

**MONTVERDE TOWN COUNCIL
SPECIAL MEETINGS MINUTES
MARCH 26, 2025, AT 6:30 PM**

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor
Carol Womack, Vice Mack
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
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

Selection of New Councilmember

Mayor Wynkoop invites each Council applicant to come up and speak.

Marta Wladyczka, 16632 Morningside Drive, Montverde, FL shares her reasons for applying for the available Council Seat. She mentions that she has 20 years of experience in the public sector and is a teacher at South Lake High School and is also a coach. She has lived in Montverde for five (5) & a half years & has been a resident of Lake County since 2004.

Councilmember Hartle asks Marta Wladyczka a few questions about the Town of Montverde and the meetings she has attended. He also asks for her thoughts on the differences between a person who is appointed as opposed to elected.

Marta Wladyczka answers the questions and explains why she would be a good Councilmember. She also states that she has recently learned that someone who is appointed has the same rights as someone who is elected and further elaborates on this topic.

Councilmember Morganelli asks if she believes running in the last election gives her special treatment.

Marta Wladyczka says that she does not believe this would give her special treatment and further explains her answer.

Vice Mayor Womack praises Marta Wladyczka for running in November.

Mayor Wynkoop thanks Marta Wladyczka.

Sharon Hildenbrandt, 16843 Florence View Drive, Montverde FL, states that she decided to move to the beautiful Town of Montverde in December 2022, expresses the reasons she loves this community, explains that she is retired, provides her resume background and elaborates on her relevant experience.

Councilmember Hartle asks Sharon Hildenbrandt a few questions about the Town of Montverde and the meetings she has attended. He also asks for her thoughts on the difference between a person who is appointed as opposed to elected.

Sharon Hildenbrandt answered the questions and stated that she would expect that being appointed & being elected to be treated in the same manner.

Vice Mayor Womack asks why Sharon Hildenbrandt did not run in November.

Sharon Hildenbrandt explains that she cared for her brother at the time of the election.

Jim Peacock 16549 Lowry Road, Montverde, FL, states that he is a native Floridian, has lived in Montverde for 30 years and is now retired. He states that he has spent 4 to 5 years on the Planning and Zoning Committee, several years on the Visioning Committee as well as 7 to 8 years on the Town Council. He provides further details of his resume and background and elaborates on additional relevant experience. He also explains the reasons he would be a good fit for the Councilmember position.

Councilmember Morganelli asks Jim Peacock if he feels having run for Council in November gives him special treatment in being appointed. He also asks him if he had voted for controlled growth with Willow Ridge while he served on the Council.

Jim Peacock states that he does not feel that this gives him special treatment and confirms that he voted for controlled growth, he asks if Councilmember Morganelli would like to know the reason.

Councilmember Morganelli states that he does not need the reason and has read the report.

Councilmember Hartle asks Jim Peacock a few questions about the Town of Montverde and the Town meetings he has attended. He also asks for his thoughts on the difference between an appointed person as opposed to an elected person.

Jim Peacock answers the questions and states that being elected or appointed has the same validity.

Thomas Johnson, 16637 Magnolia Terrace Boulevard, Montverde, FL, thanks everyone for their support & for their condolences. Explains that he is currently serving on the Planning and Zoning Committee and is also involved with the Visioning Committee. He works with the Boy Scouts and provides marriage counseling. He elaborates on his educational background, he has a bachelor's degree in science & management, a master's degree in business administration, and provides details of his resume. He explains the reasons he loves Montverde as well as the reasons he would be a great addition to the Team and would welcome this opportunity.

Councilmember Morganelli asks if he feels having run for Council previously gives him special treatment in being appointed.

Thomas Johnson states that he does not feel that way at all and congratulates those who won, he also states that he does not have a problem with transparency and believes it is important to do a better job at informing the community.

Councilmember Hartle asks Thomas Johnson a few questions about the Town of Montverde and the Town meetings he has attended. He also asks for his thoughts on the difference between an appointed person and an elected person.

Thomas Johnson answers the questions and provides his thoughts. He also states that he does not feel the growth is uncontrolled. He states that he feels being appointed or elected is the same and further explains his answer.

