

**MONTVERDE TOWN COUNCIL
WORKSHOP MINUTES
FEBRUARY 28, 2023, AT 6:30 P.M.**

CALL TO ORDER AND OPENING CEREMONIES

Mayor Wynkoop called the meeting to order at 6:31 p.m.

Mayor Wynkoop lead the Pledge of Allegiance

TOWN COUNCIL PRESENT

Vice Mayor Hartle
Councilmember Smith
Councilmember Bates
Mayor Wynkoop
Councilmember Ley

STAFF PRESENT

Town Manager Larino
Town Attorney Geraci-Carver
Town Planner Parks
Associate Town Planner Busto
Town Clerk Johnson

AUDIENCE ATTENDANCE: 69

DISCUSSION AND ACTION ITEMS

Discussion on Central Sewer System

Town Manager Larino gave a presentation on the sewer system, the public workshop survey tally, the power point presented at the workshop and the direction that he needs to move forward. The next steps is going to be spending a large amount of money so we need to look at specifics. Enormous amount of grant money that can be used on this type of project.

Two and half years ago we sat here and one of the responsibility I have is to get grant money for numerous things, one of them was for sewers. It is in the comprehensive plan, looked back in 1991 when they were discussing sewers.

If we are going to move forward, we need to be careful how we spend the money and we need staff to go out and look for more staff.

Mayor Wynkoop opened the meeting to the public for comment.

Holly Broecker, 17563 CR 455 spoke regarding the need for more information before you make a decision. She contacted the DEP and spoke to the. There is more research that needs to be done before a decision is made.

Jim Peacock, 16549 Lowry Road there will need to be lift stations at various locations, will it be the homeowner responsibility to maintain or the town? Are we going to be forced by the state or federal government to hook up to sewer.

Mayor Wynkoop stated we don't know.

Randy Ellman, 16603 Lowry Road concerned about the school, are they going to get on board or not. Consider the cost for the end user. The school is the key.

John Hopkins, Montverde Academy we have the same questions about the system. Need more information.

Kevin Davidson, Neal Drive what happens to what's in the way when you go to hook up. What about our trees.

Cynthia Ajemian, 16524 Magnolia Terrace, this meeting about whether we take this money or not. I think we need to take the money because it is not going to be here again.

John Arellano, 17531 CR 455 commends the Council for getting us to this point. We need to what is right for us, our children, and our grandchildren. I appreciate what you are doing.

Len Boris, 17604 Long Ridge Drive the cost of a sewer is my main concern.

Kiera Pergram, Magnolia Terrace do we know what the impact of our roads will be when this is being put in and how long?

Don Lipham, 16533 Pine Timber doesn't know how you would do this without adding debt. Doesn't feel the 83% is a fair assessment because of the number of people who didn't attend the workshop. The roadways are also a contributor of pollution in lakes.

Andrea Young, 16326 Florence Oak Court has an Environmental Health Degree, septic systems are good until they go bad. When they go bad it is expensive to repair or replace. Do the math. \$108 a month to run a septic system. EPA what is mandated this year, very well can change.

Len Boris, 17604 Long Ridge – if the school gets there system working correctly maybe that will help the lakes. Lets do a study to see if the problem in the lakes is septic's.

Don Lipham, 16533 Pine Timber, nothing shows septic around the lake is causing.

Vice Mayor Hartle, there is a study at Lake watch – water study every year.

Greg Gensheimer—Previously worked doing septic tank studies. Septic tanks work but if they are not maintained you will have problems. Rain, septic, fertilizer, there is no berm to slow down runoff around the lake, Small Flo Clearing House. Pump tanks, Clorox in the tank, septic doesn't work. They need to maintain the septic tanks.

Mayor Wynkoop stated that maybe the town needs to educate the public on how to maintain a septic tank. Anita, can we mandate the inspection. That's usually when the community is next to the springs.

Bob Tomlinson, 16634 Magnolia Terrace this is a great forum on seeing the positive and negatives. This is not an absolute – get more information on what the council and residents need to have if we need to get information for everyone.

Mayor Wynkoop stated he would like to have a survey sent to all households, certified mail. To know who is interested in it.

Councilmember Smith wants to know more.

Mayor Wynkoop stated the businesses downtown would like it.

Pat Kelly – Minneola mayor. Please do not make the same mistake we did. Make sure you have enough interest to run at a capacity that is at least break even. Get commitments in writing. When you don't run at full capacity, it's not going to pay for itself. Any cost overage is going to be paid for by all the households not just the ones that have sewer.

