

**MONTVERDE TOWN COUNCIL
WORKSHOP/SPECIAL MEETING MINUTES
APRIL 23, 2025, AT 6:30 PM**

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, Admin

CALL TO ORDER AND OPENING CEREMONIES

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

PUBLIC HEARING AND DISCUSSION ITEMS

Public workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations of Impact Fees set forth in s. 163.31801(6), Florida Statutes.

Tara Hollis Principal Consultant with Willdan Financial Services introduced herself, provided details on the type of services Willdan Financial Services offers. She explained the Town of Montverde's Demonstrated Need Study using the PowerPoint presentation while highlighting her relevant experience and further detailing the different impact fees.

She thoroughly discussed Montverde's Extraordinary Circumstances such as the increased capital facilities construction cost increase & the significant population growth. She also shared on the development impact fees and demonstrated projected growth:

Town Manager Larino provided a brief explanation of impact fee differences listed on the slides.

Councilmember Morganelli asked Town Attorney Geraci-Carver about the requirement of a two third (2/3) vote.

Town Attorney Geraci-Carver explained that three (3) out of the four (4) council members would have to vote in favor.

Councilmember Morganelli asked if Developers could challenge the increase.

Town Attorney Geraci-Carver explained that the increase can always be challenged, however, they are following the process, and feel confident in the analysis that the Consultant, Tara Hollis, has performed.

Councilmember Morganelli asked for further clarification on the Development Impact Fee Study and mentioned that a breakdown was not provided on "soft cost".

Tara Hollis explained the Development Impact Fee Study

There was a brief discussion about the soft costs and the Impact Fee Study.

Councilmember Hartle asked Town Attorney Geraci-Carver if we would be making a fifty (50) percent increase going forward.

Town Attorney Geraci-Carver recommended that the Town Council adopt the full one hundred (100) percent fee based on the study and not do it incrementally, so that growth is paying its fair share of its demand on the Town's systems.

Councilmember Hartle asked for clarification on the Water Impact Fee Study and asked for the reason the City of Minneola was not included as a comparison.

Tara Hollis explained that the City of Minneola could be added as well as other communities if this was preferred.

Mayor Wynkoop spoke of the water impact fees put in place in 2007 and other impact fees added in 2017 and having looked at other cities' impact fees in the area at the time.

Councilmember Hartle had a question regarding the road impact fees and wanted clarification.

Mayor Wynkoop stated that the road impact fees are for every road as they can use every road.

There was a brief discussion regarding the road impact fees.

Town Attorney Geraci-Carver mentioned the statutory requirement to have publicly noticed workshops and the prudence of accepting public comments.

Mayor Wynkoop opened the public hearing.

Kelly Moore 17029 Florence View Drive, Magnolia Terrace, Montverde, FL asked Town Attorney Geraci-Carver for further clarification on the number of council members needed to make major changes.

Town Attorney Geraci-Carver explained that the statutes vary in the language that they use and that three (3) council members are needed to have a quorum, and that the statute for this provision is two thirds (2/3) of a governing body and the possibility of having a fifth seat by the time this ordinance passes.

Natalie Galligan 17041 Florence View Drive, Montverde, FL addressed the council, stated that she was late to the workshop, and asked Tara Hollis about her professional identity.

Tara Hollis stated her name and briefly covered her resume.

Natalie Galligan asked for clarification and asked if the impact fees would also apply to existing structures and existing homes.

Town Attorney Geraci-Carver explained that currently the Town's code provides for when an impact fee can be charged for existing homes, generally when your impact is exceeding what your current impact is and provided an example. Generally, it is a one-time charge at the time the home is built.

Kelly Moore inquired on the amount of impact fees for the last three (3) years, and the difference with the new impact fees.

There was a brief discussion regarding the current impact fees.

Tara Hollis stated she can add the current impact fee amounts to next week's presentation.

Councilmember Hartle asked what the commercial and institutional figures in the presentation were based on.

Town Manager Larino communicated that they looked at existing lots downtown that could potentially be developed and other areas that Montverde Academy owns.

There was a brief discussion.

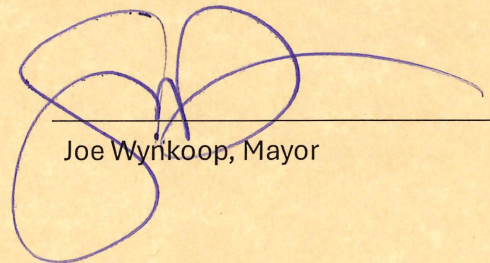
Mayor Wynkoop closed the public hearing.

REMINDERS AND ADJOURNMENT

Councilmember Hartle moved to adjourn. Councilmember Morganelli seconded.

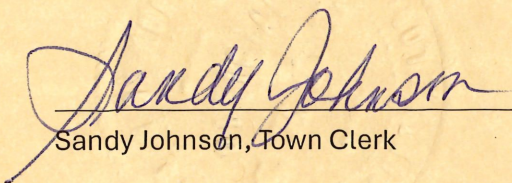
Motion to adjourn approved 4-0.

Meeting adjourned at 7:35 p.m.



Joe Wynkoop, Mayor

ATTEST



Sandy Johnson, Town Clerk