Vice Mayor Womack thanks Thomas Johnson for his time on the Planning & Zoning Committee. She also asks what his first Agenda item would be should he be elected to Council.

Thomas Johnson explains he would like to help the community with their water bill by starting a scholarship. He would also like to build a committee to assist the community in cleaning up and staying in compliance and that if elected, he would like to make a difference.

Mayor Wynkoop explains that the Town of Montverde previously had a program in place to assist the community with their water bill, it was a good program and was needed at the time.

Grant Roberts 16004 Ridgewood Avenue, Montverde, FL, states that he was raised in Montverde and has always been a resident. He explains his interest in the Council position & that he owns a small business.

Councilmember Morganelli asks Grant Roberts if he knows the size of Montverde.

Grant Roberts answers that the size is approximately 2 square miles and that there were about 1200 to 1300 residents as of 2020.

Councilmember Hartle asks how many times he has attended the Town meetings within the past year.

Grant Roberts answers that he has been to almost every Town meeting or watches them from home.

Councilmember Hartle asked Grant Roberts if he has spoken out on past issues and if he attends Town Meetings until the end. He also asked for his thoughts on property rights and uncontrolled growth, as well as his opinion on an appointed person as opposed to an elected person.

Grant Roberts answers the questions and provides his thoughts. He states that he has spoken up on issues and that he has not seen uncontrolled growth and expands on his answers.

Vice Mayor Womack asked Grant Roberts for the reason he did not run in November, she also asked what his first priority would be, if he were on the Council.

Grant Roberts explains the reason for not running in November. He also shares that he likes the Town events and would like to bring back the Farmer's Market and add events that he could attend with his family.

Councilmember Morganelli mentions that Grant Roberts has an active & ongoing situation with the Town & that this could require him to excuse himself and asks if he sees this as being an issue going forward.

Grant Roberts states that going forward, it would be a site plan application, and he does not think it would hurt him and thinks that the hardest part is behind him.

Bryan Rubio 16548 Magnolia Terrace, Montverde, FL, states that he has written a summary. He shares that he is a Marine Veteran at his core, he is a small business owner, a husband and father of two small children and that he is proud to call Montverde his home. He also details the reason for his Council application, he states that he brings leadership and accountability and transparency. He amplifies that he has served on several committees and elaborates extensively on how it translates to experience & highlights his Marine Corps values.

Councilmember Morganelli mentions that seven email referrals were received in support of Bryan Rubio from fellow residents and that it speaks volumes and thanks him for his service.

Councilmember Hartle asks Bryan Rubio if he knows the size of Montverde.

Bryan Rubio provides an answer.

Councilmember Hartle asks Bryan Rubio how many meetings he has attended in the past year, if he has stayed until the end and if he has previously spoken out on any issue,

Bryan Rubio states that he has been at every meeting with the exception on one, since the sewage plant, and primarily stays until the end, he also states that he has spoken out on issues several times.

Councilmember Hartle states that taking his realtor experience into consideration, asks how he defines property rights in terms of the Town of Montverde, and asks about uncontrolled growth.

Brian Rubio answers that property rights are the ability to use your property and provides further details. He also explains his thoughts on uncontrolled growth, he states that he does not deem the growth to be uncontrolled but that it needs to be responsible growth. He explains the details of doing the due diligence with the Council in the Town of Montverde.

Councilmember Hartle asks for his opinion on an appointed person versus an elected person & the validity as a person on Council.

Brian Rubio states they are the same, if you are appointed you will serve the remainder of the term and if you are elected you will serve the full term.

Councilmember Hartle asks how he feels his realtor experience would be an integral part of the Council as he has seen successes and disasters in real estate market developments.

Brian Rubio states that the property values will be impacted, whether for good or worse, and states that when you dilute something, it is worth less.

Vice Mayor Womack asked the reason he did not apply in November.

Brian Rubio states that he was not prepared at the time.

Vice Mayor Womack asks what his first priority would be if he were to be a part of the Council.

Brian Rubio states that he would have a sit down with all staff and Council and get their take and then he would bring things up to the rest of the Council.

