

MINUTES OF THE TOWN COUNCIL REGULAR MEETING HELD MARCH 8, 2022

TOWN COUNCIL PRESENT

Councilmember Bates
Councilmember Hartle
Vice Mayor Ley
Councilmember Smith
Mayor Wynkoop

STAFF PRESENT

Town Manager Larino
Town Attorney Geraci-Carver
Town Planner Parks
Town Clerk Johnson

AUDIENCE ATTENDANCE: 28

CALL TO ORDER AND OPENING CEREMONIES

Mayor Wynkoop called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

PRESENTATIONS AND ADMINISTRATIVE MATTERS

Appointment of Visioning Committee with the addition of Connie Seybert
Appointment of Public Safety Committee
Proclamation naming April as Water Conservation Month

APPROVAL OF MINUTES

Minutes of the February 8, 2022, Town Council Regular Meeting. Vice Mayor Ley moved to approve the minutes. Councilmember Hartle seconded. Minutes approved 5-0.

Minutes of the February 15, 2022 Town Council Workshop. Councilmember Hartle moved to approve. Vice Mayor Ley seconded. Minutes approved 5-0.

Minutes of the February 17, 2022 Town Council Special Meeting and Workshop. Councilmember Bates moved to approve. Councilmember Smith seconded. Minutes approved 5-0.

CITIZENS QUESTIONS/COMMENT PERIOD

Jim Peacock 16549 Lowry Road, the shell building at the fire department is complete. I would like to thank John Arellano for his assistants with finding subcontracts for the work. The building is a storm shelter with concrete blocks and filled with concrete, the windows and doors are impact grade. We are planting 1200 duck potato plants on the shores of Lake Florence, Montverde Academy has volunteered to help.

Judy Smith as a resident. I had a water leak that the town caught. Ziggy repaired and I would like to ask for a reduction in water bill of \$116.00.

Janet Henderson 16334 Burke St, concerned about losing our dark skies with more development and all the construction.

Dan Davis – 16849 Lake Street has had two people on Temple Street ask if the speed bumps can be renewed. A lot of dumping on his street, tires and such wondered if we can get some cameras up there. Janet would like to know about bingo.

Kelly Moore, 17029 Florence View, has been here since 2015 and doesn't want the sewer system built.

Monica Haddock 17715 Ninth Street, that is the purposed entrance and exit of the development. A lot of families on the street have small children. Understands they want to develop, but they need to be aware of the children.

Mike Whidden, 17635 Broad Street, He hopes that someone is watching the meters in Willow Ridge and they make sure that they charge the developer for the water when they flush the meters. Roads in town need to be paved. Need to look at updating the tree permit process.

Kelly Moore, 17029 Florence View asked about the paving Ridgewood. Are we going to add sidewalks on Ridgewood. Does Montverde Academy pay any extra for the wear and tear their traffic has on our roads.

Kathryn Wise, 17415 Raintree I moved out here about 16 years ago and one of the reasons is because of the light pollution isn't bad and the being able to see the stars. Animals don't have anywhere to go, saw a bobcat this weekend. Take caution on the building when we put cement down the water has nowhere to go.

Zach Zumwalt 17557 CR 455 I have invited the Friends of Lake Apopka to attend the meeting on the 15th they have spent 25 years assisting in cleaning up Lake Apopka.

Nancy Davidson 17520 Palm View Avenue thought it was averaging on the Osgood Development paper, 1 ½ cars – if you go through neighborhoods you will see three and four cars per home. We need to be careful of letting them build on top of each other.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino's Report

Wanted to thank Mr. Peacock, the public works staff and I did the framing at the fire station addition.

Reviewed Fire Department numbers.

Highway Patrol, we have a little money left and I would like to increase there time by a day or two.

April 1st each year we increase our water usage and base rate by 5%. I am going suggest that we freeze the 5% increase on the usage side. We are selling bulk water and have the revenue to allow this for usage, but not the base rate.

Town Attorney Geraci-Carver Reports

No report

Town Planner Parks Report

8 zoning clearances, still working on code changes and looking at commercial code design standards. Special thanks to Visioning Committee for their help with this.

County Commissioner Parks Report

County Joint Planning agreement is on the way. Committee is looking at new subdivision standards, development rights, etc. County is coming up with an entire new subdivision standards which is very different from what they have. Keep Lake Beautiful – clean up events.