Mayor Wynkoop said that Mayor Kelly will be doing a presentation.

Cynthia Ajemian, 16524 Magnolia Terrace, this meeting is about do we use the \$8M to study and a solid decision based on solid facts and research.

Councilmember Bates said we are bringing this to you we are not telling you that we are getting sewer and you don't have a choice. We are here to say this is an opportunity and we are trying to determine if this is what we want to do.

Randy Ellman, 16603 Lowry Road, you are telling me that if we spend \$200,000 there are no strings attached to give back the remainder.

Town Attorney Geraci-Carver, that is correct.

Vice Mayor Hartle, if we spend a million dollars to determine what we are going to need in the sewer system. It can still be used 20 years, and we might have to upgrade the technology, but we have done the work. This meeting is to decide if we want to do a feasibility study and after that study is in, is this what we want to do. The Lake County Health department were in charge of permitting septic systems, now the DEP has taken that over. DEP gave a \$3M grant for Panama City for septic to sewers for 455 lots that have not been developed.

Sean Parks, DEP, and Water Resources are regulatory divisions. Policies are determined at higher levels. Spring Shed Act, Indian River Lagoon Act, Water quality if very important to Governor DeSantis.

Vice Mayor Hartle attended a conference where Dr. Kelly Morgan discuss Senate Bill 1000, which was enacted February 1, 2023, which addresses nitrogen fertilizer control, this is from the green tides in the gulf and lake Okeechobee, what is deal. Ag is the biggest one, do you know how many house you put on a thousand acres. Nitrogen is the issue, from fertilizer, septic, and other factors. Town Manager Larino, the septic to sewer grants can't be used for new development. Council approved to do a study do they want to continue. If it is an absolute no, we want to give back the money. The school being the problem for the lakes, I have pulled their water quality reports and they are fine.

Councilmember Ley agrees with Vice Mayor Hartle.

Mayor Wynkoop if we do the engineering plans and let's say that we build it and the school, downtown, two different subdivisions connect. We will need to know how many people will need to hook on the make it.

Scott Shannon, Woodard & Curran a facility plans \$250,000 approved. 20% through the scope. Preliminary engineering, topography. We do not have the budget to design 20 different systems for you to choose from.

Mayor Wynkoop wants to know, what it cost to build it, what is cost to run it, who will be connected to it. What the revenue will be from the sewer systems and what will be the maintenance cost.

Scott Shannon, Woodard & Curran, \$8M for entire downtown, school and how much will it cost, how much to run.

Councilmember Bates does not want to put the town in debt. What is it going to look like when it is built. Phase I - 8M what does that look like. I would like to see more numbers. Wants to see a whole system and what that is going to cost.

Phase I is infrastructure.

Town Manage Larino said we need to decide where the treatment plant is going to be if most of you do not want it on the Stecher Property.

Vice Mayor Hartle, how much more money can we get through grants.

Councilmember Bates that's where we need Paul, he has done so much for us with grants. I want to see the next piece is going to look like.

Town Manager Larino, this is the exact scope of service we have asked for. We need to know where you want the treatment plant, how many people are going to be connected, how interested is the school.

Town Manager Larino need to know where you want the treatment plant because depending on the location, the cost could rise, more lift stations, etc.

Councilmember Bates said the only place he know for the treatment plant is the Stecher property. Town Manager Larino stated that we looked at coming down CR 455 but there is a pretty big hill there to go up.

Councilmember Ley said I thought it should be more centrally located.

Mayor Wynkoop said we did think about using Bella Collina, but they don't have capacity for us. Casey said that they have property for a treatment plant at the end of third by the mobile home park.

Mayor Wynkoop, we need another workshop. The Council needs to go home and think about it.

Town Manager Larino tried to get hooked on to Clermont but they are at capacity.

Nancy Davidson, \$40-\$50 a household is that dependent on usage.

Town Manager Larino, said that will depend on specific factors like, how many bedrooms in the home, etc.

Sam Davidson, I thought we were going to get a set of engineer plans for \$250,000.

Mayor Wynkoop stated we will, but we need to give them additional information to prepare those plans.

Town Manager Larino, thank everyone for coming.

REMINDERS AND ADJOURNMENT

Motion to Adjourn.

Mayor Wynkoop moved to adjourn the meeting. Councilmember Ley seconded. Meeting adjourned at 9:12 p.m.

Joe Wynkoop, Mayor

ATTEST:

Sandra Johnson
Town Clerk