there is an opportunity to capitalize on Lake County's vision to promote outdoor tourism and sports, which would help identify the type of quality of life that exists in Montverde. He said that the Town shall become known as a destination for ecotourism, sports, and outdoor sporting events. The policy that is needed to accomplish this objective is to market Montverde as being close in proximity to Lake Apopka's North Shore and the Green Mountain Scenic Byway. Sean remarked that the Town could create a Visitor's Guide that includes information about Montverde's natural resources. Montverde could work in conjunction with the South Lake Chamber to promote South Lake County as a center for health and fitness. He also stated that this draft includes the

requirement that staff promote an outdoor sporting event. He suggested that an event such as a marathon would put Montverde on the map.

“Objective 3” was then read, which states that the Town shall provide infrastructure that supports visitation and small-scale retail and professional businesses to enhance Montverde’s small-town charm. The policy to accomplish this objective is to enhance boating access on Lake Apopka, which Sean noted that staff was already working to do. Sean stated that the second policy to accomplish the objective is to complete the remaining portion of the Recreational Trail, by extending the current trail to the Stecher property. He noted that the Town has already applied for a grant to accomplish this policy. The last two policies dealing with Objective 3 were for the Town to develop a sidewalk plan and to look at potential uses for the Stecher property.

Sean then went over “Objective 4,” which ensures that the Town’s quality of life is protected, in terms of future development. He stated that through the Comprehensive Plan and the Land Development Code, Montverde shall maintain and improve environmental, cultural, and aesthetic characteristics to attract ecotourism and associated small business. The policy to achieve this objective is for the Town to make it easier for businesses related to ecotourism to set up shop in Montverde. He also said that the Town shall prepare reasonable residential design guidelines for use in constructing new homes after January 1, 2016. These guidelines shall focus primarily on basic styles, such as, but not limited to, “Florida Cracker” or “Mission”.

Mayor Bennett interjected that when a developer comes into town, they will look at the Town’s Comprehensive Plan to see what hurdles they have. Noting the construction on Blackstill Road, he said that Clermont has a wide-open Comprehensive Plan. Mayor Bennett explained that Town staff is now adding these additional elements to the Town’s Comp Plan to allow Montverde to retain its character. He noted that Oakland and Ferndale both have preserves that they protect, and everything in this new element of the Town’s Comp Plan is complimentary to those surrounding cities.

Jim Pierce asked about Policy 1-1.4.2 which stated that the Town must prepare residential design guidelines for use in constructing new homes after January 1, 2016. Jim said that there are only two areas of land left to be developed in Montverde. He said that this policy will limit the type of construction that people can have in Montverde, which has never been done before. He questioned why the Town would do that when there are only two pieces of property yet to be developed. He asked if this policy applies to those in the Town’s 180 district. Sean Parks answered that it did not. He then asked Sean how this policy would benefit the Town. Sean replied that it would allow the Town to keep its small-town charm. Sean said that the policy is geared more toward subdivisions, as he is trying to put high standards in place so that Montverde is differentiated from the cities that have houses that all look alike. Jim Pierce told the other Councilmen that this policy would be legislating what Bella Collina can build in Montverde Estates, what Roper can build on his property, as well as some of the smaller lots in town. He added that the policy is worded so that these are merely guidelines, and a developer is not limited to them. Jim also stated that he was not sure what a “Florida Cracker” home is. Sean Parks explained that he just used examples of approved construction, and that Council could add their own style of homes in the policy. Glenn Burns then stated that for Montverde to be different, it had to act different. He said that he didn’t think that residents wanted cookie-cutter houses, and this policy would be the way to stop that. Jim Pierce agreed, but added that he hears residents complain that they do not want Town Council to become

an HOA, and this policy is similar to an HOA. Glenn Burns agreed, but added that the policy would not be as restrictive as an HOA.

Mayor Bennett then stated that at the workshop when they discussed this Economic Prosperity Element, he thought that Council wanted to add a clause that for every house that a developer builds in Montverde, that they must also create "x" amount of jobs. Jim Pierce said that he remembered that discussion as well. Mayor Bennett stated that he liked that clause and thought it was a good idea. Sean Parks said that the County has a similar clause in their Comp Plan. Glenn Burns stated that he liked the idea. He then asked Anita Geraci-Carver if she thought that a clause like that is legal. Anita answered that she and Sean can review the clause and determine how it could be applied to Montverde. Sean Parks added that Clermont had a ratio of 24 jobs for every house. Anita stated that staff would have to look at what other cities have done, because for Montverde, Clermont's ratio seems like a lot. She added that a ratio like that could put a stop to any more residential development. Sean said that the County's ratio is 1.5 jobs for every new home, but the County intentionally set the ratio high to get the County away from a housing-based economy. Sean and Anita agreed to research language, and see what could be added.