Vice Mayor Womack states that she hopes to see him in November.

Councilmember Morganelli asks what the other Council are looking for in the available seat & states that he is looking for someone that attends & stays for the whole meeting, someone that engages Council and does their own research when engaging.

Vice Mayor Womack states that all candidates tonight were well-prepared and presented themselves well.

Vice Mayor Womack moved to nominate Jim Peacock.

Mayor Wynkoop seconded.

2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)

Motion Failed.

Councilmember Morganelli moved to nominate Bryan Rubio.

Councilmember Hartle seconded.

2-2 (Mayor Wynkoop & Vice Mayor Womack Voted Nay).

Motion Failed.

Mayor Wynkoop speaks with Town Attorney Geraci-Carver on how to proceed.

Town Attorney Geraci-Carver explains that Council is to continue to make Motions with the remaining applicants

Councilmember Hartle moved to nominate Thomas Johnson.

Vice Mayor Womack seconded.

1-4 (Councilmember Hartle, Councilmember Morganelli & Mayor Wynkoop Voted Nay).

Motion Failed.

Councilmember Morganelli moves to nominate Grant Roberts.

Vice Mayor Womack seconded.

1-4 (Councilmember Hartle, Councilmember Morganelli & Mayor Wynkoop Voted Nay).

Motion Failed

Mayor Wynkoop moved to nominate Marta Wladyczka.

Motion failed for lack of a second.

Mayor Wynkoop moved to nominate Sharon Hildenbrandt.

Vice Mayor Womack seconded.

2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)

Motion Failed.

Town Attorney Geraci-Carver explains the next steps, the Charter does mandate that the Council by majority vote appoint someone to fill the position for the remainder of the unexpired term as there will not be an election scheduled in the next 60 days. Additional applications may be considered as well as reconsideration of existing applications.

Mayor Wynkoop moved to table New Councilmember Appointment to the Regular Town Council Meeting, on May 13th, 2025.
Councilmember Hartle seconded.
Approved Vote 4-0

Town Manager Larino states that all Council applications must be turned in by May 1st, 2025, and that all existing applications will remain for consideration unless the existing applicants choose to withdraw.

Mayor Wynkoop addresses the next slide.

Discussion on Public Safety & Vision Committee.

There was a brief discussion.

Councilmember Morganelli states this to be the first time that two people from Willow Ridge are on a Committee and praises them for participating.

Mayor Wynkoop moved to accept the Updated and Revised Committee list, Dated 3.26.2025.
Councilmember Hartle seconded.
Approved 4-0.

PUBLIC HEARING ORDINANCES AND RESOLUTIONS

Resolution No. 2025-169 A Resolution of the Town Council of the Town of Montverde, Florida, approving the Town of Montverde contract for Special Magistrate appointing David M. Langley; authorizing execution; providing for an effective date.

Mayor Wynkoop briefly explains Resolution No. 2025-169.

David M. Langley 10632 Masters Drive, Clermont, FL provides a brief overview of his resume and states that he would be happy to be the Special Magistrate.

Mayor Wynkoop asks if he can be a Special Magistrate for two cities.

David M. Langley states that this would be the only Town/City where he would be the Special Magistrate, however, he researched this question and explains that you can hold both positions.

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against Resolution No. 2025-169.

Mayor Wynkoop closed the public hearing.

Town Attorney Geraci-Carver read Resolution No. 2025-169 by title only.

Councilmember Hartle mentions that he knows David M. Langley's father.

There was a brief discussion.

Councilmember Morganelli states that he has researched David M. Langley and inquires if his areas of expertise are car accidents and medical malpractice.

David M. Langley explains that he has worked with the County for the last four (4) years and has had his private practice for the last two (2) months and he has been doing local, government and civil litigations.

Councilmember Morganelli asks about property rights.

David M. Langley explains property rights as an Attorney and as it relates as a Special Magistrate.

Councilmember Morganelli asks if this is looked at fairly.

David M. Langley briefly explains Florida Statute 162.

Councilmember Hartle asks Town Attorney Geraci-Carver if it would fall under this jurisdiction.

