

**REGULAR MEETING MINUTES
MARCH 12, 2024, AT 7:00 P.M.**

TOWN COUNCIL MEMBERS

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

STAFF

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

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance

Attendance: 51

PRESENTATION AND ADMINISTRATIVE MATTERS

None

CITIZENS QUESTION/COMMENT PERIOD

Banks Helfrich, 9200 Sams Lake Road, talked about small business, farming and touring his farm.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino's Report.

I wanted to thank Chuck Mack and all the Public Works department for there hard work on the sports courts.

The ISBA is scheduled to go before the Minneola Council on April 2nd. Everyone is invited to attend to show that we want the ISBA to be renewed.

Have not heard from Clermont in regards to the ISBA.

Mayor explained how the ISBA helps protect Ferndale from development.

Town Manager Larino update on the JPA which is between Lake County and Montverde – its main focus is on communication between the different areas of the County. This allows for planning done together.

Town Attorney Geraci-Carver Report.

Nothing to report

Town Planner Parks Report.

Having a good increase in SFR zoning clearances. Working on updating the comp plan, time for an update again and the statutory changes that are needed. Comp Plan help with the long term planning of towns, cities and counties.

County Commission Report.

Working on the budget. 9:00 am Tuesday is the next budget meeting.

Trust Public land will be on the April Commission meeting.

Town Council Reports.

Councilmember Hartle Met with Paul last week about the trees on CR455. Trees marked by the county for removal. Easter egg hunt is March 30th, don't forget to bring a basket or bag to collect your eggs in.

Councilmember Ley good dinner tonight. We seem to have a homeless problem in the town.

Councilmember Peacock I would like to thank everyone for their support after the death of my wife, Robin.

Councilmember Womack nothing to report.

Mayor Wynkoop Report.

Nothing to report.

FEBRUARY FINANCE REPORT

Beginning Bank Balance	\$ 5,077,166.07
Revenues	\$ 1,011,441.57
Expenditures	\$ 942,219.46
Ending Balance	<u>\$ 5,146,388.18</u>
Grant Clearing Account	\$ 5,638,553.46
Total Bank Balance	\$10,314,511.03

CONSENT AGENDA

Minutes of the Town Council Regular Meeting held February 13, 2024. Councilmember Hartle moved to approve the minutes. Councilmember Ley seconded.

DISCUSSION AND ACTION ITEM

Potable Water System Capital Projects Update

What the system needs in the next 20 years at full build out. The Study shows we need fire flow at 1500 gal/min over 2 minute period. We need about \$13M to update completely.

We have secured a \$12,970,000 grant for the water improvement project, which should fully fund the improvements. Plans for well 95% complete. Has been sent to DEP and they have returned with comments. There might be some elements that will not be allowed to be completed in the grant. Part of this grant is through the state revolving loan with 100% principle forgiveness, so it is a grant. We need this shovel ready in one year. All the engineering now, multiple years and all complete within the next 36 months.

There was brief discussion regarding ground vs tower storage.

The existing water tower has reached its life expectancy but because it has been maintained so well we probably have another 20 years on the tower.

Wastewater and Sewer Collection Capital Projects Update

We have \$5M in County ARPA funds and \$4M in DEP Grant for a total of \$9,000,000.

We have been working extremely hard to secure more grants and have been awarded an additional \$19,823,318 in grants for a total of \$28,823,318 for the sewer (wastewater project)

Review of ongoing grants and expenditures

Appointment of the Planning and Zoning Board

Mayor Wynkoop stated we received 4 applications for the board. All the members currently serving on the board have expressed interest in continuing on the board.

I move to select five members – Joe Morganelli, Holly Broecker, Karin Arellano, Josie Weiss and Thomas Johnson.

Vice Mayor Peacock seconded.

There was brief discussion.

Board approved 4 -1 (Councilmember Hartle voted against)

Discussion and Questions on Form 6 Filings Requirement for Town Council

Town Attorney Geraci-Carver explained the new Form and the deadline for submittal July 1, 2024.

There was extensive discussion.

