

**MONTVERDE TOWN COUNCIL
REGULAR MEETING MINUTES
OCTOBER 10, 2023, AT 7:00 P.M.**

TOWN COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

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

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

PRESENTATION AND ADMINISTRATIVE MATTERS

Mayoral presentation

CITIZENS QUESTION/COMMENT PERIOD

The Town Council invites the public to come forward with questions, comments, and concerns. Action will not be taken by the Council at this meeting, but questions may be answered by Staff or issues may be referred for appropriate Staff action. If further action is necessary, the item may be placed on a future agenda for further review and consideration.

NOTE: Public Comment will not be taken under Citizens Questions/Comment Period for matters listed on this agenda. Public Comment on such items will be taken once the agenda item is before the Council for consideration.

Bank Helfrich 9100 Sams Lake Road, Clermont, spoke about community.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino's Report. Staff working on Montverde day, Trunk or Treat and light up Monteverde. Sports courts will have 4 pickleball courts, 2 tennis courts and 2 basketball courts.

Town Attorney Geraci-Carver Report. Sunshine violation training on ethics. Update on Santana, Delise and burned house.

Town Planner Parks working on several things, Willow Ridge is steady, working on several Comp Plan amendments, won't bring forward till after the holidays.

Lake County Commissioner Parks stated that Lake County Commission have signed an agreement with TPL – Trust for Public Lands. The county will be partnering with this group on conservation, trails, etc. This group protects property rights. They will be doing polling/surveying of the entire county to see what the will of the people is, they would also create the language on a ballot if we bring for a vote. We are hoping that the Cities and towns of Lake County will support the Commission on this.

I was at a rally in Groveland commemorating our Jewish brothers and sisters in Israel.

We have condemned the actions of Hamas. We are planning to have a rally next week in Taveres to gain support for Israel.

Town Council Reports

Councilmember Womack had nothing to report.

Councilmember Peacock had nothing to report.

Councilmember Ley to Commissioner Parks he enjoyed his videos. Seems like there are pieces of property that are rapidly disappearing.

Vice Mayor Hartle would like the videos on the website. Montverde Day needs volunteer – conductor and engineer, children area.

Mayor Wynkoop Report

Bike event last week – big town was not notify it would be happening.

Going to meet with Niagara about their trucks.

Would like committees to have town polos.

Lake TV to do the meetings, is too expensive Paul will look at YouTube.

Ask Commission Parks Sean Parks Ukraine two weeks ago, twelve days, delivered aid it is a united country three put on presentation about the trip

SEPTEMBER FINANCE REPORT

Beginning Bank Balance	\$ 5,214,507.93
Revenues	\$ 340,526.41
Expenditures	\$ 569,936.07
Ending Balance	<u>\$ 4,985,098.27</u>
Grant Clearing Account	\$ 5,880,208.34
Total Bank Balance	\$10,588,346.78

CONSENT AGENDA

- Minutes of the Town Caucus held on August 8, 2023.
- Minutes of the Town Council Regular Meeting held September 12, 2023.
- Minutes of the Town Council Special Meeting held September 13, 2023.
- Minutes of the Town Council Special Meeting held September 20, 2023.

Councilmember Ley moved to approve all items on the consent agenda. Vice Mayor Hartle seconded. Consent agenda approved 5 – 0.

DISCUSSION AND ACTION ITEM

Update on Developments

Hills of Montverde

This is a County project on Fosgate. It consists of 91 rental homes. They starting the project moving land, will be laying their water lines and utilities soon. They will have their own water and sewer plant and then turn over to the town.

Vice Mayor Hartle asked if the County had done an traffic study.

Commissioner Parks said yes.

YWAM

They are starting their expansion. A few of the concerns we have discussed is the traffic, right turn and left turn into 180 service district they have to do water

Willow Ridge

Phase II final plat has been approved, signed and will be recorded soon.

They are starting on the phase.

Osgood Property

The preliminary development plan was approved for two homes per acre. ½ acre lots. We heard from them for the first time last week and will keep you informed as discussions continue.

Lake Apopka Sound

90% built out on the Lake County side, still a few more on the Orange County side.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution No. 2023-80 A Resolution of the Town of Montverde, Florida, relating to the State Revolving Fund Loan Program; making findings; authorizing the Loan application; establishing pledged revenues; designating authorized representatives; providing assurances; providing for conflicts, severability, and effective date.

Town Attorney Geraci-Carver read the Resolution by title only.

Town Manager Larino explained these loans are for the water system improvements. |

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

Vice Mayor Hartle moved to approve Resolution No. 2023-80. Councilmember Ley seconded Resolution No. 2023-80 approved 5-0.

