

**MONTVERDE TOWN COUNCIL
SPECIAL MEETING MINUTES
FEBRUARY 25, 2025, AT 6:30 P.M.**

TOWN COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Caroline Trepanier, Administrative Assistant

CALL TO ORDER AND OPENING CEREMONIES

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

DISCUSSION AND ACTION ITEM

- Discussion of the Town's CUP Permit for Potable Water System

Mayor Wynkoop gave a brief explanation.

Leslie Dumas with Woodard & Curran introduces herself as the one to prepare the CUP application renewal & refers to slides on the PowerPoint presentation, she then provides an extensive explanation of the meaning of Consumptive Use Permit and the requirements.

Town Manager Larino further explains the definition of CUP.

Leslie Dumas explains the next slide on the timeline of our CUP Renewal & the requests from the St John's River Water Management District (SJRWMD), she states the current status of these requests as well as the documents submitted to SJRWMD.

Scott Shannon with Woodard & Curran further explains the calculations on growth and population.

Leslie Dumas highlights the Montverde Service Area Water Demand Projections and the current (2023) water production and goes on to explain the next slide regarding the Conservation and Alternate Water Supply.

Councilmember Morganelli asks how the projections were calculated.

Leslie Dumas explains CFWI and states that she is not sure how the projections were calculated.

Town Manager Larino requests for the Council to review the alternatives such as the water storage tank and also states that additional research is needed and further explains the alternatives and the facility plan and requests direction from Council on next steps.

Leslie Dumas explains an issue with the non-metered water irrigation & a well installation.

Town Manager Larino states that if a well is installed it would be for the smallest portion as he would not want to disturb the water here as we have great water.

Leslie Dumas states that it can be redirected from one place to another.

Town Manager Larino says this is the easiest way to satisfy the requirement but not necessarily the best scenario and is the most expensive.

Scott Shannon agrees with Town Manager Larino and goes on to explain that a permit would be needed and compares the old process to this new standardized process and states that he wants to do what is in the Town's best interest.

Town Manager Larino agrees and explains that the future population calculations may be on the higher side however, this is preferred as he wants to make sure that the permit is good for at least 20 years as it is very expensive and has been a very lengthy process.

Leslie Dumas agrees that a higher number is best and leaves room for negotiating.

Councilmember Morganelli inquires on the effect of using a higher and if anticipating this kind of population could potentially affect us far as legal reasons.

Town Manager Larino states that we are not under obligation to go to the predicted population amount, he states that looking at other districts as we may at some point take over their well or they may become part of our CUP as they may have further development in the future. Also explains about the upcoming water tower and well & water treatment,

Councilmember Womack asks if the water to be pulled in from new wells and new systems is figured into the numbers presented.

Town Manager Larino asks if Council Member Womack is referring to the well that they are going to build.

Councilmember Womack let's start with the lower.

Town Manager Larino states that we do not have a lower well as it would affect the upper withdrawals.

Councilmember Womack & Town Manager Larino discussed that they are separate permits.

Councilmember Womack asks if we can mix and match our options.

Town Manager Larino says he would encourage you to mix and match the options.

Leslie Dumas agrees on mixing and matching the options but states that we have to separate out the CUP; one for potable use and one for non-potable use and further explains the reason.

Councilmember Womack asks if there was a conversation about water retention when the butterfly garden was started and if this helps the situation.

Town Manager Larino confirms the \$900,000 tank from the Hills of Montverde and that it was hooked on our water system and mentions a scheduled meeting with the builder on Thursday. He also states that it will be installed this spring and explains its uses.

Councilmember Womack states that Town Manager Larino mentioned Four Lakes, Franklin Pond and Lake Florence, and proceeds to ask about the possibility of pulling water from those sources.

Town Manager Larino confirms this to be a possibility and mentions that Lake Florence was a recommendation.

Councilmember Womack asks where they fall.

Town Manager Larino states that they would fall in the Lake Apopka service water use, explains on the service water usage.

Councilmember Womack asks which option is most feasible.

Leslie Dumas states that this is what they are trying to decide.