Town Attorney Geraci-Carver states that it would not

Mayor Wynkoop states that this is Code Enforcement & asks if he would report to Council or Town Attorney Geraci- Carver.

Town Attorney Geraci- Carver explains that he would be a neutral party and does not represent the Town and would not provide the Council with legal advice or making any determinations and act as a neutral judge in hearing code enforcement cases brought before him. He is hired by the Council and is in contract with the Council.

Councilmember Hartle asks about his military background.

David Langley explains that he is in the reserves and elaborates further on this topic.

Councilmember Morganelli mentions that he would like the Town residents to understand the steps to see the Special Magistrate.

There was a brief discussion.

Mayor Wynkoop moved to approve Resolution No. 2025-169. Councilmember Hartle seconded.

Resolution No. 2025-169 approved 4-0

Resolution No. 2025-163 A Resolution of the Town Council of the Town of Montverde, Florida, relating to the Florida Department of Environmental Protection (FDEP) State Revolving Fund (SRF) for the supplemental appropriate for hurricanes Fiona and Ian; adoption of the Montverde SAHFI Drinking Water Facility Plan Amendments for the implementation of drinking water improvements; authorizing the Town Manager to provide assurances and commitments required by the facility plan; providing directions to the Town Manager, conflicts and severability; providing for an effective date.

Town Attorney Geraci- Carver read Resolution No. 2025-163 by title only.

Town Manager Larino details Resolution No. 2025-163 regarding the Montverde SAHFI Drinking Water Facility Plan Amendments.

Scott Shannon of Woodard and Curran explains that he is here to present a summary of an amendment they have developed for the Town's Drinking Water Facilities Plan and further explains the reasons for the amendment, and it being a condition of the Grant Agreement with DEP (Department of Environmental Protection), it is a special appropriation as a result of hurricanes Fiona and Ian and provides an extensive explanation.

Shawn Brown of Woodard and Curran explains the Drinking Water Facilities Plan Update that addresses the SAHFI grant specifically, and the Town's needs and highlights the Drinking Water Improvements Projects. He refers to the slides and provides a detailed explanation of the improvement projects & the cost estimates.

Town Manager Larino adds that these are construction estimates which tend to be high as they go down the list of priorities.

Mayor Wynkoop asks for further information on the different wells and the replacement.

Mayor Wynkoop opened the public hearing.

Shawn Brown of Woodard and Curran explains that there will be a new well and elaborates further, he also mentions concerns with the maintenance and quality of the existing well and explains the flexibility of having both wells.

Town Manager Larino explains that the goal will be from the Town staff operation, that all three (3) wells will be operating apart and electronically rotating and further explains the process.

Mayor Wynkoop asks about putting a new well by the fire station adjacent to the water tower.

There was an extensive discussion regarding the wells.

Shawn Brown of Woodard and Curran brings up the next slide on the Environmental Impacts regarding the environmental assessments revealing no negative impacts to the environment associated with any of the proposed Drinking Water Improvement project alternatives. And details the last slide regarding a high-level Conceptual Project Schedule.

Gerald Brown 15978 Winding Bluff Drive, Montverde, FL thanks Councilmember Hartle for the questions he asked the Council Applicants and for taking his job seriously. He shares that he owns a small software company and mentions his concerns regarding the costs.

Shawn Brown of Woodard and Curran states that construction contingency is approximately 20% or 30 % and that this is at a planning stage.

Town Manager Larino explains that this is three (3) years in the making and that this is different than private, and explains the facility plan process in detail.

Randy Ellman, 16603 Lowry Road, Montverde, FL asks about the well on Lake Street and its effect on Lake Florence.

Shawn Brown of Woodard and Curran states that they will do an aquifer performance test once the well is drilled and information will have to be provided showing that it will not affect the lake, and states that the well's location has been taken into consideration so that there is no impact on Lake Florence.

There was a brief discussion

Bryan Rubio 16548 Magnolia Terrace, Montverde, FL states that he is looking at the packet and mentions the breakdown of the construction contingency and asks if this is adequate. He shares his findings on the project, mentions lifespan, electricity costs and environmental impacts and brings up other points for the Council to consider and further elaborates on his concerns.

