

REGULAR MEETING MINUTES
CITY COMMISSION
May 27, 2004

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Jack Quesinberry at 6:30 p.m. at Tanner Hall, 29 W. Garden Avenue, Winter Garden, Florida. The invocation and Pledge of Allegiance were given.

PRESENT: Mayor Quesinberry, Commissioners Bill Thompson, Theo Graham, and Mildred Dixon

ABSENT: John Harriman

Also Present: City Manager Hollis Holden, City Attorney Dykes Everett, City Clerk Kathy Montoya, Assistant to the City Manager Marshall Robertson, Police Chief George Brennan, Fire Chief John Williamson, City Planner Mark Cechman, Trailer City Manager Hughlan Martin, Finance Director Mike Bollhoefer, West Orange Times reporter Michael Laval and Orlando Sentinel reporter Jason Garcia

1. **APPROVAL OF REGULAR MEETING MINUTES OF MAY 13, 2004**

Commissioner Graham noted a correction to the minute attachment regarding Lulu Creek on page 5 regarding a notation that was not inserted by him because what he reported was the only money budgeted was in 2008. **Motion by Commissioner Thompson to approve the minutes with a correction to the attachment on Lulu Creek. Seconded by Commissioner Graham and carried unanimously 4-0.**

At this time, Mayor Quesinberry announced that Commissioner Harriman was released from the hospital at 4:00 p.m. today and remains too ill to attend this meeting. The Mayor recommended that Regular Business Item I regarding Trailer City is of such importance that it deserves the attention of the full Commission and requested a motion to postpone the item. **Motion by Commissioner Thompson to postpone Regular Business Item "I" regarding Trailer City until the regularly scheduled meeting on June 10, 2004, Seconded by Commissioner Dixon, and carried 3-1; Commissioner Graham opposed.**

2. **FIRST READING OF PROPOSED ORDINANCES**

A. **Ordinance 04-23:** ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS 0.44 ACRES LOCATED AT 1250 WEST PLANT STREET AND MORE SPECIFICALLY DESCRIBED HEREIN INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (Oaks at Brandy Lake)

City Attorney Everett read Ordinance 04-23 by title only. **Motion by Commissioner Graham to approve Ordinance 04-23 with the second reading and public hearing on June 24, 2004. Motion was seconded by Commissioner Dixon and carried unanimously 4-0.**

B. **Ordinance 04-24:** AMENDING THE FUTURE LAND USE MAP OF THE CITY OF WINTER GARDEN'S COMPREHENSIVE PLAN BY INCLUDING PROPERTY GENERALLY DESCRIBED AS 2.611 ACRES OF LAND LOCATED AT 1250 WEST

PLANT STREET AS COMMERCIAL; PROVIDING FOR AN EFFECTIVE DATE (Oaks at Brandy Lake)

City Attorney Everett read Ordinance 04-24 by title only. **Motion by Commissioner Graham to approve Ordinance 04-24 with the second reading and public hearing on June 24, 2004. Motion was seconded by Commissioner Dixon and carried unanimously 4-0.**

- C. **Ordinance 04-25: REZONING APPROXIMATELY 54 ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF STORY ROAD AND PLANT STREET AND WEST OF HYDE PARK FROM CITY R-2 TO CITY PUD AND CITY PCD; PROVIDING FOR CERTAIN PUD AND PCD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE** (Oaks at Brandy Lake)

City Attorney Everett read Ordinance 04-25 by title only. **Motion by Commissioner Graham to approve Ordinance 04-25 with the second reading and public hearing on June 24, 2004. Motion was seconded by Commissioner Thompson and carried unanimously 4-0.**

3. **REGULAR BUSINESS (remaining items to be continued after the Public Hearings)**

- A. **Recommendation to approve and authorize the Mayor to sign a development agreement with Image Technical Services located in Britt Business Center**

