

**MINUTES
TOWN OF MONTVERDE
TOWN COUNCIL MEETING**

November 8, 2016

The Town of Montverde met in regular session on Tuesday November 8, 2016 at 7:00 pm in the Town Hall Auditorium.

Council Present:

Vice President Glenn Burns

Jim Ley

Jim Peacock

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 7:00 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 Jonathan Winningham of First Baptist Church, Montverde.

MINUTE APPROVAL

MOTION by Councilwoman Smith to approve the Council Workshop Minutes for September 21, 2016; SECONDED by Councilman Ley

For: Burns, Ley and Smith Peacock

Against: None

MOTION CARRIED 4-0

MOTION by Councilman Ley to approve the Regular Council Meeting minutes for October 11, 2016; SECONDED by Councilwoman Smith

For: Burns, Ley and Smith Peacock

Against: None

MOTION CARRIED 4-0

CITIZENS QUESTION AND COMMENT

Ruth Ryan said that she had been a resident for forty five years and was requesting that information to be sent out with the water and garbage bills so that everyone can voice their opinion regarding the annexation of the Black East property and let Council know what they want to happen to their town. She added that she loved to see the American Flags that were flying for Veterans Day.

Mayor Wynkoop asked Council to read the letter that she had prepared and to let him know if they wanted it to be sent out with the water bill or not.

Sandy Baker said that it was her understanding that the developer had purchased the last piece of land which made the Black East property contiguous with the City of Minneola. This would allow the property to be annexed into Minneola should they desire to if Montverde vote not to annex it into the Town.

Mayor Wynkoop said that he had a meeting with the owner, their attorney, our Town Planner and Engineer where it was confirmed that they had purchased the property on the other side of the Turnpike which made the Black East property contiguous with Minneola.

Ms. Baker asked if it was true that annexation to Minneola would grant them four homes per acre. **Mayor Wynkoop** responded that they could ask for four units per acre or even multi-family housing which would mean apartments. He added that they do have a clear path to Minneola but we don't know what density they would be granted.

Ms. Baker said that this shows what we should do. Keep the density as low as possible and the development as nice as possible. **Councilman Peacock** said that the owner would likely sell the property to one of the national home builders. Opinions were put forward in favor of annexation by Bob Tomlinson, Don Hiatt, Allen Hartle and Nick Sindicich. **Councilman Ley** said that in the various meetings that had taken place, Council's position was that the quality of the development was more important than the additional money that annexing the property would generate.

Dr. Kasey Kesselring said that he had communicated with the Mayor and was concerned at the comments expressed by some citizens of the Town about the properties purchased by the Academy and the subsequent loss of Ad Valorem tax revenue to the Town. He wanted to provide some education to the residents that Montverde Academy was exempt from paying property taxes as they were a not for profit organization.

Dr. Kesselring while not feeling attacked or hurt by the comments made wanted to outline the things that the Academy has done over the past years which he believed made them good neighbors of the Town. He said that the Academy had bought around twenty homes which were used primarily for housing faculty members who looked after the more than 350 boarding students.

He had had his team produced a colored brochure showing the things that the Academy had done at their cost which were to the mutual benefit to them and also to the Town. These included the resurfacing of Academy Lane, stormwater projects, treescaping along CR455, Porter Avenue and Town Hall and the installation of sidewalks and street lighting to name just a few. They also provide revenue to the Town for water, trash pickup and over \$20,000 per year in fire assessment fees.

The Academy has invested over \$500,000 (not including the purchase price) into renovation of the properties they have bought, many of which were distressed and in need of total remodeling. This benefits the town in that they are more aesthetically pleasing and keep neighboring property values up. They estimate that they have invested over one million dollars into improvements and income to the Town between 2014 and 2016.

Dr. Kesselring stated that he was not looking for plaudits or recognition for what they have contributed but just to set the record straight that it is considerably more than what the town has lost in property tax revenue. Notwithstanding this he pledged a \$20,000 gift to the Town to show the Academy's desire to be a good partner. He added that he would like it to go to the visioning committee to continue the beautification of the Town.