Councilmember Womack asks if there is a ballpark guess.

Leslie Dumas states that there is not a ballpark number.

Town Manager Larino states that he cannot throw out a general number as he is still collecting knowledge, however, states that it could be \$2 million.

Scott Shannon states that the costs have increased and that it could be one million plus.

Town Manager Larino states that it depends on whether this should be on the potable side and further states that there is grant money for this and explains how the well would function and how it would service both the non-potable and potable water and further explains the CUP.

Councilmember Hartle mentions that the surrounding municipalities are going to the sewer system and asks about the percentage of water being processed through their CUP.

Scott Shannon states that he does not have the answer to this question.

Councilmember Hartle inquires on well measurement restrictions and states that a bigger well is preferable as it would provide us with more options. He further asks if there are restrictions on St Johns and how deep you can dig.

Leslie Dumas states that there are no restrictions, and a permit would be created and showing the preliminary design, the diameter and depth.

Town Manager Larino states that we would be in good shape with a well running full speed to supply water with the new tank.

Councilmember Hartle brings up the water shortages in previous years and mentions the Central Florida growth and asks what is being done.

Leslie Dumas states that many municipalities around the state are putting in lower aquifer wells and explains further.

Councilmember Hartle explains how the lower Florida cities are keeping up with the water demands.

Leslie Dumas further emphasizes the positives of the CUP reliable water supply.

Town Manager Larino explains the many benefits of the CUP and how it could also benefit the surrounding cities the importance of utilizing our neighbors.

Councilmember Hartle asks if the St. Johns formulation accounts for the wet and dry years and if the change in consumption was taken into consideration when calculating the water usage.

Leslie Dumas states that average amounts from the past five years are used.

Councilmember Hartle further shares concerns regarding the possibility of wet & dry years and the calculations.

Town Manager Larino asks Council to affirm both options as part of the CUP alternative.

Mayor Wynkoop asks about the consequences of going over the CUP.

Leslie Dumas states that there would be fines if you consistently use more than the CUP and provides further explanation.

Mayor Wynkoop asks if Leslie Dumas has seen other cities go over the CUP.

Leslie Dumas states that she had not researched this.

Scott Shannon explains how they are keeping track and how it would be communicated.

Leslie Dumas states that the tracking is month-to-month and further explains on water conservation planning.

Mayor Wynkoop inquires on how the well water is billed & calculated.

Leslie Dumas states that the water meters are recording the amounts and sending the findings to St John's.

Mayor Wynkoop asks if our outside vendor reads the meters and reports.

Town Manager Larino confirms and explains further.

Mayor Wynkoop states that there is a mystery to how much is pumped and how much is billed.

Leslie Dumas shares information on the different buckets of water and how they are added and compared to the water totals and water loss.

Town Manager Larino states that there is a percentage allowance for unaccounted water, and he thinks the percentage is around 15%.

Leslie Dumas states that nationally the percentage allowed is around 10% to 12%.

Councilmember Womack inquires on our percentage.

Leslie Dumas states that she believes it to be 10%.

Town Manager Larino confirms it to be 10% or 11%.

Councilmember Womack inquires on the reason for this percentage.

Town Manager Larino explains the different reasons for unaccounted water.

Mayor Wynkoop mentioned the change in the multiple town meters and how this aided in the unaccounted water and billing discrepancies and asked if 15% of unaccounted water was acceptable.

Leslie Dumas stated that this would be slightly high as a percentage of 10% to 12% & is preferred and confirms that we fall within those percentages.

Mayor Wynkoop asked about the permits and the guidelines to put in a four inch well.

Leslie Dumas mentions the regulations of small individual wells.

Mayor Wynkoop asked if we could sell excess water and discuss the different scenarios.

Leslie Dumas, Town Manager Larino & Mayor Wynkoop are conversing on this topic.

Mayor Wynkoop asked how everyone felt about fluoride in the water and further elaborates on this topic.

Town Manager Larino provides additional information about the content of the Town's water and further explains.

Councilmember Hartle asks if we use chlorine gas.

