

**MONTVERDE TOWN COUNCIL  
REGULAR MEETING MINUTES  
JANUARY 10, 2023**

**COUNCIL MEMBERS PRESENT**

**Joe Wynkoop, Mayor**

**Allan Hartle, Vice Mayor**

**Judy Smith, Councilmember**

**COUNCIL MEMBERS NOT PRESENT**

**Jim Ley, Councilmember**

**Billy Bates, Councilmember**

**STAFF PRESENT**

**Paul Larino, Town Manager**

**Anita Geraci-Carver, Town Attorney**

**Sean Parks, Town Planner**

**Lisa Busto, Associate Town Planner**

**Sandra Johnson, Town Clerk**

**CALL TO ORDER AND OPENING CEREMONIES**

**Audience Attendance 39**

**PRESENTATION AND ADMINISTRATIVE MATTERS**

Board appointments

Planning and Zoning Board

Councilmember Smith moved to approve the current board

Vice Mayor Hartle seconded. Planning and Zoning board approved 3-0 (With Councilmembers Ley and Bates absent)

Visioning Committee

Vice Mayor Hartle moved to approve. Councilmember Smith seconded. Visioning Committee approved 3-0. (With Councilmembers Ley and Bates absent)

Public Safety Committee

Councilmember Smith moved to approve. Vice Mayor Hartle seconded. Public Safety Committee approved 3-0. (With Councilmembers Ley and Bates absent)

MPO Board Appointment

Mayor Wynkoop moved to table MPO Board appointment to next meeting. Seconded by Councilmember Smith. MPO Board tabled 3 – 0 (With Councilmembers Ley and Bates absent)

## **MINUTES APPROVAL**

Minutes of the Town Council Regular Meeting held December 13, 2022., Vice Mayor Hartle moved to approve. Councilmember Smith seconded. Minutes approved 3-0 with Councilmembers Ley and Bates absent.

## **CITIZENS QUESTION/COMMENT PERIOD**

Banks Helfrich Clermont – lake county soil water district formal member. Once a month he opens his farm. Tour teach taste at his farm. Bring hat, carry produce in, curiosity. Everyone is welcomed.

Dale Ann Farber, 17708 Temple Street, 5 year old grand-daughter past away and they want to bury her in the cemetery but child is not a resident of the Town. She lived here briefly while her parents were building a home. Is asking Council to amend the rules to the cemetery and allow her to be buried in the plot that would have been used for her. Vice Mayor Hartle moved to allow the rules to be amended. Councilmember Smith seconded. Motion carries 3-0 with Councilmembers Ley and Bates absent.

Mike Whidden, 17635 Broad Street, wants charge for fax done away with taxpayers should not have to pay for this service.

The Mayor asked Town Manager Larino to look into the charges for Fax services.

Pam Cox, 17705 Broad St, The Stecher Property is 111.4 acres but a large portion of land is wetland, need to look at building acres. These people are going to want to put their boats in the lake. Letter to all the homeowners in Montverde not just the 300 feet.

Jose Gonzales, third street, not in favor of unblocking third street at trailer park in county not Montverde.

## **DEPARTMENT & COMMITTEE REPORTS**

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

Presented a PowerPoint presentation with the Review of 2022 (Power Point presentation is saved in the minutes folder and is attached to the hard copy of minutes.

The Town has converted their internet and VOIP phone system through Summit broadband 500meg system. Paul has asked Summit about possible residential use.

Vice Mayor Hartle – asked if there are any statistics about reduction in the vandalism and crime since the town has a private security company.

Town Manager Larino, generally speaking I believe that is true, but we haven't done any comparison.

**Town Attorney Geraci-Carver Report.**

Two cases in foreclosure, Santana hearing for final judgement is January 24<sup>th</sup>. Delisle property was filed in December owner had to be served.

We are working on the final format for the amended ISBA.

Mayor Wynkoop would like to review before it goes to the others in the group.

**Town Planner Report**

We have processed 17 Clearances, including Willow Ridge SFR, the wall being installed, and tree removals. Also working on trail project

**Lake County Commission Report**

There is a resolution on your agenda tonight requesting the County Commission to pass the Transportation Impact fee for South Lake County. This impact fee is on new single family homes and commercial properties being building in the South Lake County and can only be used for roads in South Lake County. I encourage you to pass this resolution tonight and send to the County Commission.