Dr. Kesselring was thanked by the Mayor, Council and members of the Visioning Committee for his generosity.

Nick Sindicich talked about the future for kids twelve and older in the Town. He said that they come into the coffee shop to help clear up, where they get sandwiches after school and learn respect. He feels that there is nothing for the older kids in the town and suggested certain activities to keep them out of trouble; maybe a community pool. *Councilman Ley* thought that the bike trail proposed for the Stecher property might be a good opportunity as this would require volunteers. *Mr. Sindicich* said that they wanted the have the skate park back.

Mayor Wynkoop explained the problems that the Town had had in the past with the skate park resulting it being closed off. He added that it was probably put in the wrong place to manage it properly and suggested we look to move it to an area where it is more visible. A new slab could be poured, the canopy fixed to it and new lighting installed. *Mr. Sindicich* asked to expand the discussion to provide things for the kids to do to keep them out of trouble.

COMMITTEES AND BOARDS

Bob Tomlinson – Visioning Committee; thanked Dr. Kesselring for his generous donation and pledged to put it to good use. He described what the committee wanted to do with the planting and decorating of five live Christmas trees in the areas where plants are along CR455. They were to be lit with solar lights. He estimated the cost would be around \$2,500 and asked for direction. *Councilwoman Smith* suggested that we start off small in the first year and see if it works and then add to it next year.

Mr. Tomlinson outlined the brochure that the committee had designed to give to new residents of the town. He thought that they may be able to get donations from local businesses and coupons for discounts. Council liked the idea and gave their approval. He also showed the two new signs that would be placed in the parking lot giving preferred parking to our veterans.

No other committees were present but Mayor Wynkoop singled out each one for the work that they had been doing for the Town.

MAYOR AND COUNCIL SECTION

COUNCIL MEMBERS

Councilman Burns – PASS

Councilwoman Smith – Said that she had been to the Clermont Arts Center for a Lunch and Learn. They have interesting speakers, this past one was on brain health. She picked up some useful information on Dementia for those families that were having issues.

Councilman Ley – PASS

Councilman Peacock – PASS

MAYOR

Mayor Wynkoop outlined the entertainment schedule for Montverde Day including the Globe of Steel Motorcycle Spectacular. He announced that the cemetery committee was having a remembrance service for our veterans on November 11 at 11am. The Montverde Academy choir and a bagpiper would be performing. The ceremony would take place in the Cemetery.

Mayor Wynkoop stated that the firm that the town used for doing the audit over the past few years was no longer conducting Governmental Audits. As such the Town would have to hire a new firm. *Anita Geraci-Carver* outlined the procedure and the State requirements including the creation of an Audit Committee. The committee consisting of five citizens of the Town will recommend to Council at a public meeting what should be included in the proposal for services. The request for proposal would be advertised and all responses would be reviewed by the committee and a recommendation made to Council at a public meeting as to who they should hire. Nominations for the audit committee would be approved by Council at the December 13, 2016 Regular Council Meeting.

The Mayor updated residents on the various road improvements discussed at the last MPO meeting; in particular the Roundabout and resurfacing of Ridgewood Avenue and the new traffic light at the intersection of old 50 and CR455 by Collina Bay. He also talked about the clay road which will at some point be paved and joined to Fosgate Road on the other side of the Turnpike by a bridge. *Councilman Ley* liked that idea as it would provide a quick route for emergency service vehicles.

Sean Parks – Town Planner announced a workshop for residential design guidelines for new subdivisions and also “complete streets”. There are two to three streets that would benefit in Montverde which would make them favorable for Pedestrian, bicycles and vehicular traffic sharing the road.

NEW BUSINESS

MONTVERDE ACADEMY – PROPOSED EXPANSION OF MAINTENANCE BUILDING.

Resolution 2016-29 granting Minor Site Plan Approval to allow the expansion of an existing maintenance building located on the Montverde Academy Campus.

