

**MONTVERDE TOWN COUNCIL
REGULAR MEETING MINUTES
DECEMBER 12, 2023, AT 7:00 P.M.**

TOWN COUNCIL MEMBERS PRESENT

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

Pledge of Allegiance
Invocation
Roll Call

Attendance 23

PRESENTATION AND ADMINISTRATIVE MATTERS

None

CITIZENS QUESTION/COMMENT PERIOD

Matthew Baumann, 1122 Imperial Eagle Street, Groveland concerned about vandalism in downtown area.

Mike Furin, 17175 Ridgewood, attended Montverde Day, light up Montverde as a new resident he is enjoying all the Town events.

Banks Helfrich, 9100Sams Lake Rd, mental health epidemic, strong community helps. Farm tours can be found on EVENTBRIGHT.

Debra Salvi, 17416 Fourth St. loves all the activities the town has. Light post needs repaired at end of fourth St at Lakeside

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino's Report

Thanked staff, volunteers and Council for another great year. Thanks to the Council for the staff appreciation dinner.

Fiber optic high speed is being installed in the town; will keep you informed as to progress.

We closed on the house on Franklin that burned, hopefully we can demo first of year.

Sports courts are coming along.

Town Attorney Geraci-Carver Report

Nothing to report, thank you for dinner Friday night.

Had to get Bella Collina's CCD name changed for ISBA.

Town Planner Parks Report

Working hard, slowed down a little this month with zoning clearances. Working on comprehensive plan

Lake County Commission Report

Have been to a lot of cities this Christmas season, Montverde is a Hallmark movie with its decorations.

Town Council Reports

Councilmember Hartle driving down Porter the other morning, light fog, the trees and setting looked like an Ansel Adams picture. Enjoyed playing Santa, thanks to Kalena for her help.

Vice Mayor Peacock thank you to the Public Works guys and Paul for their hard work decorating the Town.

Concerned about the vandalism, Mr. Baumann discussed.

Councilmember Womack agrees with what everyone is saying. Light up Montverde was great. Vandalism – we need more volunteers to help with patrolling the town. Sign up!

Councilmember Ley, thank you to Councilmember Hartle for his hard work on getting the clean-up of the property. MPO activist from the Villages, want sound barriers up on the Turnpike, sound comes through.

This would be a great idea for our area. Brief discussion on Turnpike noise.

Mayor Wynkoop Report

Nothing to report tonight.

NOVEMBER FINANCE REPORT

Beginning Bank Balance	\$ 4,868,599.13
Revenues	\$ 430,931.08
Expenditures	\$ 687,121.07
Ending Balance	<u>\$ 4,612,409.14</u>
Grant Clearing Account	\$ 5,887,701.95
Total Bank Balance	\$ 10,420,211.75

CONSENT AGENDA

Minutes of the Town Council Regular Meeting held November 14, 2023. Councilmember Ley moved to approve. Councilmember Hartle seconded. Minutes approved 5-0.

DISCUSSION AND ACTION ITEM

Town Manager Larino briefly discussed Southlake TV cost for videoing the Council meetings. Matthew Baumann thinks this is a good idea. Council agreed to have Town Manager Larino move forward with this.

Town Manager Larino showed drawings for the new stage in Kirk Park. It will be a 20x40 concrete elevated. The drawings show the roof line and beams. Council all approved of the design.

Town Manager presented an update to the water system upgrade and the Consumption Use Permit from St. Johns River Water Management District.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Ordinance No. 2023-31 An Ordinance of the Town of Montverde, Florida, amending Sec. 10-82 in Chapter 10 of the Town of Montverde Land Development Code to impose a maximum size of eight hundred square feet for accessory buildings, impose a maximum height for accessory buildings and clarify design requirements for certain accessory buildings within the Town of Montverde; providing for codification and severability; providing for the repeal of Ordinances in conflict herewith; and providing for an effective date.

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

Town Manager Larino explained the Ordinance.

Mayor Wynkoop opened the public hearing.

Matthew Baumann, 1122 Imperial Eagle Street, has questions on 800 square feet.

Town Manager Larino, it is 15% of the size of the main structure not to exceed 800 sq ft. Councilmember Womack says this is long overdue. Haroon Rasid, 17424 Fourth Street, asked if this would apply to a garage. Town Manager Larino, no. Mayor Wynkoop closed the public hearing.

Councilmember Womack moved to approve the Ordinance by title only and set January 9, 2024, as a Public Hearing. Councilmember Ley seconded. Approved 5-0.

Resolution No. 2023-84 A Resolution of the Town Council of the Town of Montverde, Florida, granting a variance from Section 10-91 in Chapter 10 of the Montverde Land Development Code from the minimum fifty-foot setback from the delineation of the seasonal high-water elevation or jurisdictional wetland line, whichever is higher, to allow the existing concrete boat ramp to remain on the real property located at 16233 Four Lakes Lane, Montverde, Florida, owned by Mark and Rachel Duncan; providing for conditions; and providing for an effective date.

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

Town Manager Larino explained the Resolution and reason for the variance request.

Alan Lait CR 455 was the existing dock put in without a permit?

Mayor Wynkoop opened the public hearing.

John Arellano, contractor for the petitioner, will be installing a drainage fixture that will flow to the swales.