City Planner Cechman stated that this agreement is part of the requirements for a State Grant for road improvements. The agreement identifies certain tasks, milestone dates, and some impact fees that they would not have to pay. **Motion by Commissioner Graham to approve the development agreement between Image Technical Services and the City of Winter Garden, and authorize the Mayor to sign the agreement. Seconded by Commissioner Dixon and carried unanimously 4-0.**

4. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 04-13: ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS .53 ACRES LOCATED AT 599 SOUTH WEST CROWN POINT ROAD AND MORE SPECIFICALLY DESCRIBED HEREIN INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE** (Bostwick)

City Attorney Everett read Ordinance 04-13 by title only. Mayor Quesinberry opened the public hearing. Hearing no comments, the public hearing was closed. **Motion by Commissioner Dixon to approve Ordinance 04-13. Motion was seconded by Commissioner Graham and carried unanimously 5-0.**

- B. **Ordinance 04-14: AMENDING THE FUTURE LAND USE MAP OF THE CITY OF WINTER GARDEN'S COMPREHENSIVE PLAN BY INCLUDING PROPERTY GENERALLY DESCRIBED AS .53 ACRES OF LAND LOCATED AT 599 SOUTH WEST CROWN POINT ROAD AS LOW DENSITY RESIDENTIAL, PROVIDING FOR AN EFFECTIVE DATE** (Bostwick)

City Attorney Everett read Ordinance 04-14 by title only. Mayor Quesinberry opened the public hearing. Hearing no comments, the public hearing was closed. **Motion by Commissioner Dixon to approve Ordinance 04-14. Motion was seconded by Commissioner Thompson and carried unanimously 4-0.**

C. **Ordinance 04-15: REZONING A .53 ACRE LOT LOCATED AT 599 SOUTH WEST CROWN POINT ROAD, MORE SPECIFICALLY DESCRIBED HEREIN FROM ORANGE COUNTY R-2 TO CITY R-1B; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (Bostwick)**

City Attorney Everett read Ordinance 04-15 by title only. Mayor Quesinberry opened the public hearing. Hearing no comments, the public hearing was closed. **Motion by Commissioner Dixon to approve Ordinance 04-15. Motion was seconded by Commissioner Graham and carried unanimously 4-0.**

D. **Ordinance 04-22: REZONING APPROXIMATELY 11.82 ACRES OF CERTAIN REAL PROPERTY LOCATED AT 1216 WINTER GARDEN-VINELAND ROAD AND MORE SPECIFICALLY DESCRIBED HEREIN FROM CITY C-2 TO CITY PCD; PROVIDING FOR CERTAIN PCD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (Winter Garden Business Park)**

City Attorney Everett read Ordinance 04-22 by title only. Mayor Quesinberry opened the public hearing.

Dan Langley, with the Fishback Law Firm, 170 E. Washington Street, Orlando, Florida, representing Winter Garden Business Park, LLC, stated that back in January a stop work order was issued due to some inconsistencies during construction and the problems have since been resolved. He is before the Commission at the request of staff to request a rezoning to Planned Commercial Development (PCD). He believes that this zoning is more beneficial to the residents and carries with it more restrictions than the current C-2 zoning, if adopted. This zoning complies with the Comprehensive Plan. He submitted the following exhibits: Exhibit 1, which is the City's Comprehensive Plan Policy 1.2(a)(2) regarding density limitations; Exhibit 2, what is allowed under the C-2 zoning; Exhibit 3, a letter dated March 3, 2004 from Mark Cechman, Planning Director, requesting the rezoning to PCD; Exhibit 4, future land use map of the area; Exhibit 4, current zoning map of the area as C-2. He asked the Commission to approve the rezoning and agrees with staff's recommendation.