Jim Pierce then moved to Policy 1-1-4.3 and asked Sean to define what a "water star certification" was. Sean replied that a water star certification is for water what an energy star certification is for electricity. He added that the policy does not mean that the Town would mandate the use of water star certification in future development, just that the Town would promote or encourage it.

Glenn Burns then discussed Policy 1-1.3.2 which requires the Town to complete the trail system connecting the current trail to the Stecher property. He asked if Sean could add a clause in the Element to connect the trail at some point to the Ferndale preserve. Jim Pierce said that a clause like that may not work because the Town would be proposing a Land Development Regulation for a trail system outside of town. Glenn Burns suggesting using words like "support" or "promote" for the clause to suggest a partnership opportunity with Ferndale, and so that it is clear that it is not up to the Town to do the actual construction.

Mayor Bennett asked Sean if he would be bringing back the final version of this Element for adoption. Sean replied that he would bring it back next month. Glenn Burns asked if Sean had a copy of the study done by Glatting-Jackson for the Green Mountain Scenic Byway, and for the Green Mountain Scenic Byway Corridor Master Plan. Sean replied that he did not have his copy with him, but that he could review those and make sure this Economic Prosperity Element was consistent with both of those studies. Glenn Burns suggested that Sean refer to those studies in the actual Comprehensive Plan so people will seek out those studies.

Mayor Bennett added that there is an element in the Green Mountain Scenic Byway plan that said that all future electrical lines should be buried underground. He inquired as to whether this should be included in the Town's plan. Glenn Burns agreed that it would be a good idea. He said that burying the lines should not be very expensive for the electric companies. Jim Pierce stated that buried lines are more expensive for the electric companies to maintain. Sean Parks said that he could add a clause for buried electrical lines in the Economic Prosperity Element.

Mayor Bennett then asked if any residents had any concerns about this new element in the Comp Plan. A resident then asked if the Town had the authority to regulate those developments just outside of town.

Mayor Bennett answered that the Town only had the authority to regulate those developments in Town. He added that developers look at a City's Comp Plan before buying large pieces of property, so it is important that the Town make their Comp Plan strict so that developers know exactly what they can and cannot do. He pointed to the development occurring on Blackstill Road, and said that those lots will be 70 feet by 120 feet.

Laura Pierce asked what a "Cracker" style home looks like. Mayor Bennett responded that it is an old-style home with a porch around it, like the homes in Celebration.

Mayor Bennett then said that there was a quiet period where there was not a lot of building going on, but lately, there has been building going on everywhere. He explained that the Town's corridor needs to be protected so that the Town does not end up like Clermont, and that is why the Town is going the extra mile to adopt these changes to the Comp Plan. He said that this Element really is not about adding more government, but rather is just stating what the Town wants Montverde to look like. He added that in South Lake County, there really are not a lot of places like Montverde left.

Jim Pierce agreed, but stated that this Element will only apply to two pieces of property. Mayor Bennett clarified that it would apply to the Roper property (approximately 125 homes), Montverde Estates (90 homes), and the property on Fosgate (5-6 homes). Jim Pierce asked if these regulations could just be included in the Developer's Agreement of these developments. Anita Geraci-Carver responded that the Comp Plan is really how a Town would require the developer to do certain things, and if these items are not in place in the Comp Plan, then the Town would have no authority to deny the development.

Joe Wynkoop stated that he could see why the Town would construct an Element such as this, but he did not see why the Element had to go into so much detail as far as jobs created. Mayor Bennett responded that they either include it in the Comp Plan now or leave it alone forever.

Sean Parks summarized that for the Town, the thought of having outsiders come in for a day or for a few hours and spend a little money was palatable. He said it would bring in revenues to the Town that are not property tax-related.

Joe Wynkoop pointed out that with the new turnpike exchange, there will be a lot of new people wandering through Montverde. He said that the exchange will bring in 5,000 new homes, and these people will be coming into Montverde, looking for places to eat at and things to do. He added that staff should maybe look at zoning, and determine what area should be deemed commercial, so they can determine exactly where the Town wants to place the business.

