

**MONTVERDE TOWN COUNCIL  
REGULAR MEETING MINUTES  
NOVEMBER 14, 2023, AT 7:00 P.M.**

**TOWN COUNCIL MEMBERS PRESENT**

*Joe Wynkoop, Mayor*

*Allan Hartle, Vice Mayor*

*Jim Ley Councilmember*

*Carol Womack, Councilmember*

**TOWN COUNCIL MEMBERS ABSENT**

*Jim Peacock, Councilmember*

**STAFF PRESENT**

*Paul Larino, Town Manager*

*Anita Geraci-Carver, Town Attorney*

*Lisa Busto, Associate Town Planner*

*Sandy Johnson, Town Clerk*

**CALL TO ORDER AND OPENING CEREMONIES**

The Mayor lead the audience in the Pledge of Allegiance

**PRESENTATION AND ADMINISTRATIVE MATTERS**

Town Attorney Geraci-Carver swore: Joe Wynkoop, Jim Ley, Allan Hartle into office

Selection of seats: Councilmember Womack 1, Councilmember Ley 2, Councilmember Peacock 3, Vice Mayor Hartle 4

Appointment of Vice Mayor

Councilmember Ley nominated Councilmember Peacock to serve a Vice Mayor, Councilmember Hartle seconded. Approved 4 – 0 (Vice Mayor Peacock was absent).

**CITIZENS QUESTION/COMMENT PERIOD**

Greg Gensheimer, Green Mountain Scenic By-way spoke regarding trails in Lake County.

Banks Helfrich – 9100 Sam Lake road spoke regarding Keep Lake Beautiful.

Nancy Davidson 17520 Palm View Avenue area at Fosgate and CR 455 needs to be mowed.

**DEPARTMENT & COMMITTEE REPORTS**

### **Town Manager Larino's Report.**

Light up Montverde is December 2, 2023

Thanked the staff, Council and many others that work to make Montverde Day a success.

Baseball field two restriction in the title has to remain a park, but not a baseball field and cannot be named.

We have put gravel and rock in the boat ramp.

We are trying to put together a Special Meeting on November 28<sup>th</sup> at 630 pm, I will let you know when it is final.

### **Town Attorney Geraci-Carver Report.**

Santana foreclosure sale – clerk noticed an error in the publication process, it will be republished

### **Town Planner Parks Report.**

Very busy, zoning clearances. Working on P&Z items, three CUPs and a variance.

### **Lake County Commission Report.**

Not present

### **Town Council Reports.**

Councilmember Hartle was sick during Montverde Day but heard good things about the event. Thank you to the staff and council. We have a lot to be thankful for.

Councilmember Ley the staff worked until exhaustion. 3 days of event was great, weather was great, outstanding Montverde Day and Trunk or Treat.

Councilmember Womack Montverde day was great. It was a lot of work, all day for staff and then Trunk or Treat. Both events were wonderful.

### **Mayor Wynkoop Report**

Trying to get Town meetings on You-Tube.

Town Manager Larino stated that Lisa Busto has found someone to set up and review in next few weeks.

ISBA – update

Town Attorney Geraci-Carver Pine Island CCD has changed their name so that needs to be updated.

Minneola's City Attorney has asked why we need to update the ISBA and I explained that the Town wishes to preserve the Ferndale area. I have asked that everyone let me know when their public hearings will be so that we can attend.

There was discussion concerning the ISBA.

**OCTOBER FINANCE REPORT**

Beginning Bank Balance	\$ 4,984,098.27
Revenues	\$ 525,033.22
Expenditures	\$ 641,532.52
Ending Balance	<u>\$ 4,867,598.97</u>
Grant Clearing Account	\$ 5,884,074.78
Total Bank Balance	\$ 10,444,227.79

**CONSENT AGENDA**

Minutes of the Town Council Regular Meeting held October 10, 2023. Councilmember Hartle moved to approve. Councilmember Ley seconded. Approved 4-0 (Vice Mayor Peacock was absent)

**DISCUSSION AND ACTION ITEM**

**Review of 2023 Budget**

Town Manager presented the budget highlights.

There was discussion on the budget amendment.

**Review of Town's Capital Projects**

Sports court the asphalt has been laid, water line moved. Next Sammy is going to saw and cut around courts and add sidewalks, then the electrical and lighting.

We have a full set of plans for the library.

Public bids for numerous aspects of the project and hopefully the dirt work will happen next month.

Stormwater plans for Lakeside is about 80% complete.

Woodard & Curran will be here and will bring the street plans for the storm water.

Wastewater sewer plan will be discussed at the meeting on the 28<sup>th</sup>.