Vice Mayor Hartle asked what kind of increase this will be.

Town Planner Parks stated it is going to be 10-15% increase.

JPA and ISBA a lot of work its going to be talked about for the next year to 18 months. No excuse to not participate or know about the agreements. 14 cities in the county participation is what we are shooting for.

Vice Mayor Hartle asked about the purchase of the CSX fell lines falling through.

Commissioner Parks stated \$73M of ARPA was earmarked for the conversion of the old rail line. Still trying to get it, but doesn't look promising. If it doesn't happen I am hoping they earmark the money for septic to sewer conversion.

Mayor Wynkoop and Town Manager Larino will be meeting with the County regarding the cameras in the right of way.

Vice Mayor Hartle asked when are we getting lite stop signs.

Town Manager Larino stated that we are trying the big stop signs to see if they work.

Councilmember Smith is very concerned about area Montverde ends on Fosgate. Minneola is going to snatch the land. Should we look at annexing Ferndale areas.

Commissioner Parks– ISBA prohibits that for the next 7 years. Extending the time expiration is what we need to be able to very tightly protect the area.

**Town Council reports**

Councilmember Smith -No report

Vice Mayor Hartle, thank you to every one. Christmas lights were good. No place like home.

**Mayor Wynkoop Report**

Paul. Updates on Task 1, 2, or 3 on the wells. Task 1 preliminary engineering report. Additional well is being worked on and I have not given them the storage tank yet.

Ask the status of the boat ramp.

Town Manager Larino stated we have a contractor putting two loads of rock in, hopefully in the next week or two and we are putting signs out there.

Ridgewood paving, Chuck called to get pot holes filled in and side of roads filled. Budgeted for this year Ridgewood 2<sup>nd</sup> phase, probably the fall.

**DECEMBER FINANCE REPORT**

Beginning Bank Balance	\$ 3,032,891.53
Revenues	\$ 745,071.58
Expenditures	\$ 197,572.17
Ending Balance	<u>\$ 3,580,390.94</u>
Grant Clearing Account	\$ 4,854,388.88
Total Bank Balance	\$ 8,457,751.52

**DISCUSSION AND ACTION ITEM**

**Review of Impact Fee Study Proposal**

Impact fee Parks and Roads (cover sidewalks) need to be addressed. The study would be for these. \$26,000 for the study. 2017 last updated. Council agreed unanimously to move forward with study.

No repair for tennis courts. Started talking about the sports courts, basketball, tennis and pickle ball courts. Splash pad in the future. Quarter million dollars from sale of Stecher property. \$250,000 – \$300,000 for the sports courts. If we construct the sports courts would like the Council to consider closing Fifth Street, creating an unobstructed walk from the park to ball park to town hall to sports courts. One day would like to add a splash pad.

Matthew Baumann said splash pads are great but you need a fence around them.

Colton 17699 Third Street, repair the baseball field. Maybe think about upgrading what we already have.

Council agreed to have the Town Manager move forward to look for funding.

Pam Cox, 17705 Broad Street is the dirt road by public works going to be paved.

Town Manager Larino stated no, not if we are going to close the road eventually.

## **PUBLIC HEARINGS, ORDINANCE AND RESOLUTIONS**

**Ordinance No. 2023-24** An Ordinance of the Town of Montverde Florida, amending Sections 6-7 and 6-8 in Chapter 6 of the Code of Ordinances relating to the cemetery to than requiring renewal annually; declaring certificates of reservation existing as of December 20, 2022 valid through March 14, 2025; providing for the repeal of ordinances in conflict herewith; providing for codification and severability, and providing for an effective date.

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

Town Manager Larino explained the cost and time involved in mailing out confirmations each year with citizens that have reserved plots in the cemetery.

Vice Mayor Hartle moved to approve Ordinance No. 2023-24. Councilmember Smith seconded. Ordinance 2023-24 approved 3-0. (Councilmembers Ley and Bates were absent).

**Resolution No. 2023-39** A Resolution of the Town Council of the Town of Montverde, Florida approving the first amendment to proposal for continuing professional municipal planning services dated January 8, 2013, between the Town of Montverde and Parks Consulting Services LLC, authorizing execution; providing for an effective date.

