

**MONTVERDE TOWN COUNCIL
SPECIAL MEETING MINUTES
JANUARY 28, 2025, AT 6:30 P.M.**

TOWN COUNCIL MEMBERS PRESENT

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

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

DISCUSSION AND ACTION ITEM

Community Redevelopment Area (CRA)

Mayor gave a brief explanation

Town Manager Larino almost every city in Lake County has a Redevelopment area. It's a development tool, state. The funds can be used for road work, infrastructure and parks. There is a Redevelopment board which the Council can be designated as the board, it meets publicly and sets goals for the area. The funds are set up by getting an area approved (by Council and County Commissioners) as a Redevelopment area. The taxes that are being received at that time freeze at that time, any additional taxes received will no longer shared with the County, the Town would receive the increase in tax dollars. These agreements usually have a 30–40-year life cycle.

April Fisher and Sean Parks, presentation of the CRA – vision for the town of Montverde. Redevelopment plan will be specific. This would be designated as a blighted area – not in the sense of the structures but having a deficiency in infrastructure. Code enforcement issues, streets, sidewalks or commercial parking needs.

The Town must qualify for CRA designation and approved by Lake County Commissioners.

Councilmember Morganelli stated this is an increase in taxes.

Mayor Wynkoop opened the public hearing.

Matthw Baumann, Groveland currently sits on the CRA in Groveland, believes this is a excellent development tool. Groveland has used for streetscapes, stormwater facilities

Mayor Wynkoop closed the public hearing.

Councilmember Hartle stated a CRA solidifies a base for grants.

Town Manager Larion asked if the Council would like to proceed to start a hearing for public input on a CRA and then to start hearing for formally adopting this?

Mayor Wynkoop moved to have the Town Manager move forward on this process. Councilmember Ley seconded. Vote to move forward 5-0.

Review of Impact Fees

Town Manager Larino reviewed the Impact fees report from Willdan Financial regarding the status of the Town's Impact fees. Impact fees are created to meet the needs of growth in a community.

Mayor Wynkoop opened the public hearing

No one spoke in favor of or against the Impact Fees

Mayor Wynkoop closed the public hearing.

There was brief discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing.

Town Manager Larino asked for recommendation on moving forward to increase impact fees.

Mayor Wynkoop moved to have Town Manager Larino move forward with the Impact Fees. Councilmember Morganelli seconded. Council agreed to move forward with a vote of 5-0.

Comp Plan amendment Change

Town Planner Parks reported the State needs several items prior to adoption of the Comp Plan changes. Will need state inventory analysis including new population update, update on maps, the entitlements are completed. You can also include a super majority charter amendment for density changes. The Council agreed to move forward with the items needed for the amendments.

Discussion on accessory building setbacks

Setback 25' backyard planning team would like to bring forward comments on changing to 15' rear yard setback.

There was brief discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing.

Town Manager Larino stated the staff will show 7.5', 10', and 15' for comments in the public hearing.

Approval of updated list of contractors and vendors

Town Manager Larion presented an updated list of contractors and vendors for the library project.

Councilmember Hartle moved to approve the list. Councilmember Ley seconded. List approved 5-0.

Town Manager Larino requested permission to put a metal roof on town hall and the fire station and to continue the stonework around the bottom of the buildings. The cost will be around \$75,000. He will come back with a budget amendment when they are done.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop moved to allow a metal roof and stonework be done on Town Hall and the fire station and allow for \$100,000 to be set aside with a budget amendment for this project. Councilmember Hartle seconded. Request approved 5-0.

RESOLUTION NO. 2025-155 A Resolution the Town of Montverde, Florida approving the Clean Water State Revolving Fund Planning, Design and construction loan agreement for WW351330 which provides for 100% loan forgiveness in the amount of \$19,823,318.00; authorizing the Town Manager to execute the loan agreement; directing the Town Manager to carry out the terms of the loan agreement; providing for conflicts, severability, and effective date.

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

Mayor Wynkoop explained this is the same agreement as before, but the state has sent an explanation as to why this is called wastewater when it is going to be used as stormwater.

Mayor Wynkoop opened the public hearing.

Randy Ellman, Lowry Road asked if the Town Attorney and Town Manager had reviewed this document prior to it coming for the Council at the last meeting. This makes me feel uncomfortable.

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop moved to approve Resolution No. 2025-155 for stormwater only. Councilmember Hartle seconded. Resolution No. 2025-155 approved 5-0.

RESOLUTION NO. 2025-157 A Resolution of the Town Council of the Town of Montverde, Florida, approving Task Order Proposal dated January 8, 2025, between the Town of Montverde and Woodard & Curran, Inc. for development of a Stormwater Facilities Plan; 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 loan and forgiveness program. Scott Shannon, Woodard and Curran explained what they would be doing to create a facility plan.

Councilmember Ley moved to approve Resolution No. 2025-157. Councilmember Hartle seconded. Resolution No. 2025-157 approved 5-0.

Mayor Wynkoop Joe would like to have the public input on what is being done in this project, during the course of the project. Council would also like to be kept up to date on the progress of the project.

Councilmember Ley moved to approve Resolution 2025-157. Councilmember Hartle seconded. Resolution 2025-157 approved 5-0.

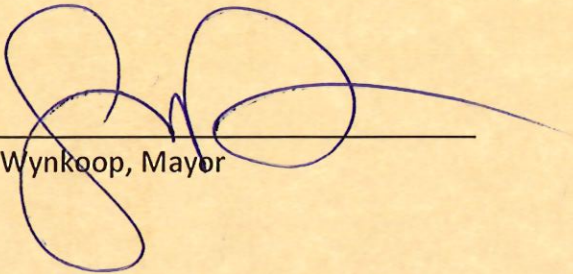
REMINDERS AND ADJOURNMENT

Any further business from Town Manager or Councilmembers. Town Manager Larino let everyone know that before the February 11, 2025 meeting there will be a ground breaking at the new fire station and then dinner will be served at Town Hall.

Councilmember Morganelli was asked about the meeting in Ferndale. He stated it was good.

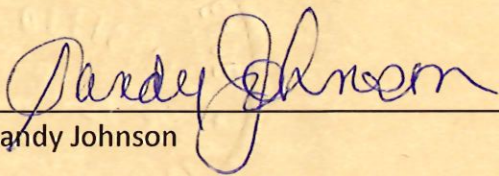
Motion to Adjourn

Councilmember Hartle moved to approve. Councilmember Ley seconded. Meeting adjourned at 8:45 pm.



Joe Wynkoop, Mayor

ATTEST:



Sandy Johnson