

MINUTES OF THE TOWN COUNCIL REGULAR MEETING HELD APRIL 12, 2022

TOWN COUNCIL PRESENT

Councilmember Bates
Councilmember Hartle
Vice Mayor Ley
Councilmember Smith
Mayor Wynkoop

STAFF PRESENT

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

AUDIENCE ATTENDANCE: 30

CALL TO ORDER AND OPENING CEREMONIES

Mayor Wynkoop called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

PRESENTATIONS AND ADMINISTRATIVE MATTERS

Proclamation naming May as Motorcycle Safety Awareness Month. Town Manager Larino read the proclamation.

APPROVAL OF MINUTES

Minutes of the March 8, 2022, Town Council Regular Meeting. Councilmember Smith moved to approve the minutes. Councilmember Hartle requested we include the purchase price Resolution 2022-06. Vice Mayor Ley seconded. Minutes approved 5-0.

Minutes of the March 15, 2022, Town Council Special Meeting. Vice Mayor Ley moved to approve. Councilmember Bates seconded. Minutes approved 5-0.

CITIZENS QUESTIONS/COMMENT PERIOD

Lance Belcher 17720 Virginia Circle introduced Monte the Montverde Bobcat.

Mike Whidden, 17635 Broad Street, having a problem with feral cats on Broad Street and they are mating with the bobcats. Can't you send a letter to the address that the cats are at. A few of the lights at Truskett Park have been stolen.

Jim Peacock, 16549 Lowry Road, On March 26th, we planted 1300 duck potato plants around Lake Florence with the help of some residents and Montverde Academy students. Aeration pumps back up and working. Need some help rebuilding them.

Paul Ryan 17305 Third Street, repaving of third street needs done all the way down to the Palmers house. There is an area next to my neighbors that someone is dumping litter.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino's Report

Library staff collecting relevant Montverde history to catalog and determine how to display.

Utility problem hole opened up in yard and it is a storm drain that has collapsed. It has created a sink hole. The entire pipe is a 15" pipe that has corroded, it is about 160 feet long. It has to be replaced and we need to get a pipe, we hope it will cost about \$75,000 to \$80,000. We are looking into where all of these are located in the town.

Reminder that the Easter Egg hunt, market and concert this Saturday.

Staff will be working with Auditors next week.

The dedication of CR 455 dedication is a year out.

I will be attending the FCCMA conference the first of June.

Willow Ridge (Black East) Update.

Apopka Sound – 25 meters have been provided for homes.

Working on the kitchen for the fire station.

JPA and ISBA we are working on these agreements and what we need to do to get these updated.

Osgood property is going to submit proposal next couple of weeks and it looks like they are going to go with straight 2 homes per acre.

Town Attorney Geraci-Carver Reports

No report

Town Planner Parks Report

8 zoning clearances, still working on code changes and starting to work on Willow Ridge.

County Commissioner Parks Report

County Commissioners is starting on their budget for 2022-2023. Working on tourism for the County. Cat colony the county has a trap, neuter and release program.

Fire Department Report

Written report in Council packets

Committee Reports

No Report

Town Council Report

Vice Mayor Ley doesn't feel the audit isn't in depth enough. Could we dovetail off the county auditors. Boy Scout donation this year.

Councilmember Bates Nothing to report.

Councilmember Hartle the property being built next to town hall are they going to put in the infrastructure.

Town Manager Larino answered – No. we discussed this at the last meeting and the council wasn't interested in having the developer do the infrastructure.

Councilmember Smith two eyesores in downtown. The two white buildings and property around it need to be cleaned up.

Town Manager Larino answered – you need someone to complete and turn in a code complaint form.

Mayor's Report

Speeding issue, asking the council to allow the mayor to write a letter to Sean requesting the County to place stop signs on CR455. We need to get this done sooner or later.

Councilmember Bates state that he is not in favor of speed bumps or tables on CR455.

Councilmember Hartle agrees that he doesn't like the speed bumps or tables.