Kelly Moore, 17029 Florence View Drive, Montverde, FL asks how far the new well will be to the existing well.

Shawn Brown of Woodard and Curran 50 to 60 feet to existing well.

Kelly Moore, 17029 Florence View Drive, Montverde, FL did we know this would be needed while considering putting the sewer in the same area.

Shawn Brown of Woodard and Curran, yes.

Kelly Moore, 17029 Florence View Drive, Montverde, FL speaks of social media posts from Mr. Rubio and speaks about Jim Peacock, the support from Council, and elaborates on his concerns.

Keira Pergram, 16443 Magnolia Bluff Drive questions, what is the financial impact should the grant not be approved and questions the need for two water towers.

Mayor Wynkoop closed the public hearing.

Councilmember Morganelli speaks on grants and asks if the existing well can be updated.

Town Manager Larino explains that some of the construction will be updates & improvements and provides a thorough explanation.

Mayor Wynkoop stated that the existing water tower is 30 years old and explains the life expectancy of a water tower and further elaborates on the need and the process as well as the cost.

Town Manager Larino explains the costs, the backup UFA well and the outcome should a well break down. The needed water flow rate of 1500 gallon per minute, and explains meeting demands and where water is needed, and extensively elaborates on this subject.

Councilmember Morganelli questions the maintenance costs.

Town Manager Larino explains the maintenance costs and that, in the past, we have had impact fees, it was a small step at a time.

There was an extensive discussion.

Mayor Wynkoop & Town Manager Larino discussed not increasing the base water rate this year and how this will be discussed at the next town meeting.

Councilmember Hartle brings up the water capacity as the engine that drives this train.

Mayor Wynkoop shares his past worries over the Town water, before Town Manager Larino started working for the Town of Montverde.

Bryan Rubio 16548 Magnolia Terrace, Montverde, FL brings up the costs projected and additional things for consideration.

Kelly Moore, 17029 Florence View Drive, Montverde, FL asks if the current water tower will be taken down and how long it will be there.

Mayor Wynkoop hopes that it will be there for another 15 years.

Town Manager Larino would like it to be there for 30 years.

Kelly Moore questions the reason this was not previously discussed.

Town Manager Larino states that this has been an ongoing discussion for 3 years and brought up at multiple meetings & explains further.

There was a brief discussion

Councilmember Hartle moves to approve Resolution No. 2025-163 Vice Mayor Womack seconded. Resolution No. 2025-163 approved 4-0.

Resolution No. 2025-168 A Resolution of the Town Council of the Town of Montverde, Florida, approving proposal for design engineering services for SAHFI funded drinking water system improvements - Phases 2 and 3 dated March 18, 2025 between the Town of Montverde and Woodard & Curran, Inc.; authorizing the Town Manager to execute the agreement; providing for an effective date.

Town Attorney Geraci- Carver read Resolution No. 2025-168 by title only.

Mayor Wynkoop states that this is for the engineering services part, it is a step-by-step process and asks about the cost.

Town Manager Larino states that it is \$991,430.

There was a brief discussion.

Mayor opened the Public Hearing.

No one spoke in favor or against.

Mayor Wynkoop closed the Public Hearing.

Pamela Tarver, 16454 Magnolia Bluff Drive, Montverde, FL asks for clarification regarding Phase 2 and 3.

Town Manager Larino states that these Phases are for engineering services

Councilmember Hartle moves to approve Resolution No. 2025-168. Councilmember Morganelli seconded. Resolution No. 2025-168 approved 4-0.

Resolution No. 2025-167 A Resolution of the Town Council of the Town of Montverde, Florida, announcing the updating of the Town's existing impact fees studies for water, transportation, administrative, and parks and recreation; providing that development after adoption of any increased impact fee will be subject to the increased impact fee as determined by the study; providing for conflicts; providing for severability; and providing an effective date.

Town Attorney Geraci- Carver read Resolution No. 2025-167 by title only.

Mayor Wynkoop explains the impact fees studies.

Mayor opened the Public Hearing.

