

**MONTVERDE TOWN COUNCIL REGULAR MEETING
MINUTES
DECEMBER 10, 2024, AT 7:00 P.M.**

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
Jim Ley Councilmember
Allan Hartle, Councilmember
Joe Morganelli, Councilmember

STAFF PRESENT

Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Sean Parks, Town Planner
Lisa Busto, Associate Planner
Sandra Johnson, Town Clerk

CALL TO ORDER AND OPENING CEREMONIES

Mayor Wynkoop called the meeting to order and lead the Pledge of Allegiance.

PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

Mayor Wynkoop nominated Elske Palmer as the Library Director for the Town. Councilmember Ley seconded. Ms. Palmer nominated 5-0.

Selection of Planning and Zoning Board Member

The following individuals applied for Planning and Zoning Board Member vacancy. They introduced themselves and presented their qualifications to the Council.

Aaron Wadsworth
Matthew Baumann
John Keys

There was brief discussion regarding the candidates.
Councilmember Morganelli moved to appoint Aaron Wadsworth to the Planning and Zoning Board.
Councilmember Hartle seconded. Roll call vote:
Councilmember Morganelli yes
Councilmember Ley yes
Vice Mayor Womack yes
Mayor Wynkoop No
Aaron Wadsworth appointed to the Planning and Zoning meeting 4-1.

CITIZENS QUESTION/COMMENT PERIOD

Randy Elman 16603 Lowry Road, what happened Sean to the \$3.6M that you said was a slam dunk. We lost trust this year and we ask that you work on rebuilding the trust. I would ask the Council to be more involved in the agenda and choosing who we use as subcontractors and contractors. Council needs to be more involved with Paul.

Mayor Wynkoop stated that is on the agenda.

Pam Cox 17705 Broad Street, meeting tomorrow night regarding the property over by her house.

Morgan Owens, Kealan Circle asking for support of advocacy to re-evaluation of Amendment 4 at the state level.

John Keys asked for clarification of the bike path under the turnpike.

Lance Belcher, 17720 Virginia Circle spoke regarding a letter from the Coast Guard J-Hawk helicopters that had to make an emergency landing. Letter expressed the gratitude to the neighborhood and the community.

Jim Peacock 16549 Lowry is the county going to pick up the debris on the side of the roads from Milton. We are working to get this done – first contractor was fired. County website will show you where they are.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino's Report – Follow up on a comment that was made. I meet or speak with the Councilmembers constantly. Woodard and Curran has been a great engineer and we did select them through an RFQ system.

Councilmember Morganelli asked if Council could add items to the agenda.

Town Manager Larino stated yes. Continued with a personnel update on new employee, new responsibilities, etc. The Lead line inventory is being revisited by the DEP. Has been advised to hold off replacing. Legislative appropriations are focused on safety, looking at increased lighting around town using these funds.

We have talked about a complete street project with the MPO, but that is on hold. Could be other grants available for this? Pulte agreement for the 140,000-gallon water tank being signed tomorrow. Still working on the Consumptive Use Permit. Construction starting on Porter Avenue of the Parking spaces. New public restrooms are coming along. New Public Works building is done, just needs electricity.

Town Attorney Geraci-Carver Report – no report

Town Planner Parks Report

Typical Zoning Clearances for the town. Osgood and Grant property are on the agenda tomorrow night and a variance.

Lake County Commission Report

Working on the Legislative issues and public safety. State wants to reduce the budget and are pro-growth. Road improvements are paid by Impact fees.

Town Council Reports

Councilmember Hartle

Got out the Christmas list for the naughty. Safety concern that I noticed the other night, can we get reflective paint for the curbs in town hall parking lot? Christmas lights on 455 – our little town is cool. Kathleen thought the turnout for Light Up Montverde was the best ever.

Councilmember Ley

No report

Councilmember Morganelli

Hats off to the staff. Paul did you talk to Southlake TV.

Town Manager they are going to try other things.

Can't find the recycling contract on the website. Couldn't find it on the website for the cost.

Town Manager anytime you need a contract, let me know and I will get it to you.

What is the ETA on the bridge on Fosgate?

Town Planner Parks stated I've learned to not give ETA on project especially when they are the state's project.

I will be doing a meet and greet in January especially with Osgood moving forward.

Commended Morgan on the presentation she gave to Council.