Jim Pierce asked if staff needed to look at the land around Town limits to annex, so that the Town is protected from the tremendous outside growth. Otherwise, he stated, the developments are going to build right up to the Town's line. Glenn Burns replied that if the Town puts effort in reviewing some of the plans floating around regarding those surrounding areas, that should not happen. He stated that Ferndale has a good amount of restrictions for building, but he also added that it is too late to do such things with Sugarloaf Mountain. Mayor Bennett stated that restrictions are good on the Ferndale side, and added that the west side of Montverde is covered by the Turnpike, while the East is limited by Lake Apopka.

Mayor Bennett stated that a developer called him a few weeks ago, wanting to develop 40 acres in Ferndale's ISBA area. He stated that certain clauses in the Town's ISBA protected the Town, and the

whole development was stopped. Sean Parks added that Montverde should be applauded for doing the first ISBA in Lake County. Mayor Bennett said that Ferndale is protected for 16 years, according to the ISBA, but it should carry on after that. Jim Pierce stated that staff should have protected the rest of the area in the 180 district the way that they protected Ferndale in the ISBA. Glenn Burns stated that there is no real community in the other areas like there is in Ferndale.

Mayor Bennett then asked if there were any other comments from residents or any other concerns that they wanted addressed. Seeing none, he asked Anita what the process was from this point forward. Anita replied that there will be a transmittal hearing in June, then the Element will go to DEO, then there will be an adoption at a later time. It usually takes 120 days. Mayor Bennett remarked that staff should not address future developments with developers until November.

DEPARTMENT AND COMMITTEE REPORTS

Vice President Joe Wynkoop:

Joe stated that the Flea Market put on by the Super Seniors this past Saturday went pretty well. He reminded residents that the Super Seniors Group is having their bingo night this Friday. He also stated that the Elderly Council of Lake County usually meets on Thursday, if anyone would like to attend.

President Glenn Burns:

Pass

Jim Peacock:

Jim stated that Lowry Road is in need of asphalt repair before the summer rain starts. He asked Mayor Bennett if he was giving an update on the boat ramp and survey issues in Alpine Terrace tonight. Mayor Bennett replied that those updates would occur in June.

Jim Pierce:

Pass

Mayor Troy Bennett:

Mayor Bennett stated that the Recreational Trail is pretty much completed; all that is left is signage and striping. He told residents that at next month's Council meeting, there will be a memorial for Tony Mancuso, who was a former Mayor, Councilman, and Fire Chief of Montverde. He explained that Mr. Mancuso was the driving force behind the Town constructing the firehouse that it has today. He said that staff will be planting one of Mr. Mancuso's favorite trees at the firehouse in his memory. He said that Mr. Mancuso loved the Town of Montverde. Joe Wynkoop added that Mr. Mancuso won the jackpot at bingo a couple of months ago.

PUBLIC HEARINGS

Second Reading: Ordinance 2014-10 Prohibiting Gated Communities

Anita Geraci-Carver read Ordinance 2014-10. Jim Pierce asked if the exception for Bella Collina that was discussed at the last Council meeting is included in the Ordinance. Anita Geraci-Carver replied that it was, in Section 3.

Mayor Bennett opened the floor for Public Comment; seeing none, he closed the floor for Comment.

MOTION by Glenn Burns to approve Ordinance 2014-10; SECONDED by Joe Wynkoop.

For: Burns, Peacock, Pierce, Wynkoop

Against: None

NEW BUSINESS

Interlocal Agreement with the City of Clermont for the Provision of Sewer Services

Mayor Bennett explained that on the other side of Old Highway 50, there is a new development of 125 homes to be constructed. He stated that these 125 homes are in the Town's ISBA. He said that the Town controls the water and sewer provided to these homes. Since the Town does not have sewer and water near the development, the Town is going to bulk-sale them to the development. He explained that the bulk sale will provide a nice profit for the Town, without having to annex the development. He said that this Interlocal Agreement was created by staff at the City of Clermont and the Town of Montverde, and the Agreement basically is stating that the Town agrees with Clermont's engineering standards and costing for sewer. He said that the Town needs this Interlocal to be able to develop spreadsheets for profitability, and negotiate the Developer's Agreement. This Interlocal needs to be approved first by the Town, and then it will go to Clermont for approval. Then the next step will be to have workshops with the developer and engineers. He reiterated that the Town is not annexing the proposed development; the Interlocal is a direct result of the ISBA put in place a few years ago.

Glenn Burns asked if the Developer's Agreement does not work out, how does the Town pull the plug on the deal. Mayor Bennett replied that if the Developer's Agreement is not reached, then this Interlocal Agreement will not be used. Jim Peacock asked if the Town will own the sewer lines. Mayor Bennett responded that the Town has not gotten that far yet, but yes, the Town will own the sewer lines, and the lift station will be given to the Town.