Hearing no other comments, the public hearing was closed. **Motion by Commissioner Dixon to approve Ordinance 04-22 with staff's recommendations (see attached). Motion was seconded by Commissioner Thompson and carried unanimously 4-0.**

E. **Ordinance 04-18: ANNEXING THE KENNY COURT SUBDIVISION AND ADJACENT PROPERTIES LOCATED APPROXIMATELY 175 FEET WEST OF BETHUNE AVENUE, NORTH OF MAPLE STREET AND SOUTH OF THE RAILROAD RIGHT OF WAY, PENDING A REFERENDUM VOTE OF THE REGISTERED ELECTORS OF SAID AREA; DIRECTING A REFERENDUM ON SAID PROPOSED ANNEXATION PURSUANT TO SECTION 171.0413, FLORIDA STATUTES; ESTABLISHING THE**

DATE OF SAID REFERENDUM; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Everett read Ordinance 04-18 by title only. Mayor Quesinberry opened the public hearing. Hearing no comments, the public hearing was closed. **Motion by Commissioner Dixon to approve Ordinance 04-18. Motion was seconded by Commissioner Graham.** Commissioner Graham asked if the access issue has been resolved for the property adjacent to the railroad tracks on the east side of Bethune Avenue. City Planner Cechman stated that staff has concluded that the adjacent property owner's deed includes a ten-foot access easement to the subject property. **Motion carried unanimously 4-0.**

F. Ordinance 04-17: ADJUSTING THE MUNICIPAL IMPACT FEES IN CHAPTER 42 ARTICLE II, CHANGING THE REQUIREMENTS FOR THE ALTERNATIVE ROAD IMPACT FEE, CHANGING THE REQUIREMENTS FOR THE ALTERNATIVE RECREATION IMPACT FEE; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE

City Attorney Everett read Ordinance 04-17 by title only. Finance Director Bollhoefer stated that staff recommends approval while staff continues to meet with builders to address their issues regarding pre-sold homes. In the event a modification is needed to the Ordinance, staff will bring back an amendment to the Ordinance. Commissioner Graham asked about pre-sold homes. Mr. Bollhoefer stated that the permits for these homes have not yet been pulled because of a shortage of materials and other various reasons. Mayor Quesinberry opened the public hearing.

Rick McKee, Homebuilders Association of Metro Orlando, 544 Mayo Avenue, Maitland, Florida, thanked staff for hearing their concerns and stated that the predominant issue is the notification of when the fees will affect them because they have determined they really need a minimum of 90 days notification to get their contracts in order and not be hurt financially with a sudden increase. Timing is critical to them and they feel they have already had 30 days notice and he understands that staff and the Mayor are sympathetic to a 60-day delay in the effective date and asked the Commission to consider this delay. His attorney has advised him that changing the effective date could be made tonight based upon case law and attorney general opinions.

City Attorney Everett stated that his advice to the Commission is to pass the Ordinance as it is currently proposed and it is his opinion, that the timing of impact fees and the vesting of those impact fees is not a dim minis alteration of the proposed Ordinance, that it is a substantive change that would need to be readvertised. If the effective date of the proposed Ordinance is changed, he advised the Commission that the date is pertinent to when someone becomes vested under the prior impact fees versus the new rates. The Commission is only hearing from one group on the vesting issue and if the Commission makes a change to the timing of the effective date tonight without readvertising it, there maybe another group substantively impacted by that change in the date that isn't present and able to address the change. Therefore, he is advising the City Commission not to

amend the proposed Ordinance, unless they are prepared to readvertise and go through public hearing process again.

City Manager Holden stated that he agrees with the city attorney and when looking at the substantial list of developments in various stages, he is not sure that 60 days would be what the City would want. For example, Orange County is phasing in their increases, which may be a plan brought back to the City Commission by staff because he is not sure the City could handle the deluge of permit requests if 60 days were given to the developers to pull permits. He agrees with Mr. Everett and gave his commitment to bring something back, after meeting with all the interested parties that will be implemented in the fairest way while looking out for the best interest of the City and the developers.