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

Town Manager Larino explained that Mr Parks had not increased his fees in years.

Councilmember Smith moved to approve Resolution 2023-39. Vice Mayor Hartle seconded. Resolution 2023-29 approved 3-0. (Councilmembers Ley and Bates were absent).

**Resolution No. 2023-40** A Resolution of the Town Council of the Town of Montverde, Florida approving the first amendment letter agreement dated November 13, 2007, between the Town of Montverde and the Law Office of Anita R. Geraci P.A. N/K/A Lew Office of Anita Geraci-Carver, P.A.; authorizing execution; providing for an effective date.

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

Town Manager Larino explained that our Town Attorney hasn't increased her fees in years.

Vice Mayor Hartle moved to approve Resolution 2023-40. Councilmember Smith seconded. Resolution 2023-40 approved 3-0. (Councilmembers Ley and Bates were absent).

**Resolution No. 2023-43** A Resolution of the Town Council of the Town of Montverde Florida requesting the Lake County Board of Commissioners adopt new Transportation Impact Fees in the South Lake Transportation Impact Fee Boundary Area; providing for conflict, severability, administrative correction of scrivener's error, publication and an effective date.

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

Town Manager Larino explained Lake County Commissioners are voting on whether to increase the Transportation Impact Fees in Southern Lake County.

Town Planner Parks said that we need to get this in front of the Commissioners so they understand the necessity of the impact fee. These fees collected in South Lake can only be spent in South Lake.

Councilmember Smith moved to approve Resolution 2023-43. Vice Mayor Hartle seconded. Resolution 2023-43 approved 3-0. (Councilmembers Ley and Bates were absent).

**Resolution No. 2023-44** A Resolution of the Town Council of the Town of Montverde, Florida, Approving Vice Mayor, Allan Hartle as signatory on Town of Montverde Accounts at United Southern Bank and providing for an effective date.

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

Town Manager Larino stated that we need the Vice Mayor to be a signatory for situations when the mayor is not available.

Councilmember Smith moved to approve Resolution 2023-44. Mayor Wynkoop seconded. Resolution 2023-44 approved 3-0. (Councilmembers Ley and Bates were absent).

**Ordinance No. 2022-21** An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida, amending the Town of Montverde's comprehensive plan pursuant to 163.3184, Florida Statutes, by amending the comprehensive land-use plan designation from Lake County Agriculture to Town of Montverde Single Family Low Density Residential on the future land-use map for the herein described property; providing for severability and scrivener's errors; the directing the Town Manager to amend said comprehensive plan; repealing all ordinances in conflict herewith; providing for the forwarding of this ordinance to the State of Florida Department of Economic Opportunity; and providing for an effective date. (Item canceled at the request of the Developer)

Mayor Wynkoop moved to table Ordinance 2022-21 to the 14<sup>th</sup> of February. Councilmember Smith seconded. Ordinance 2022-21 tabled 3-0. (Councilmembers Ley and Bates were absent).

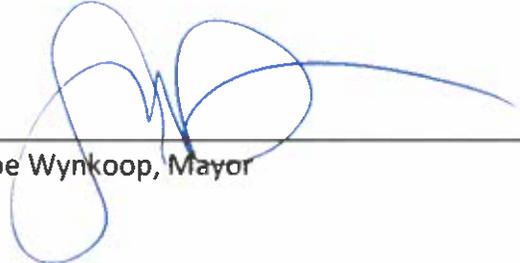
Pam Cox, 17505 Broad Street, wants the Town to notify all residence in the town about the next meeting. Community meeting all residents need to be noticed.

Bob Tomlinson 16634 Magnolia Terrace traffic is going to biggest concerned, one way in one way out.

Colton you made a discussion do to developer not being present why is it being drug out

**I. REMINDERS AND ADJOURNMENT**

- A. Discussion on future agenda items.  
Meeting on the 25<sup>th</sup> regarding the variance.  
Workshop on the 17<sup>th</sup>  
Public Open House sewers February.
  
- B. Mayor Wynkoop moved to adjourn. Councilmember Smith seconded. Meeting adjourned at 8:57 p.m.

  
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Joe Wynkoop, Mayor

**ATTEST:**

  
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Sandra Johnson  
Town Clerk