Glenn Burns stated that every time Council has discussed this bulk sale agreement, that he has remarked that he is highly skeptical. And he stated he was still highly skeptical. Mayor Bennett responded that he understood, but that staff is a long way from the actual discussion of numbers. He reiterated that if they do not reach a Developer's Agreement, then the Interlocal will terminate. Joe Wynkoop interjected that if the Interlocal terminates, then someone else will provide the water to the development. He also said that he wished Councilman Arthur Nix was here to ask his opinion. Mayor Bennett responded that he did not want to speak for Arthur, but that Arthur has been a part of these discussions. Jim Peacock asked CPH, Sean, and Anita if they were ok with the Interlocal Agreement. They all replied "yes".

Glenn Burns again stated that the bulk sale idea scares him, because he does not want Montverde to end up like Minneola, where they are fighting to obtain sewage. Jim Peacock asked if this agreement is for

water and sewer. Mayor Bennett replied that this Interlocal Agreement is just to obtain sewer from Clermont, and the developer will have to put in his own water tank. Jim Peacock confirmed with Anita that this Interlocal Agreement will not tie the Town to anything if the Developer's Agreement does not work out. Anita confirmed this, and pointed out that Paragraph 13 states that if the Town does not reach an agreement with a developer, then the Interlocal Agreement automatically terminates, and the Town has no obligation to the city of Clermont.

Mayor Bennett opened the floor for Public Comment; seeing none, he closed the floor for Comment.

MOTION by Jim Peacock to authorize the Mayor to sign the Interlocal Agreement with Clermont; seconded by Jim Pierce.

For: Peacock, Pierce, Wynkoop

Against: Burns

Interlocal Agreement with Lake County to Adopt Gas Tax Distribution Option 2

Mayor Bennett explained that Option 2 of the Gas Tax Distribution was recommended by Town Council two months ago. Sean Parks explained that the new distribution formula must be adopted by a majority of cities by June 1. The final Interlocal Agreement is the result of discussions and meetings with all the cities in Lake County. Sean stated that Option 2 is clearly the best option for Montverde, as it provides Montverde with the most money. Mayor Bennett stated that with the current distribution, the Town received over \$20,000, but with the Option 2, the Town will receive close to \$70,000. Sean said that the cities of Eustis, Mt. Dora, and possibly Leesburg have said they would not vote for Option 2, because they all will be losing a lot of money with this new distribution. He stated that Option 2 is in line with the growth that has occurred in Lake County. But even if those cities vote no, it can pass as long as other cities vote for it.

Mayor Bennett opened the floor for Public Comment; seeing none, he closed the floor for Comment.

Motion by Joe Wynkoop to authorize the Mayor to sign the Interlocal Agreement with Lake County; seconded by Glenn Burns.

CITIZEN QUESTION AND COMMENT PERIOD

Sally Tiley, 16702 Highland Avenue. Sally stated that on April 22, 2014, her husband called the Town Clerk and asked what the procedure was to be put on the Town's agenda. He told the Town Clerk he wanted to know why the Town denied their fence permit. The Clerk told him he should contact a Councilman to request being put on the agenda. She stated that she would like to know why the Mayor sent an email telling Councilmen that if the Tiley's contacted them, that the Mayor was not going to allow their topic to be placed on the agenda. The email also said that if Mr. Tiley signed up for public comment to "get it in," it will be shut down. She said that the email stated that "it is all about the legal aspect of it." Sally stated that "the only legal aspect of it is if we are not allowed to get on the agenda". She asked why the Mayor is attempting to stop them from asking pertinent questions about the denial of their fence