Alan Lait, 17569 CR 455 last night trash pick up was late, I went out to get the cans and I heard a vehicle coming from Ferndale going 50 or 55, both tires of the pickup truck and it hit the trash can, toss it in the neighbors yard, and destroyed the trash can. Thankfully I stopped to pull a weed, or it would have been me. In favor of the stop signs.

Dan Davis, 16849 Lake Street, the speed tables do damage to Lamborghinis and low riding cars. We don't want to buy one of those because of damage.

There was extensive discussion on stop signs, speed limits and speed tables.

Mayor Wynkoop, should the speed tables be in the letter to the county or not.

Town Planner Parks, you need to ask for the Complete Street plan and let the county present that to you.

Mayor Wynkoop presented the finance report for March 2022:

Beginning Bank Balance	\$ 2,952,736.38
Revenues	\$ 311,842.10
Expenditures	\$ 313,107.94
Ending Balance	\$ 2,951,470.54
Grant Clearing Account	\$ 4,427,062.01
Total Bank Balance	\$ 7,225,830.72

DISCUSSION AND ACTION ITEM

Approval of Task 1, Library - Authorizing the use of Lake County Grant Impact Fees in the amount \$130,910 for library architectural services and instructing the Town Manager to increase the budget expenditures through a future budget amendment.

Town Manager Larino presented the Task. This is the architectural services for the library.

Mike Latham, Gatorskch discussed the services they would be providing and the costs associated with this. This was based on \$1.7M construction cost. We used the Florida A/E fees. He went through each cost and what would be included in that fee.

There was extensive discussion.

Jim Peacock, 16549 Lowry Road asked if that included construction management throughout the project.

Discussion continued regarding the size of the building existing and proposed, grant money and impact fees.

Steven Crowley, 17545 CR 455 will there be public input as to what people want.

Town Manager Larino stated yes we will hold public meetings and everyone should look for the Visioning Committee meetings.

Jim Peacock, 16549 Lowry Road spoke in favor of the cost of the architectural services.

Brad Long, Montverde Academy cautioned everyone to watch for change orders.

Councilmember Bates moved to approve the Task 1 for the library. Councilmember Hartle seconded. Task 1 for the library Approved 5-0.

Approval of Task 1, Wastewater - Authorizing the use of ARPA and SRLF funds (when available) in the amount \$250,000 for a planning study and instructing the Town Manager to increase the budget expenditures through a future budget amendment.

Town Manager Larino presented the Task 1 for wastewater.

Scott Shannon with Curran & Woodard discussed the services they would be providing, which include finding grants to fund these projects.

Mayor Wynkoop asked what it will cost to build a sewer system.

Scott Shannon stated for the whole town, ballpark it would be in the low twenties. (\$20M)

There was extensive discussion.

Public Input:

Jim Peacock spoke in favor of Task 1.

John Arellano spoke in favor of Task 1.

Dee Adkins spoke in favor of Task 1.

Dan Davis asked how many additional employees would be needed.

Scott Shannon state 4 - 5.

Mayor Wynkoop moved to deny Task 1 for wastewater. After the first vote was taken Vice Mayor Ley asked for clarification on what was being voted on. A second vote was taken with the following results. Councilmember Smith seconded. Roll call Councilmember Smith yes, Councilmember Hartle no, Councilmember Bates no, Vice Mayor Ley no Mayor Wynkoop yes. The motion failed 2-3.

Vice Mayor Ley move to approve Task 1 for wastewater. Roll call Councilmember Smith no, Councilmember Hartle yes, Councilmember Bates yes, Vice Mayor Ley yes, Mayor Wynkoop no. Task 1 for wastewater approve 3 -2. Councilmember Smith and Mayor Wynkoop voted nay.

Approval of Task 1, Stormwater Quality Improvements - Authorizing the use of DEP funds and general funds in the amount of \$216,000 for engineering and instructing the Town Manager to increase the budget expenditures through a future budget amendment.

Town Manager Larino presented the Task 1 for Stormwater Quality Improvements.

