

**MONTVERDE TOWN COUNCIL
SPECIAL MEETING/WORKSHOP MINUTES
AUGUST 28, 2024, AT 6:30 P.M.
AT TOWN HALL – 17404 SIXTH STREET, MONTVERDE FL**

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
Sandra Johnson, Town Clerk

CALL TO ORDER AND OPENING CEREMONIES

Mayor Wynkoop called the meeting to order and lead the Pledge of Allegiance.

DISCUSSION AND ACTION ITEM

Discussion on the Community Building

Rehabbed area of the building is now failing. Back side of the kitchen has termites and rot in the back. Chimney needs to be removed, and the ADA ramp needs to be repaired. Main area the windows need removed. The back section, contractor said it can be rebuilt but doesn't know what it will cost.

There was extensive discussion.

Mayor Wynkoop would like the Town Manager to get two or three quotes.

Vice Mayor Peacock stated he would suggest having a contractor come in and tear a few sections of the siding off to see what we are dealing with.

There was brief discussion.

Mayor Wynkoop said, let's move forward with this and see what is found.

Discussion on Existing Stormwater and HOA's

Town Manager Larino stated there are eight HOA's that need to maintain their stormwater drains. Storm drains and retention ponds are owned by the HOA's and the subdivisions are responsible for maintenance and repair of these systems. These systems need to be brought up to standard before we have an issue. The Four Lakes drain that failed cost over \$140,000 to replace. I would like to have meetings and planning to determine the best way to proceed.

Town Planner Parks stated this is an issue and addressing it prior to having a failure is a good idea. St. John's Water Management is concerned with these issues.

Town Manager Larino states that there are grants available to assist with these issues, but you have to have a stormwater fee in place.

There was extensive discussion.

Town Manager Larino this is just a high-level discussion to start the conversation on what we want to do.

Mayor Wynkoop would like to know how we can fund this, short term loans, etc. We would like to look at Winter Gardens.

Bob Tomlinson, 16634 Magnolia Terrace I believe that the grants that we have right now could go to this.

Mayor Wynkoop stated the grant is for water, sewer, police, fire but not stormwater.

Natalie Galligan, 17041 Florence Oak what is the maintenance and what is expected in the maintenance. Will insurance cover this?

Town Manager Larino stated the NPDES agreement has details on that, yearly inspection and documentation. No, insurance wouldn't cover this.

Councilmember Womack stated that we should draft a letter to the HOA's.

Mayor Wynkoop said that I think it is a little early, we need to figure out what we want.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution No. 2024-127 A Resolution of the Town Council of the Town of Montverde, Florida, approving the amendment to agreement relating to Hills of Montverde which provides for connection the Town's existing water utility system rather than constructing an independent system, provides for an assignment of the site contractor agreement to the town which contract sum has been paid in full by owner of Hills of Montverde, provides for payment of water impact fees and impact fee credits; authorizing the Town Manager to execute the amendment to

agreement; authorizing the Town Manager to approve an amendment to the site contractor agreement; and providing for an effective date.

Town Attorney Geraci-Carver read Resolution No. 2024-127 by title only.

Mayor Wynkoop explained the agreement regarding the water tank from Hills of Montverde.

Town Manager Larino stated they have an 88,000 gallon water tank system is already there, which cost them \$867,000. We are going to connect Hills of Montverde to our water system (the lines are already there) and they will pay us impact fees and give the town the new water tank, pour the pad for it and have it installed. The town will use it for reused water for irrigation. We would like to place it in the butterfly garden. Part of our Consumptive Use Permit is we must have an alternative water source.

Mayor Wynkoop opened the public hearing.

Randy Ellman, 16603 Lowery Road, asked if the town has capacity for this?

Town Manager Larino stated yes.

Joe Morganelli 16535 Highland Road Do you think you should be talking about lowering the water bill.

Mayor Wynkoop stated that is from excess water fee revenues.

Mayor Wynkoop closed the public hearing

There was brief discussion.

Councilmember Ley moved to approve Resolution No. 2024-127. Councilmember Hartle seconded. Resolution No. 2024-127 approved 5 -0.

Bob Tomlinson, 16634 Magnolia Terrace the water pipes full of rust at my house, lines need cleaned out.

Matthew Baumann, Groveland Florida, what is the status on the sewer plant. Could we get trash cans downtown.

Mayor Wynkoop stated that on September 10, 2024 we are going to talk about the sewer project.

Randy Ellman, 16603 Lowry Road, are they testing for lead water pipes.

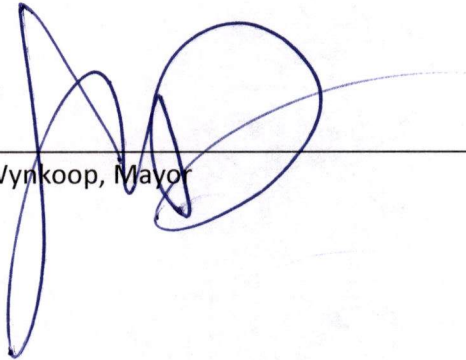
REMINDERS AND ADJOURNMENT

Any further business from Town Manager or Councilmembers

Motion to Adjourn

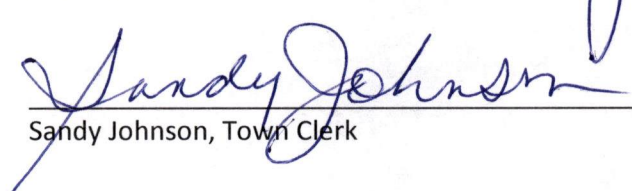
Councilmember Ley moved to adjourn the meeting. Vice Mayor Peacock seconded.

Meeting adjourned at 7:50 p.m.



Joe Wynkoop, Mayor

ATTEST:



Sandy Johnson, Town Clerk