Town Manager Larino further explains that chlorine gas is not being used and explains the safety reasons.

Mayor Wynkoop asks if every city has a 20 Year CUP renewal.

Leslie Dumas explains the benefit of a 20 Year CUP as opposed to a 10-year CUP.

Mayor Wynkoop asks about the CUP renewal costs.

Town Manager Larino states that an approximate amount of \$120,000.

Scott Shannon explains that it may have been under \$180,000 and further explains on the all the needed paperwork.

Mayor Wynkoop states that a 20 year would indeed be more cost effective.

Leslie Dumas states that adding new wells would call for a redo or update of the CUP.

Mayor Wynkoop mentioned the wells in the hills of Montverde.

Town Manager Larino confirms that there is a well and he thinks it may be a six inch well, however, it is not hooked to our current system and does not have a CUP allocation.

Leslie Dumas discusses the well options.

Town Manager Larino states that we own the wells.

Leslie Dumas discusses the CUP and adding the wells and negotiating with the Water Management District.

Mayor Wynkoop asked if the well is dormant.

Town Manager Larino confirms that the well is dormant and explains the reason.

Mayor Wynkoop inquires on the use should there be a need.

Town Manager Larino stated that it would have to be included in our DEP Permit and that it would have to be chlorinated and there is a possibility we could work on turning it on and further discusses the wells.

Mayor Wynkoop asked if we could use the well should we absolutely need to.

Town Manager Larino confirms that we could utilize the well, however, the permitting could take longer than fixing it but confirms that it is an option and the reason we own it.

Councilmember Hartle asks if a well belongs to the Developer until the development is finished & if it would then get turned over to the Town.

Leslie Dumas stated that we do ask the Developer if they have a CUP associated with the well and if it can be turned over to the Town.

Town Manager Larino provides an extensive explanation of the possible option of purchasing wells from farms with an active CUP and explains that he is exploring this option with Leslie Dumas of Woodard & Curran.

Councilmember Womack asks for further clarification on whether the well would be utilized to pump water with the CUP, or can the CUP be folded into ours and we can pump that amount of water out of our existing wells.

Leslie Dumas says that she believes that the CUP can be folded into ours, however, the CUP would have to be amended & provides further explanation.

Councilmember Hartle asks Leslie Dumas if those wells are usually there for irrigation & non-potable purposes or do they flip into your potable water.

Leslie Dumas provides an explanation regarding the different wells & their requirements.

Town Manager Larino states that direction is needed and that he is looking at both options as well as negotiating within the permit.

Councilmember Morganelli, Town Manager Larino & Mayor Wynkoop briefly discuss cost analysis. Scott Shannon states that he will evaluate the costs.

Leslie Dumas further explains the alternative Water Supply Study and shares that it will assist them in determining the technical and economical piece.

Mayor Wynkoop & Leslie Dumas briefly discuss options.

Councilmember Morganelli explains the impact of different size wells.

- **Update & Discussion of the Town's CUP Permit for Potable Water System**

Mayor Wynkoop asks Town Manager Marino if he is ready for the Storm Water Project update.

Town Manager Larino provides a detailed explanation of the first slide of the Storm Water Project which is Project # 1 and further explains the grants and states that time is of the essence. He asks if anyone has comments and if they are in agreement with this being the good first project.

Mayor Wynkoop asks about the retention.

Town Manager Larino states that there could be several and further explains the different options.

Mayor Wynkoop states that 10th Street would be a good retention area.

Town Manager Larino states that he will further research this area.

Mayor Wynkoop further explains on the field by 10th Street.

Town Manager Larino addresses the pictures on the slides showing an idea of how the islands on 455 could resemble.

Councilmember Morganelli inquires about Fred's identity, previously mentioned by Town Manager Larino, while providing a detailed explanation of the Storm Water Project # 1.

Town Manager Larino explains that Fred is the Public Works Director for Lake County.

Councilmember Morganelli asks Town Manager Larino for further clarification on the retention pond area in Project One.

Town Manager Larino provides further explanation.

Mayor Wynkoop states that the school has a large retention idea.