Scott Shannon with Curran & Woodard discussed the services they would be providing, which include finding grants to fund these projects.

There was brief discussion.

Public input, there was none.

Councilmember Bates made a motion to approve. Councilmember Hartle seconded. Task 1 Stormwater Quality Improvements approved 5-0.

Discussion regarding Waste Pro's fee increase request.

Town Manager Larino discussed the fee increase and introduced Josh Witsman, Division Manager for Waste Pro.

Joshua Witsman explained the reason for the increase is the economy. We are asking for \$18.77 per home starting June 1, 2022, for one year. Commercial rates will increase with the same CPI.

There was extensive discussion.

All Councilmembers were in agreement of the increase.

Town Manager Larino stated that he would bring this back in the next regular meeting as a resolution.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution 2022-10 A Resolution of the Town Council of the Town of Montverde, Florida, approving AIA Document B101-2017 standard form of agreement between the Owner and Architect, Gatorskch Corporation; 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 Resolution

There was brief discussion.

Councilmember Bates moved to approve Resolution 2022-10. Councilmember Hartle seconded. Resolution 2022-10 approved 5-0.

Ordinance 2022-02 (Tabled 03-08-2022) An Ordinance of the Town of Montverde, Florida, amending regulations in Chapter 24 of the Town of Montverde code of ordinances relating to parking in residential and commercial districts 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.

Mayor Wynkoop moved to table Ordinance 2022-02. until the May 10, 2022, meeting. Councilmember Bates seconded. Ordinance 2022-02 tabled 5-0.

Resolution 2022-07 (Tabled 03-08-2022) 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.

Mayor Wynkoop moved to table Resolution 2022-07 until the April 19, 2022 meeting. Councilmember Bates seconded. Resolution 2022-07 tabled 5-0.

Public Hearing: Ordinance 2022-07 An Ordinance of the Town Council of the Town of Montverde, Florida amending the Town of Montverde's comprehensive plan pursuant to 163.3187, Florida Statutes, by amending the comprehensive land-use plan designation from single family low density to single family medium density on the future land-use map for the herein described property consisting of less than 10 acres owned by John and Karin Arellano; authorizing the Town Manager to amend said comprehensive plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this ordinance to the state of Florida Department of Economic Opportunity.

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

This is a quasi-judicial item, does anyone want to disclose any conversation they have had.

There was brief discussion.

Public hearing was opened. No one wished to speak. Public hearing closed.

Councilmember Bates moved to approve Ordinance 2022-07. Councilmember Hartle seconded. Ordinance 2022-07 approved to move forward 5-0.

Public Hearing: Ordinance 2022-06 An Ordinance of the Town Council of the Town of Montverde, Florida changing the zoning designation of real property owned by John and Karin Arellano and located at Kirkland Road, Montverde, Lake County, Florida, from a single family low density (R1L) designation to single-family medium density district (R1M); providing for directions to the Town Manager; providing for severability and scrivener's errors; providing for conflict; and setting an effective date.

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

This is a quasi-judicial item, does anyone want to disclose any conversation they have had.

Public hearing was opened. No one wished to speak. Public hearing closed.

There was brief discussion.

Councilmember Bates moved to approve Ordinance 2022-06. Councilmember Smith seconded. Ordinance 2022-06 approved to move forward 5-0.

Public Hearing: Ordinance 2022-08 An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida amending the Land Development Code requiring right of way landscaping maintenance.

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

Mayor Wynkoop moved to table Ordinance 2022-08 until May 10th meeting. Councilmember Smith seconded. Ordinance 2022-08 tabled 5-0.

Tabled to 6/14/2022 Public Hearing: Ordinance 2022-09 An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida amending the Land Development Code pertaining to downtown district commercial overlay.

REMINDERS AND ADJOURNMENT

Motion to Adjourn.

Mayor Wynkoop moved to adjourn the meeting. Councilmember Smith seconded. Meeting Adjourned at 10:34 p.m.



Joe Wynkoop, Mayor

ATTEST:



Sandra Johnson
Town Clerk