Fire Department Report

Written report in Council packets

Committee Reports

No Report

Town Council Report

Councilmember Hartle asked a few questions regarding the finance report.

Councilmember Smith wants to thank everyone who has come out this evening.

Vice Mayor Ley watch your speed, everyone will get a ticket.

Councilmember Bates Are we going to get the lights on the docks.

Town Manager Larino answered yes.

Mayor's Report

Looking forward to the Joint Partnership agreement. We need to look at land and the entitlements that are part of the land. Sean could you look at these entitlements for future land use.

Mayor Wynkoop presented the finance report for February 2022:

Beginning Bank Balance	\$ 2,809,804.63
Revenues	\$ 163,394.27
Expenditures	\$ 173,868.18
Ending Balance	\$ 2,799,330.72
Grant Clearing Account	\$ 4,426,500.00
Total Bank Balance	\$ 7,225,830.72

Minutes of the Town Council Regular Meeting

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PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Public Hearing Ordinance 2022-01 An Ordinance of the Town of Montverde, Florida, amending design standard regulations in Chapter 4 of the land development code of the Town of Montverde requiring construction of a sidewalk for all new home construction; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date.

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

Mayor Wynkoop opened for public comment. There were no comments.

There was brief discussion.

Town Manager Larino stated the Planning and Zoning Board sent this forward with unanimous approval.

There was brief discussion.

Councilmember Bates moved to approve Ordinance 2022-01 Vice Mayor Ley seconded. Ordinance 2022-01 was approved 5-0.

Public Hearing Ordinance 2022-02 An Ordinance of the Town of Montverde, Florida, amending regulations in Chapter 24 of the Town of Montverde code of ordinances relating to parking in residential and commercial districts within the Town of Montverde; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date.

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

Mayor Wynkoop opened for public comment. There were no comments.

Town Manager Larino stated the Planning and Zoning Board sent this forward with unanimous approval.

There was brief discussion. Councilmember Bates wants amended to allow two vehicles in front without screening.

There was discussion.

Councilmember Bates moved to table Ordinance 2022-02 Vice Mayor Ley seconded. Ordinance 2022-02 was tabled 5-0.

Public Hearing Ordinance 2022-03 An Ordinance of the Town of Montverde, Florida, amending Chapter 2 of the Montverde land development assigning duties of the local

planning agency to the planning and zoning board; specifying duties; providing for severability; providing for conflict; providing for codification; and providing for effective date.

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

Mayor Wynkoop opened for public comment. There were no comments.

There was brief discussion.

Town Manager Larino stated the Planning and Zoning Board sent this forward with unanimous approval.

There was brief discussion.

Councilmember Bates moved to approve Ordinance 2022-03 Councilmember Hartle seconded. Ordinance 2022-03 was approved 5-0.

Second Reading Ordinance 2022-04 An Ordinance of the Town Council of the Town of Montverde granting a non-exclusive franchise to Lake Apopka Natural Gas District for a ten-year period; approving the natural gas distribution franchise agreement between the Town of Montverde and Lake Apopka Natural Gas District; providing for conflicts and severability; setting an effective date.

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

Mayor Wynkoop opened for public comment. There were no comments.

There was brief discussion.

Lake Apopka Natural Gas Marketing and Business Development Director addressed the Council.

There was brief discussion.

Vice Mayor Ley moved to approve Ordinance 2022-04 Councilmember Smith seconded. Ordinance 2022-04 was approved 5-0.

Resolution 2022-05 (Tabled from 2/8/22) A Resolution of the Town Council of the Town of Montverde, Florida authorizing the use of American Rescue Plan Act Funds for construction of a new Library in the Town of Montverde; making findings; providing for an effective date.

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

Mayor Wynkoop opened for public comment. There were no comments.

Town Manager Larino explained the Resolution.

There was brief discussion.

Councilmember Bates moved to approve Ordinance 2022-01 Vice Mayor Ley seconded. Resolution 2022-05 was approved 5-0.

Resolution 2022-06 A Resolution of the Town Council of the Town of Montverde, Florida, declaring 2.65+/- acres of real property located on the Stecher property as surplus property; approving conveyance of the real property to Lake County, Florida for the appraised value; authorizing the town manager to dispose of said real property; authorizing the town manager, mayor and town clerk to execute any necessary documents to carry out the intent of this resolution; providing for an effective date.

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

Mayor Wynkoop opened for public comment. There were no comments.