Mayor Wynkoop closed the public hearing.

Councilmember Ley moved to approve Resolution 2023-84. Vice Mayor Peacock seconded. Resolution 2023-84 approved 5-0.

Resolution No. 2023-85 A Resolution of the Town Council of the Town of Montverde, Florida, granting a Conditional Use Permit in an Commercial C-1 zoning district in the Town of Montverde to permit a manufacturing business with product storage that employs ten or fewer persons on the herein described property located at 17521 County Road 455, Montverde, Florida, owned by Dermastart Labs, LLC; providing for conditions; providing for an expiration date; and providing for an effective date.

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

Town Manager Larino explained the Resolution.

Mayor Wynkoop opened the public hearing.

Cherie Dobbs, owner of Dermastart stated the manufacturing of her beauty products are done at a different location. This location is for the bottling of the product for automated packaging. Waste generated in vessels which is taken to the Ocoee Recycle Center.

Alan Lait, 17569 CR 455 hoping you are going to paint the building.

Steve Crowley, 17545 CR 455, concerned about the noise.

Cherie Dobbs, Owner, I cannot hear the bottling noise just outside of the building.

Brad Long, Montverde Academy where the trucks that will deliver supplies to you, unload?

Cherie Dobbs, Owner, UPS delivers and picks up, once a month semi, usually a box truck.
Mayor Wynkoop closed the public hearing.

Mayor Wynkoop stated he would like the periodic inspections which will be managed by the Council and the hours to be between 8:00 am and 8:00 pm. Town has right to inspect operations on an as needed basis.

Vice Mayor Peacock moved to approve Resolution 2023-85 as amended for periodic inspections managed by the Council. Move peacock periodic inspections and hours. Mayor Wynkoop seconded. Resolution 2023-85 approved 4-1 (Mayor Wynkoop voted nay)

Councilmember Ley left the meeting at 8:23 p.m.

Resolution No. 2023-86 A Resolution of the Town Council of the Town of Montverde, Florida, granting a Conditional Use permit in a Single Family Low Density Zoning District in the Town of Montverde to permit a RV to be parked on and lived in for a period not to exceed 24 months, in order to allow for the care of an ill family member on the herein described property located at 16342 Cardy Street, Montverde, Florida, owned by Wayne and Sandra Fields; providing for conditions; providing for an expiration date; and providing for an effective date.

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

Town Manager Larino explained the Resolution and the reason for the conditional use.

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.

Mayor Wynkoop moved to approve Resolution No. 2023-86. Vice Mayor Peacock seconded. Resolution 2023-86 approved 4-0. (Councilmember Ley absent for the vote).

Councilmember Hartle asked for clarification on the Resolution.

Resolution No. 2023-97 A Resolution of the Town Council of the Town of Montverde, Florida approving Task Order Proposal dated November 16, 2023 for design, permitting, bidding and contract administration, and funding administration and project management of the Phase 2 Stormwater Improvements between the Town of Montverde and Woodard & Curran, Inc. issued pursuant to RFQ 21-02; authorizing the Town Manager to execute the agreement; providing for an effective date.

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

Town Manager Larino explained the proposal for Stormwater Improvements.

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

Councilmember Hartle moved to approve Resolution No. 2023-97. Councilmember Womack seconded. Resolution No. 2023-97 approved 4-0. (Councilmember Ley absent for the vote).

Resolution No. 2023-98 A Resolution of the Town Council of the Town of Montverde, Florida, approving Task Order #2 for Wastewater Collection System and Treatment Design System dated December 13, 2023 to conduct a comprehensive topographic survey and to accurately locate existing utilities within the Town's boundary limits relating to the collection system and wastewater treatment plant pursuant to the consultant service agreement dated May 31, 2022 between the Town of Montverde and Woodard & Curran, Inc; authorizing the Town Manager to execute the Agreement; providing for an effective date.

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

Town Manager Larino explained the necessity of the survey.

Mayor Wynkoop opened the public hearing.
Scott Shannon, Woodard and Curran 4-5 weeks to complete.
Steven Crowley, 17545 CR 455, Sounds good.
John Arellano, 17531 CR 455 grateful you are moving forward.
Mayor Wynkoop closed the public hearing.

There was brief discussion.

Councilmember Hartle moved to approve. Vice Mayor Peacock seconded. Resolution No. 2023-98 approved 4-0. (Councilmember Ley absent for the vote).

Resolution No. 2023-99 A Resolution of the Town Council of the Town of Montverde, Florida, Approving the amended and restated contract for municipal inspection services between the Town of Montverde, Florida and Alpha Inspections, Inc.; amended to exclude town buildings and town projects, to extend the terms of agreement, and to include statutorily required language since the original agreement was approved; and providing for an effective date.

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

Town Manager Larino explained the changes in the agreement with Alpha Inspections.

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.

Vice Mayor Peacock moved to approve Resolution No. 2023-99. Councilmember Womack seconded the motion. Resolution No. 2023-99 approved 4-0 (Councilmember Ley absent for the vote)

REMINDERS AND ADJOURNMENT

Vice Mayor Peacock moved to adjourn the meeting. Mayor Wynkoop seconded.
Meeting adjourned at 8:45 p.m.



Joe Wynkoop, Mayor

Attest:



Sandy Johnson, Town Clerk