permit. She said that the document she received as to why the Town denied the fence permit contains numerous inaccuracies. She said the Mayor has brought the Town into this situation, not the other way around. She said that they were never interested in the Town getting involved in this. She added that she has numerous documents to back up the fence permit. Mayor Bennett then instructed Council not to answer any questions at this point, and then turned it over to Anita Geraci-Carver. Anita said that she had spoken with the Tiley's attorney, and she advised their attorney why the fence permit was denied. She stated that she made their attorney very aware of the Town's position. She said that the Town has been threatened with a lawsuit, and it is her position to Council that this not be placed on an agenda, and that the Town not respond to questions concerning this because there is the threat of litigation. Sally then said the reason they wanted to go through pre-suit mediation is because they could not understand why their fence permit was denied, when her brother who lives in Houston, gave her the authority to apply for the fence permit on his behalf. She said that she turned in all the legal documentation that the Town required. She said that the Town completely stopped them from putting up the fence. Anita said that as a reminder to Council, there is a boundary dispute between the Tiley's brother and the Burdens as to who owns the property, and if the Town were to grant a fence permit, the Town would become involved in litigation between the parties. Anita said that the Town is not in the position to determine who owns the property, and so she advised the Tiley's attorney that if he brought the Town an order deciding who owns the property, then the fence permit would be granted. Or, if a settlement agreement was reached between the two parties, then the Town would grant the permit. Anita said that it is not advisable that the Town grant the fence permit knowing there is a boundary dispute. Mayor Bennett added that this is a dispute between two citizens, and that the Town has chosen not to get involved. Sally said that the Town did get involved when it denied the fence permit. She demanded that the Town make it clear in the public forum that the Tiley's own the property and that there has never been a dispute of ownership. She said that she is asking Council where the other party shows ownership of the property. Mayor Bennett asked Sally why she was there, if she had an attorney. She replied that she wanted the Town to know what was going on. She stated that she has enough information to go to litigation. She asked Mayor Bennett why he was getting involved in this, and why he was not allowing it on the agenda. Jim Pierce asked if staff gave a reason why they denied the permit. Anita said that the permit was denied, and that she advised the Tiley's attorney as to why it was denied. In addition, it was stated in the denial letter issued to Sally by Town staff.

Samantha Bates. Samantha brought an example of the type of mile marker she is planning to construct and place along the Recreational Trail. Jim Pierce asked what distance increments she would use. He suggested using half-mile increments. Samantha wanted to know what color the markers should be. Mayor Bennett commented that the West Orange Trail markers are small and a bland color, so it is difficult to see them. Joe Wynkoop suggested red. Glenn Burns said that he has some extra Quikcrete at his house, and Samantha is welcome to use it. Mayor Bennett stated that the Girl Scouts could maintain the trail, and put a sign up that they are the ones keeping it clean. Samantha told Council that the cost of the materials to build the markers would be about \$100. Glenn Burns reiterated again that she could come get the bags of Quikcrete at his house. Mary Gillis stated that if the Town could purchase the materials themselves, it would save on sales tax. Terry Burden agreed to purchase the materials for them.

Marie Long: Marie said that she called Mayor Bennett to discuss the water trucks running through Town, and after their discussion, he suggested she come to the Council meeting to discuss the topic further. Mayor Bennett said that he has had some discussions with the Lake County Sheriff's Office and asked

them to pay more attention to the trucks speeding in Town. He has also discussed with the County Public Works Director about restricting the trucks from even traveling along CR 455. Mayor Bennett stated that the Public Works Director did not seem to like this idea, as he said that there is no other way for trucks to come into Town. Mayor Bennett told Marie Long that he knows exactly what she is talking about because he sees how many of those trucks come thru Town every day speeding. He said he thinks the only recourse is to have the Sheriff's Office increase their patrols, and possibly talking to Niagara about slowing the trucks down. Marie Long said that she spoke to the Town's Deputy, Andrea McKane, and Andrea said that she does not have a radar gun in her vehicle. Mayor Bennett stated that Andrea does have a radar gun, and she had been instructed by the Sheriff to pay more attention to the trucks. Mayor Bennett told residents that he invited the Sheriff to come to a Town Hall meeting on June 22 at 6:30 to listen to the concerns of residents. Mayor Bennett stated that the meeting would be a good time to drill the Sheriff on this issue.

Roy Patterson: Roy stated that there was an oak tree on his property that was over 100 years old that fell across County Road 455 over the weekend. He wanted to thank Terry Burden and the Fire Chief for staying for hours to help clean up. He also said he counted 25 trucks that came down CR 455 during the course of a few hours. He said that there is also a problem with small motorcycles speeding through Town and then riding through the retention pond. Mayor Bennett told him to please come to the meeting with the Sheriff on June 22 to bring up the issue with the Sheriff.

Ruth Ryan, letter read by Mary Gillis: Ruth wrote a letter, and asked that Mary Gillis read to Council. In summary, she asked Council to clean up the community garden, as it is an eyesore and requires extra work for Town maintenance. Green grass would be better.

ADJOURN

MOTION to Adjourn by Jim Pierce; SECONDED by Joe Wynkoop at 8:50 PM. Passed unanimously.

Respectfully submitted,

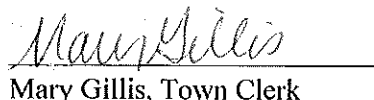


Troy A. Bennett, Mayor



Glenn Burns, Council President

ATTEST:



Mary Gillis, Town Clerk