Town Manager Larino explained the Resolution and the purchase price is \$265,000.00.

There was brief discussion.

Vice Mayor Ley moved to approve Resolution 2022-06 Councilmember Smith seconded. Resolution 2022-06 was approved 5-0.

Resolution 2022-07 A Resolution of the Town of Montverde, County of Lake, State of Florida, adopting the Town of Montverde 5-year capital improvement program; providing for an effective date.

Councilmember Bates moved to table Mayor Wynkoop seconded. Resolution 2022-07 tabled 5 – 0.

Resolution 2022-08 A Resolution of the Town Council of the Town of Montverde, Florida, approving the consultant services agreement between the Town of Montverde and Woodard & Curran, Inc. issued pursuant to RFQ 2021-02 for professional engineering and design services for potable water utility; authorizing the town manager to execute the agreement; providing for an effective date.

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

Mayor Wynkoop opened for public comment. There were no comments.

Town Manager Larino explained the Resolution.

There was brief discussion.

Councilmember Hartle moved to approve Resolution 2022-08 Vice Mayor Ley seconded. Resolution 2022-08 was approved 5-0.

Resolution 2022-09 A Resolution of the Town Council of the Town of Montverde, Florida, approving the consultant services agreement between the Town of Montverde and Woodard & Curran, Inc. issued pursuant to RFQ 2021-01 for professional engineering and design services for a storm and sanitary sewer utility; authorizing the town manager to execute the agreement; providing for an effective date.

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

Mayor Wynkoop opened for public comment. There were no comments.

Town Manager Larino explained the Resolution.

There was brief discussion.

Councilmember Bates moved to approve Resolution 2022-09. Vice Mayor Ley seconded. Resolution 2022-09 approved 5 – 0.

Resolution 2022-10 A Resolution of the Town Council of the Town of Montverde, Florida, approving AIA Document B101-2017 standard form of agreement between the Owner and Architect, Gatorskitch Corporation; 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 Resolution

There was extensive discussion.

Jim Peacock, 16549 Lowry Road stated the fee is usually less than 10% but Gatorskitch is doing more than architectural services. By eliminating the general contractor and bringing in a rented Supervisor, you will save 10-15%.

Attorney Geraci-Carver stated that this would need to be two resolutions.

There was brief discussion.

Mayor Wynkoop moved to table Resolution 2022-10. Councilmember Smith seconded. Resolution 2022-10 tabled 5-0.

DISCUSSION AND ACTION ITEM

Town Manager Larino stated that working with Woodard and Curran they have secured another \$125,000 to be using on planning study for wastewater master planning. It can be used along with ARPA funds.

Town Manager Larino reviewed current grant funds.

Tabled to March 15, 2022 Approval of Task 1, Wastewater – Authorizing the use of ARPA and SRLF funds (when available) in the amount \$250,000 for a planning study and instructing the Town Manager to increase the budget expenditures through a future budget amendment.

Tabled to March 15, 2022 Approval of Task 1, Stormwater Quality Improvements – Authorizing the use of DEP funds and general funds in the amount of \$216,000 for engineering and instructing the Town Manager to increase the budget expenditures through a future budget amendment.

Tabled to March 15, 2022 Approval of Task 1, Library - Authorizing the use of Lake County Grant Impact Fees in the amount \$130,910 for library architectural services and instructing the Town Manager to increase the budget expenditures through a future budget amendment.

Tabled to March 15, 2022 Discussion on renaming County Road 455.

Discussion regarding Waste Pro's fee increase request. Platt Loftis with Waste Pro discussed the need to increase fees for waste collection. No CPI increases in 8 years, we are in an inflationary period and disposal cost of recyclables have increased, Waste Pro is under water in this contract. Increase to \$23.80 per house and \$28,261.28 in lost CPI's. Reviewed rates of area cities/towns in Lake County.

There was extensive discussion.

It was decided to table this item until the next regular meeting on April 12, 2022.

Tabled to March 15, 2022 Discussion on the Town Manager attending the Florida City and County Managers. association annual training conference.

REMINDERS AND ADJOURNMENT

Motion to Adjourn.

Mayor Wynkoop moved to adjourn the meeting. Seconded by Councilmember Smith. Meeting Adjourned at 10:34 p.m.



Joe Wynkoop, Mayor

ATTEST:



Sandra Johnson
Town Clerk