Vice Mayor Womack

Kudos to Paul and his staff for Light up Montverde. You keep upping the game, look forward to what you do next year.

Mayor Wynkoop Report – no report.

NOVEMBER FINANCE REPORT

Beginning Bank Balance	\$ 5,245,015.67
Revenues	\$ 298,021.77
Expenditures	\$ 899,166.75
Ending Balance	\$ 4,643,870.69
Pending Liabilities	\$ 400,242.58
Available Cash	\$ 4,243,628.11
Grant Clearing Account	\$ 4,106,372.68
Total Bank Balance	\$ 8,350,000.79

CONSENT AGENDA

Minutes of the Town Council Regular Meeting held November 12, 2024. Mayor Wynkoop moved to approve the minutes. Councilmember Ley seconded. Minutes approved 5-0.

DISCUSSION AND ACTION ITEM

Review of water tower plans

Discussion on Future water projects

Town Manager Larino discussed the plans for the water tower plans and water projects. I have a large plan in my office if anyone wants to see it. SAHFI funding will be used. \$12.9M water tower and possibility another well, the redundant well at the existing water tank that is already designed. May be able to update the older well. Increasing line sizes throughout the town and loop the lines. Would like to replace some of the older hydrants. We will have over 500,000 gallons of water in storage. Is the Council in agreement with these projects? 4 different wells on 2 different electric systems.

Discussion on Stormwater projects. Engineering team met today to discuss the \$19M we had to return to the state for the wastewater. DEP has authorized us to use that \$19M for stormwater projects that will fit the requirements of the grant. We will have a special meeting to approve this agreement. Very tight time line. Currently we have done the bid for Lakeside, Anita will be reviewing that contract. Designing some stormwater projects in Truskett Park and a baffle box in Florence Park. Possible additional projects with the \$19M is 455 it's a county road, try to partner with the county to do some stormwater improvements and street improvements for traffic calming. In the dog park and sports courts. Eighth and Neal very hilly and washes out in storms, look at improvements that could be done there.

Councilmember Hartle asked about 3rd street and the drainage issue there.

Library budget update

Town Manager Larino gave an update on the Library project and where the budget stands.

Flooring, outside landscaping, etc. are still pending. Would like Council to let him know if you like the format of this report.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

ORDINANCE 2024-39, An Ordinance of the Town of Montverde, Lake County, Florida; relating to the regulation of the operation of golf carts on public streets within the Town of Montverde; amending chapter

24 of the Montverde Code of Ordinances; providing for repeal of all conflicting Ordinances; providing for severability and providing for an effective date. (Second reading)

Town Attorney Geraci-Carver read Ordinance 2024-39 by title only.

Ordinance remains tabled.

RESOLUTION 2024-151 A Resolution of the Town Council of the Town of Montverde, Florida approving the second amendment to Interlocal Agreement for disbursement of American Rescue Plan Act Funds between Lake County, Florida and the Town of Montverde; providing for an effective date.

Town Attorney Geraci-Carver read Resolution 2024-151 by title only. This is the amendment to the agreement from the county for \$5M for septic to sewer conversion. There was \$3.5M left after expenditures were paid. For they are going to let to town use \$1.3M for 60 Distributed Wastewater Treatment Systems.

Town Planner Parks the money was there but they were concerned about the money not being expended in time.

Mayor Wynkoop, we have 22 houses on Lake Apopka and 30 some on Lake Florence, which I don't know if everyone will want it.

Bob Tomlinson 16634 Magnolia Terrace like the stormwater projects however I would like an ordinance or something to make sure all lakefront homes put these in. The only reason we are doing this is to save the lakes.

Town Manager Larino with DWTS we would have a hard time enforcing mandating the system.

Councilmember Ley we are going to charge \$55/month maintenance, which some people will not want to do.

Randy Ellman, 16603 Lowry Road is the sewer completely dead. If they get this system and the town ends up putting in sewers, will those people have to hook up. I think that we were lied to. We wasted a lot of money, and the engineering firm spent a lot of money. What happened Sean I thought this was a slam dunk?

Town Planner Parks stated that this was the best the Commissioners felt could be done is 60 units.

Councilmember Hartle stated I think they did what they were asked to do.

Town Manager Larino stated the county has been very good to the town.

Vice Mayor Womack stated as far as this Council is concerned the sewers are dead. But another Council might feel differently.