Resolution No. 2023-81 A Resolution of the Town Council of the Town of Montverde, Florida, approving the Willdan Financial Services Professional Service agreement and supplement for Administration Facilities Impact Fee study in the among of \$7,500.00; Providing for an effective date.

Mayor Wynkoop requested Resolution Nos: 2023-81, 2023-83, 2023-89, and 2023-90 be read and considered all together since they involve Impact Fee Studies.

Town Attorney Geraci-Carver read the Resolutions by title only.

Town Manager Larino explained that these are agreements for Impact Fee Studies to determine if we need to increase our fees. These would be for Administrative, Parks and Rec, Transportation and Water and Sewer connection fees.

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

There was brief discussion.

Mayor Wynkoop explained this is so any building would be paying correct Impact Fees to pay their portion of the growth the town is experiencing.

There was brief discussion.

Mayor Wynkoop moved to approve Resolution 2023-81. Councilmember Womack seconded. Resolution No. 2023-81 approved 5-0.

Resolution No. 2023-83 A Resolution of the Town Council of the Town of Montverde, Florida, approving the Willdan Financial Services Professional Services Agreement and Supplement for Transportation Impact Fee Study in the amount of \$7,500.00; providing for an effective date.

Mayor Wynkoop moved to approve Resolution 2023-83. Councilmember Womack seconded. Resolution No. 2023-83 approved 5-0.

Resolution No. 2023-89 A Resolution of the Town Council of the Town of Montverde, Florida, approving the Willdan Financial Services Professional Services Agreement and supplement for Parks and Recreation Impact Fee study in the Amount of \$7,500.00; providing for an effective date.

Mayor Wynkoop moved to approve Resolution 2023-89. Councilmember Womack seconded. Resolution No. 2023-89 approved 5-0.

Resolution No. 2023-90 A Resolution of the Town Council of the Town of Montverde, Florida, approving the Willdan Financial Services Professional Services Agreement and supplement Water and Sewer Connection Fee study in the amount of \$9,000.00; providing for an effective date.

Mayor Wynkoop opened for public comment. No one spoke in favor or against. Mayor Wynkoop closed public comment.

There was brief discussion.

Alan Lait, 17569 County Road 455 asked why we would spend \$39,000 for this when the town should be built out in 7 – 10 years.

Mayor Wynkoop stated this is so anyone developing in the next few years will be paying for the growth in the town through Impact fees.

Mayor Wynkoop moved to approve Resolution 2023-90. Councilmember Womack seconded. Resolution No. 2023-90 approved 5-0.

Resolution No. 2023-91 A Resolution of the Town Council of the Town of Montverde, Florida, announcing the process of studying and implementing an impact fee for sewer as well as studying and updating the Town's existing impact fees for water, transportation, administrative, and parks and recreation; providing that new development after adoption of any new or increased impact fees will be subject to the new impact fee as determined by the study and any adjustments to the amounts for existing impact fees; providing for conflicts; providing for severability; and providing an effective date.

Town Attorney Geraci-Carver read the Resolution by title only.

Town Manager Larino said this is a combination of the above agreements.

Mayor Wynkoop opened to the public. No one spoke in favor or against.
Mayor Wynkoop closed public comment.

Councilmember Peacock moved to approve. Mayor Wynkoop seconded. Resolution No. 2023-91 approved 5-0.

Resolution No. 2023-82 A Resolution of the Town Council of the Town of Montverde, Lake County, Florida approving the transition of the baseball field to a multi-use area; authorizing the Town Manager to take actions in support of the transition.

Town Attorney Geraci-Carver read the Resolution by title only.

Town Manager Larino said the ballfield is not in good shape, we are getting more and more people outside of the town requesting the use of the field and then upset because it isn't in good shape. It would serve the town better to have an open field that could be used as all sorts

Mayor Wynkoop opened for public comment.

(Comment – did not state name and address) expressed concerned that this property was donated by the Harpers for a ball field and it should stay a ballfield if that is what they wanted.

Mayor Wynkoop closed public comment.

Town Manager Larino stated that we have checked and can't find any documentation on that. The grant money that was used has expired and there are no stipulations on that.

Mayor Wynkoop closed public comments.

Councilmember Ley moved to approve Resolution No. 2023-82 on the condition that the Town Attorney will run a title search to make sure the property doesn't have any stipulations about what it can be used for. Vice Mayor Hartle seconded. Resolution 2023-82 approved 5-0.

REMINDERS AND ADJOURNMENT

Councilmember Peacock moved to adjourn the meeting. Mayor Wynkoop seconded. Meeting adjourned at 8:36 p.m.



Joe Wynkoop, Mayor

Attest:


Sandy Johnson, Town Clerk