Town Manager Larino provides further explanation of the possible areas that could be used for water retention.

Mayor Wynkoop mentions the knowledge of the Engineers.

Town Manager Larino asks if the council is okay to move forward with the Storm Water Project # 1 of the Storm Water Projects so that he can start the process.

Council is in agreement.

Councilmember Morganelli asks about the details.

Town Manager Larino states that he has a kickoff meeting tomorrow for the Storm Water Facility Plan and proceeds to the next slide regarding the Storm Water Project # 2 – Franklin are and provides an extensive explanation of this projects.

Councilmember Hartle explains that Hickory Rd appears to have a water retention issue.

Town Manager Larino asks if everyone is in favor.

Council is in agreement.

Town Manager Larino brings up the next slide of the presentation which illustrates Storm Water - Project 3 and provides an extensive explanation.

Mayor Wynkoop asks about a specific area.

Town Manager Larino explains that this area will be reviewed with Project # 1 and further explains the process.

Town Manager Larino asks if everyone agrees to move forward with all 3 Storm Water Projects and briefly discusses the facility plan.

Councilmember Hartle asks Town Manager Larino for the intent about a specific area by the park on Project # 3.

Town Manager Larino states that this would be a perfect place for storm water filtration boxes and further explains the plan & process, states that he does not have anything further.

- **Grant Update**

Mayor Wynkoop states that the next information shows the Grant Reimbursement Tracking.

Town Manager Larino explains the provided Grant Reimbursement Tracking breakdown.

Mayor Wynkoop asks for additional clarification regarding the Lake County Federal ARPA in the amount of \$5,000,000 listed on the tracking sheet.

Town Manager Larino provides additional clarification regarding the Lake County Federal ARPA Grant reimbursement.

Mayor Wynkoop states that he wanted to make sure he understood the breakdown.

Town Manager Larino confirms that the money was not yet fully returned to Lake County and explained the process.

Mayor Wynkoop asks for further clarification on the Grant Reimbursement Tracking.

Town Manager Larino mentions the very detailed spreadsheets used for tracking and that they are available at any time.

Mayor Wynkoop stated that he wanted to make sure that we have all the records.

Town Manager Larino explains the process of grant reimbursement as well as the tracking sheet.

Mayor Wynkoop states that the information is acceptable and asks the other Council Members.

Town Manager Larino states that the Grant Reimbursement Tracking Sheet will be included with the Council Packets moving forward and encourages the Council Members to review the books anytime.

- **Discussion of the Town's 100 Year Anniversary & Budget**

Town Manager Larino discusses the upcoming Town Events and highlights the Town's 100th Anniversary celebration.

Town Manager Larino requests for a Special Event Budget increase in the amount of \$25,000 for the Town of Montverde for this year and further discusses the Town events.

Council Members further discuss the upcoming Town events.

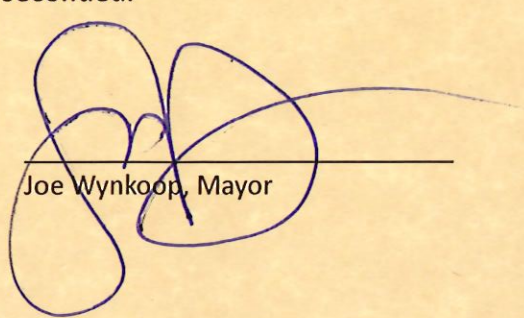
Town Manager Larino asks for approval to move forward with the increase in budget.

Council is in agreement.

Town Manager Larino & Council further discuss all upcoming Town events.

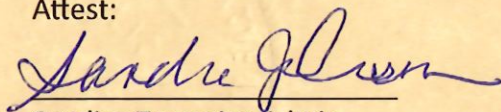
REMINDERS AND ADJOURNMENT

Mayor Wynkoop moved to adjourn. Councilmember Morganelli seconded.
Meeting adjourned 8:15 p.m.



Joe Wynkoop, Mayor

Attest:



Caroline Trepanier, Admin

Sandie Johnson, Town Clerk