Keira Pergram believes the service fees is included in the maintenance fee. When does the grant money has to be allocated.

Mayor Wynkoop stated that Onsyte is going to present us with a contract.

Town Manager Larino stated the project will have to be completed in two years.

Andrew Elam 17175 Ridgewood Avenue, you said that after the lakefront properties are done, the next properties would be close to wetlands. Can I get confirmation on that?

Mayor Wynkoop, the Town Manager and I have talked about it, but we have to have a workshop on it.

Town Manager Larino said I want to bring a Resolution to the Council that sets priority areas, 1, 2, 3. But the decision will be made at a workshop.

Councilmember Morganelli stated this says 130 units.

Town Attorney Geraci-Carver replied we were approximating.

Councilmember Ley moved to approve Resolution 2024-151. Vice Mayor Womack seconded. Resolution 2024-151 approved 5-0.

RESOLUTION 2024-152 A Resolution of the Town Council of the Town of Montverde, Lake County Florida, accepting proposal submitted by Onsyte Performance LLC pursuant to the Town's Request for Proposal 2024-WW003 for Distributed Wastewater treatment System; authorizing the Town Manager to approve and execute a contract between the Town of Montverde and Onsyte Performance, LLC in an amount not to exceed \$1.3 Million; providing for conflicts, severability and effective date.

Town Attorney Geraci-Carver read Resolution 2024-152 by title only.

Town Manager Larino explained this is the contract for the Distributed Wastewater Treatment System. Anita will be reviewing the contact, and we will need to get it signed as quickly as possible – the time limit on this is December 31, 2024. The bid was for \$30,517/unit including drain field, \$19,744/unit using the existing drain field and \$55/month maintenance fee. Some additional costs that might come up are the topography of the land – having to use more lines.

Councilmember Hartle, is there any problem with methane gas and explosions?

Rob Nicholas with Onsyte stated that is not an issue with this system. The testing is 6 units a month that the town will pay. During installation there is 400 sqft of dirt hauled off and then we put the sod back.

Randy Ellman, do you collapse the existing tank?

Rob Nicholas will either be pumped out, collapsed and pulled out or filled with gravel/sand.

Town Attorney Geraci-Carver this allows the items that they provided, we will prepare a contract, and the Town Manager will be authorized to sign. You will need to have a special meeting before the end of the month.

Mayor Wynkoop stated that he would like to see the final contract before it is signed. I am okay with a special meeting.

Matthew Baumann, Imperial Eagle Lane Groveland. I have lakefront property that I would like to put at my expense if that is possible.

Rob Nicholas stated Onsyte will let other residents put it in at the same cost.

Town Attorney Geraci-Carver said the contract is only good for 24 months.

Mayor Wynkoop moved to approve the award to Onsyte and directing the Town Manager to work on a contract to bring back to the Council for consideration. Councilmember Ley seconded. Award contract to Onsyte approved 5-0.

RESOLUTION 2024-153 A Resolution of the Town Council of the Town of Montverde, Lake County, Florida, approving the Drinking Water State Revolving Fund planning, design and construction loan agreement DW351340 between the State of Florida Department of Environmental Protection and the Town of Montverde Florida; authorizing execution of the loan agreement; directing the Town Manager; and proving for conflicts, severability and effective date.

Town Attorney Geraci-Carver read Resolution 2024-153 by title only.

Mayor Wynkoop this is the \$12.9M grant for the water projects.

Open the Public Hearing

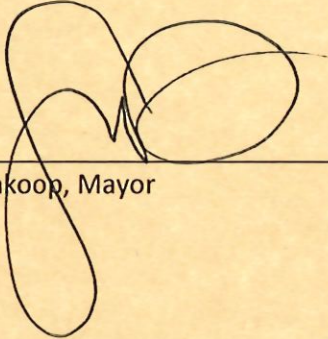
No one spoke in favor of or against the Resolution.

Closed Public Hearing

Mayor Wynkoop moved to approve Resolution 2024-153. Councilmember Ley seconded. Resolution 2024-153 approved 5-0.

REMINDERS AND ADJOURNMENT

Mayor Wynkoop moved to adjourn. Councilmember Morganelli seconded.
Meeting adjourned 9:28 p.m.



Joe Wynkoop, Mayor

Attest:



Sandy Johnson, Town Clerk