Grant Roberts 16004 Ridgewood Avenue, Montverde, FL asks about prepaying impact fees.

Town Attorney Geraci- Carver would have to look at the code to see if this is allowed.

There was a brief discussion.

Natalie Galligan 17041 Florence View Drive, Montverde, FL asks how much the increase will be.

Town Manager Larino explains that this is the direction to get the updated study as to get the final figures and this is not increasing the impact fees and explains that there will be two (2) public workshops coming regarding impact fees as well as two (2) adoption hearings and further elaborates.

Natalie Galligan asks if this is for new construction.

Mayor Wynkoop said it would also be for a new garage.

Natalie Galligan confirms that it is for any structure that is built.

Town Manager Larino confirms.

Gerald Brown 15978 Winding Bluff Drive, Montverde, FL asks for further information regarding the impact fees and the town responsibility and property values.

Mayor Wynkoop closed the public hearing.

Town Manager Larino explains the purpose of impact fees.

There was a brief discussion.

Councilmember Hartle moves to approve Resolution No. 2025-167. Councilmember Morganelli seconded. Resolution No. 2025-167 approved 4-0.

Resolution No. 2025-166 A Resolution of the Town of Montverde, Florida, relating to Community Redevelopment pursuant to Chapter 163, Part III, Florida Statutes (The "Community Redevelopment Act"); establishing the Montverde Community Redevelopment District; making a legislative finding that conditions of blight exist in the Montverde Community Redevelopment District; providing for approval and adoption of the Montverde Community Redevelopment District finding of necessity; providing authorization to proceed with preparation of the Montverde Redevelopment Plan; establish a need for a Montverde Community Redevelopment District Agency; providing for filing with the County Clerk; providing for suspension; providing for severability; providing for conflict; and providing for an effective date.

Town Manager Larino asks the Council to do a motion to table this hearing for the CRA due to a possible publication issue.

Councilmember Hartle made a motion to table Resolution No. 2025-166. Councilmember Morganelli seconded. Approved to table 4-0.

Resolution No. 2025-170 A Resolution of the Town Council of the Town of Montverde, Florida, approving the Alertlake Interlocal Agreement for use of the Alertlake Emergency Notification System between Lake County, Florida, and the Town of Montverde, Florida; authorizing the Mayor to execute the Agreement; and providing an effective date.

Town Attorney Geraci- Carver read Resolution No. 2025-170 by title only.

Mayor Wynkoop explains the Alertlake Interlocal Agreement.

Mayor Wynkoop opened the Public Hearing.

Matthew Baumann 1122 Imperial Eagle Street, Groveland, FL shares that he likes the Alertlake system and thinks it is a good plan.

Mayor Wynkoop closed the Public Hearing.

Councilmember Hartle shares information regarding Lake County hurricanes and the importance of having a backup well.

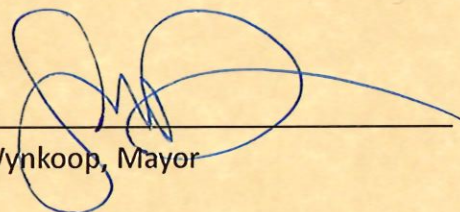
Councilmember Hartle moves to approve Resolution No. 2025-170.

Vice Mayor Womack seconded. Resolution No. 2025-170 approved 4-0.

Randy Ellman 16603 Lowry Road, Montverde, FL states that he was going to ask for Resolution 2025-166 to be tabled and that he thinks having Sean Parks as the Town Planner is a conflict of interest.

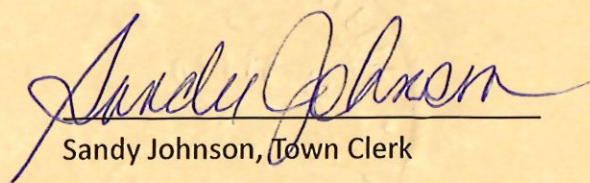
Mayor Wynkoop made a motion to adjourn. Councilmember Hartle seconded.

Meeting adjourned at 8:51 p.m.



Joe Wynkoop, Mayor

ATTEST



Sandy Johnson, Town Clerk