

**SUMMARY  
TOWN OF MONTVERDE  
TOWN COUNCIL WORKSHOP**

**September 21, 2016**

The Town of Montverde met in for a Council Workshop on Wednesday, September 21, 2016 at 6:45 pm in the Mayor's Office at Town Hall.

**Council Members Present:**

President Billy Bates

Glenn Burns

Jim Ley

Jim Peacock

Judy Smith

**Staff Present:**

Joe Wynkoop, Mayor

Graham Wells, Town Clerk

Mayor Wynkoop called the meeting to order at 6:48 pm and led the Pledge of Allegiance.

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

Mayor Wynkoop introduced Tony Hairston from Raftelis Financial Consultants, Inc. Raftelis specialize in studies for impact fees and conducted the study for Water Impact fees for the Town several years ago.

Impact fees are a one-time charge for new development or redevelopment that will not affect the existing residents. Designed properly impact fees take the burden of meeting the demands of growth away from existing residents and put them on the new development. They cover capital costs of infrastructure that would typically last five years or more. They will not cover operating expenses and have certain restrictions.

The Town currently only has an impact fee for the provision of water service. There is no impact fee for wastewater as the entire town is on septic.

The goal of the workshop is for Council to give direction on which impact fee they would like Raftelis to pursue. Raftelis has completed the feasibility study and reviewed the impact fees that the Town could realistically charge if the Council wanted. These are Police, Fire, Administrative, Recreation and Roads. Mr. Hairston went over the rationale behind this; the various Florida Statutes and case law regulating the charging of impact fees.

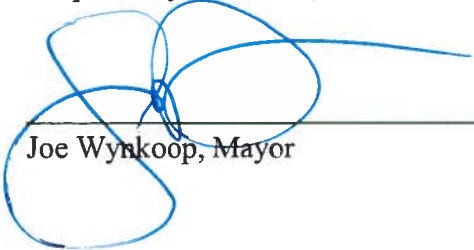
Impact fees can only be charged for the purpose of providing the service for which they are being charged. There must be credible plans in place for what is going to be charged and fees collected must be held separately for what they are being charged for. Impact fees collected for water service cannot be used for anything other than water, for instance parks or roads.

With the potential growth from new developments adding as many as 535 new homes to the Town, there is the opportunity for impact fees to be collected. Discussion took place on the potential to charge impact fees to build a wastewater plant and also for Fire Service, Police Service, Parks and Recreational Services, Administrative Impact Fees and for Roads.

The impact fee summary of the likely range of fees was discussed along with comparisons of fees charged by other local municipalities. Both are available from the Clerk's office. As this was a workshop there were no decisions taken.

A motion to adjourn was made by Councilman Bates; Seconded by Councilwoman Smith. With all in favor the meeting adjourned at 8:02pm.

Respectfully submitted,

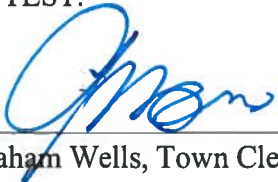


Joe Wynkoop, Mayor



Billy Bates, Council President

ATTEST:



Graham Wells, Town Clerk