Anita Geraci-Carver read the Resolution. *Sean Parks* outlined the 1,840 square foot extension to the existing maintenance building. The extension would be a roof over a slab and not built in. It will house maintenance equipment. The building is located centrally on the campus and will not be visible from the road. There would be no additional classroom space. This project has been through the Planning and Zoning Board and a recommendation to approve was made 4 – 0 with Chris Mitchell recusing himself. Staff recommendation was also to approve.

The Mayor opened public comment; there being none he closed it and requested a motion.

MOTION by Councilwoman Smith to adopt Resolution 2016-27; SECONDED by Councilman Peacock

For: Burns, Ley and Smith Peacock

Against: None

MOTION CARRIED 4-0

RATIFICATION OF RESOLUTION 2016-25 RELATING TO THE PROCLAMATION OF A NATURAL EMERGENCY.

Anita Geraci-Carver read the resolution. *Don Hiatt* from the Public Safety Committee provided a powerpoint presentation and a records management system for what is required to prepare a plan for a major natural disaster such as a hurricane. This was essential if a claim for damage relief was made from FEMA. He stated that the Town needs to get policies in place for future disasters and named storms.

The Mayor opened public comment; there being none he closed it and requested a motion.

MOTION by Councilman Ley to Ratify Resolution 2016-25: SECONDED by Councilwoman Smith

For: Burns, Ley and Smith Peacock

Against: None

MOTION CARRIED 4-0

It was decided that Attorney Anita Geraci-Carver would create an ordinance to allow the Mayor to declare a natural emergency should a storm be named in the future. *Ms. Geraci-Carver* agreed to have this ready for the December Council Meeting.

AGREEMENT BETWEEN URIAS FAMILY AND THE TOWN OF MONTVERDE

This agreement is for the Urias family to perform their Globe of Steel at this year's Montverde Day. The agreement requires the Town to pay half of the \$7,500 fee to perform if the event is cancelled due to inclement weather or other perils. The sponsor Trilogy has sponsored this event to the amount of \$5,000 so the liability to the Town is nil. The question regarding insurance was asked and answered. The contract has been reviewed by the Town's attorney

Being no further discussion the Mayor requested a motion.

MOTION by Councilman Peacock to approve for the Mayor to sign the contract with the Urias family; SECONDED by Councilman Ley

For: Burns, Ley and Smith Peacock

Against: None

MOTION CARRIED 4-0

SERVICE AGREEMENT AND CONTRACT BETWEEN ICU PROTECTIVE SERVICES AND THE TOWN OF MONTVERDE

This agreement is for ICU Protective Service to provide security for Montverde Day.

The Mayor opened Public Comment and there being none closed it and requested a motion from Council. Councilman Ley who works for ICU at the Academy recused himself from the vote.

MOTION by Councilman Peacock to authorize the Mayor to sign the agreement for the security for Montverde Day; SECONDED by Councilman Burns

For: Burns, Smith, Peacock

Against: None

Recused: Ley

MOTION CARRIED 3-0

Being no further business a motion to adjourn was requested at 9:33 pm

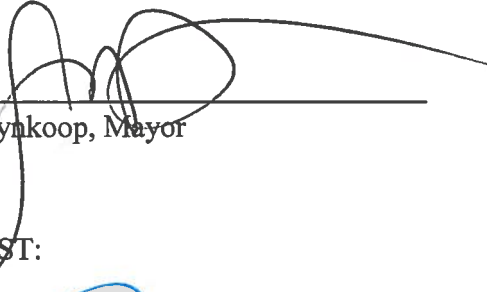
MOTION TO ADJOURN by Councilwoman Smith to adjourn; SECONDED by Councilman Ley

For: Burns, Ley, Peacock, Smith

Against: None

MOTION CARRIED 4-0

Respectfully submitted,



Joe Wynkoop, Mayor



Jim Peacock, Council President

ATTEST:



Graham Wells, Town Clerk