Discussion on new public works storage

Town Manager Larino stated that we need more storage for our equipment and supplies. He would like to purchase a building identical to the one that is there. It will cost about \$110,000.

Vice Mayor Peacock moved to approve the purchase of a new public works building \$110,000

Town Manager Larino is hoping to use impact fees if it is allowable. Councilmember Ley seconded.

Request approved 5-0.

Discussion on dog park turf

Town Staff got several quotes on turf for the dog park. The quotes were \$75,000 to \$110,000.

Mayor Wynkoop stated he thought we should re-sod and install irrigation which will cost about \$15,000 instead of turf.

Councilmember Hartle moved for resodding the park and adding sprinklers. Councilmember Ley seconded. Request for sod approved 5-0.

Discussion on Homelessness in Montverde.

Town Manager Larino stated he is getting complaints regarding homeless sleeping on sidewalks, benches, etc. There really is nothing the town can do at this time. There is some new legislation waiting for the governor's signature. HB 1365 has come about because there are cities in Florida that want to allow homeless camps, this is what is being addressed.

Vice Mayor Peacock asked what is the extent of homelessness in the County?

Town Planner Parks Sean stated it is getting worse.

There are some shelters, but they are few and far between.

We need to address the whole problem of homelessness, mental health issues to paycheck away from losing everything.

Discussion on a broken water main serving Four Lakes Development.

Mayor Wynkoop asked if all he council had looked at the break.

Town Manager Larino there is going to be several insurance companies and lawyers involved in this. The line is still broken, there is a hydrant involved. This is about a \$200,000 repair

Open public hearing.

No one spoke in favor of or against the water main repair.

Close public hearing.

Town Manager stated the Town is not liable.

The fire department has been told.

We cannot discuss anything about this because it is a legal matter.

Vice Mayor Peacock moved to leave the line as is until the legal issues are worked out. Mayor Wynkoop seconded. Request to leave the line alone until legal decisions are settled approved 4-1 (Councilmember Ley voted nay)

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution No. 2024-108 A Resolution of the Town of Montverde, County of Lake, State of Florida, adopting the Town of Montverde 5 Year Capital Improvement Program; providing for an effective date.

Town Attorney Geraci-Carver read the Resolution by title only

Mayor Wynkoop reviewed the 5 year Capital Improvement Plan that we discussed at the last meeting. It is basically a wish list.

Town Manager Larino stated that when we apply for grants many times we are asked if this is part of your 5 year Capital Improvement Plan.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing

Councilmember Hartle moved to approve Resolution No. 2024-108. Councilmember Womack seconded. Resolution No. 2024-108 approved 5-0.

Resolution No. 2024-109 A Resolution of the Town Council of the Town of Montverde, Florida, increasing the residential and commercial solid waste fees resulting from increases charged by the service provider to the Town; providing for conflicts, severability and an effective date.

Town Attorney Geraci-Carver read the Resolution by title only

Town Manager Larino explained the WastePro has requested an increase. WastePro stated effective March 1, 2024 the rate is \$25.46 is for the increase to cover the increase in disposal rates. Second portion is a CPI increase effective June 1, 2024 to \$26.51.

Mayor Wynkoop opened the public hearing.
No one spoke against or in favor of.
Mayor Wynkoop closed the public hearing


Vice Mayor Peacock move to approve Resolution No. 2024-109. Councilmember Hartle seconded. Resolution No. 2024-109 approved 5-0.

REMINDERS AND ADJOURNMENT

Mayor Wynkoop made a motion to adjourn.

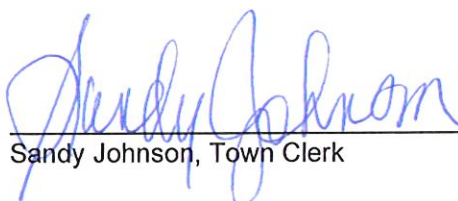
Vice Mayor Peacock seconded.

Meeting adjourned 9:17 p.m.



Joseph Wynkoop, Mayor

ATTEST



Sandy Johnson, Town Clerk