Trail projects are still being worked on to submit to the state.  
The water tank and well will be updated on November 28<sup>th</sup> meeting.

Sport Courts by March.

Fifth Street will be cut off and parking improvements.

Library hope this time next year we will be moving in.

Lakeside hope for January bid, spring project.

Sewer is going to be phased to spend money that needs to be spent by the end of 2024. Hook ups end of 2025 for sewers.

Water system – upper aquifer well, storage tank on Stecher property. Will probably be a 2025 project.

### **PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

**Resolution 2023-92** A Resolution of the Town Council of the Town of Montverde, Florida amending the 2022-2023 Fiscal Year Budget pursuant to Section 5.05 of the Town Charter to transfer funds from General Fund Revenues to various General Fund Department for increased expenditures in the following departments: Permitting and Fire Department; providing for an effective date.

Town Attorney Geraci-Carver read Resolution No. 2023-92 by title only.

Town Manager Larino explained the reason for the budget amendment.

There was brief discussion.

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

Councilmember Ley moved to approve Resolution No. 2023-92. Councilmember Hartle seconded. Resolution No. 2023-92 was approved 4 – 0. (Vice Mayor Peacock was absent)

**Resolution 2023-93** A Resolution of the Town Council of the Town of Montverde, Lake County, Florida; providing notice to the public of a pending Ordinance and directing staff to develop and process for adoption an ordinance to provide for certification of compliance of affordable housing projects and other potential land development regulations addressing affordable house, mixed-use and multi-family projects to address the impacts of Chapter 2023-17, Laws of Florida, known as the Live Local Act.

Town Attorney Geraci-Carver read Resolution No. 2023-93 by title only and explained the reasoning for this Resolution.

Mayor Wynkoop explained the need to fine tune our ordinance.

Mayor Wynkoop opened the public hearing.

Matthew Baumann, is there a time limit the legislature has given the town to adopt.

Town Attorney Geraci-Carver, no.

There was extensive discussion.

Bob Tomlinson 16634 Magnolia Terrace, asked about the commercial zoning.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle moved to approve Resolution 2023-93. Councilmember Womack seconded. Resolution 2023-93 approved 4-0 (Vice Mayor Peacock was absent).

**Resolution 2023-94** A Resolution of the Town Council of the Town of Montverde, Florida, approving the vacant land contract between Stephanie Feill for the Estate of Ruby G Nix and the Town of Montverde to acquire the real property located at 17135 Franklin Avenue, Montverde, Lake County, Florida; authorizing the Town Manager to execute the contract and closing documents; providing for an effective date.

Town Attorney Geraci-Carver read Resolution No. 2023-94 by title only.

Mayor explained this is the burned house on Franklin.

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

Councilmember Ley asked the necessity to purchase this land.

Town Manager Larino explained this is a piece of property that will be connected to our parks with the sports courts and we will never be able to get land at this price.

Councilmember Hartle moved to approve Resolution 2023-94. Councilmember Ley seconded. Resolution 2023-94 approved 4-0 (Vice Mayor Peacock was absent).

**Resolution 2023-95** A Resolution of the Town Council of the Town of Montverde, Florida amending the 2023-2024 Fiscal Year Budget pursuant to Section 5.05 of the Town Charter to transfer funds from General Fund Revenues to General Fund Department for increased capital expenditures in the Parks Department; providing for an effective date.

Town Attorney Geraci-Carver read Resolution No. 2023-95 by title only.

Town Manager Larino explained the budget amendment is necessary to purchase the land that you just approved.

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

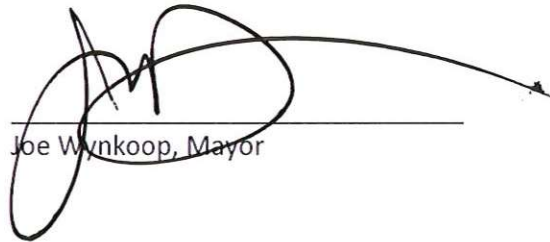
There was brief discussion.

Councilmember Ley moved to approve Resolution 2023-95. Councilmember Hartle seconded. Resolution 2023-95 approved 4-0 (Vice Mayor Peacock was absent).

Bob Tomlinson, 16634 Magnolia Terrace is concerned with the condition of the town welcome signs.

**REMINDERS AND ADJOURNMENT**

Councilmember Hartle moved to adjourn. Mayor Wynkoop seconded.  
Meeting adjourned at 8:34 p.m.



Joe Wynkoop, Mayor

ATTEST:



Sandra Johnson, Town Clerk