Tom Settle, PAC Development, 730 Bonnie Brae Street, Winter Park, Florida, stated that his project known as Garden South (Southern Pines Apartments) on CR535 at the Turnpike was approved for 280 apartments, which has already been delayed by six months through no fault of the city. He is asking for fairness on this issue because the increase in impact fees would mean an extra unplanned \$600,000 in his construction budget and asked the Commission to consider their situation and give them an extension or grandfather them in under the existing impact fee structure.

Paul Lane, 6215 Beauclair Avenue, Mount Dora, Florida, stated that he is the attorney representing the property owners of the project known as Southern Pines Apartments, who have owned the property for almost 20 years and has the opportunity to sell the property. He stated he would like to stress the need for equity and fairness be taken into consideration in implementing any impact fee change. Everyone realizes that the infrastructure needs are not any different in Winter Garden than in other cities in Central Florida and a capital budget must be raised to meet those needs. However, the fairness of phasing in those impact fees and allowing for an economic adjustment among all players in the economy to help build this city and make it better is an important factor. He asked that if the amendment is passed tonight, that they do so in a way that will implement the change that takes into consideration a lot of hard effort exerted especially by PAC Land Development during the DCA water review process to meet the special needs of the planned development that will build an above average and quality apartment development.

Syble Wood, 619 Coke Avenue, Winter Garden, Florida, stated that she is planning to build a home at 915 Story Road and has been in the process for a year now and doesn't want to pay the new impact fees if at all possible because she would rather put the money into her new house instead.

City Manager Holden stated that these statements represent just some of the scenarios staff has to consider. Once this Ordinance is passed he will be committed to meeting with those interested. He does not have an answer at this point, but he wants to examine other alternatives.

Commissioner Graham stated that according to the City Attorney, an amendment would have to be readvertised anyway and since staff is going to meet with the builders, he was thinking of tabling it to let staff work out some issues. **Mr. Everett** stated that in either scenario it would have to be readvertised as a new Ordinance. **Commissioner Dixon** asked about phasing in the fees. **Finance Director Bollhoefer** stated there are many options. **City Manager Holden** stated that school impact fees are going from \$2,800 to over \$8,000, which the City has no control over and he has heard they have a July 1 effective date.

Tom Settle, PAC Development, 730 Bonnie Brae Street, Winter Park, Florida, stated that if this Ordinance is passed tonight as it is and someone comes in for a permit tomorrow, they would have to pay the new fees and that would affect those in the interim between now and any future amendment. City Manager Holden stated that if the effective date were changed in a future amendment, there would be refunds to those interim permits issued. Commissioner Graham stated that the refund would have to be in the new Ordinance. He would prefer to have the Ordinance in its final version after staff has compiled their information.

Hearing no other comments, Mayor Quesinberry closed the public hearing. **Motion by Commissioner Graham to table Ordinance 04-17. Motion was seconded by Commissioner Dixon and carried unanimously 4-0.**

5. **REGULAR BUSINESS (continued):**

B. **Request for donation by the Dolphin Team Olympic Project from Lakeview Middle School**

Mr. Vince Rains, a 6th grade math teacher with Lakeview Middle School, shared that the Dolphin Team comprised of 100 students created 1,000 good luck packages for the U.S. Olympians and Paralympians for the 2004 Olympics in Athens, Greece. They are the only students in America working with the U.S. Olympic Committee to make these packages to show the athletes we support and care about them. Athletes appreciate and are excited about receiving these packages. He would like the students to see the rewards of their efforts and that they are making a difference and therefore, he would like to send one teacher to Athens to capture the event on video and in pictures, but without financial assistance this will not be possible and that is why he is requesting assistance from the City. **Motion by Commissioner Graham to donate \$750 to Lakeview Middle School from the designated donation account. Seconded by Commissioner Dixon and carried unanimously 4-0.**

C. **Recommendation to approve Division Street Subdivision Preliminary Plat** (Earley)

City Planner Cechman stated that staff recommends approval with the conditions stated in the agenda package and the Planning and Zoning Board also recommends approval. **Motion by Commissioner Dixon to approve the Preliminary Plat for Division Street Subdivision. Seconded by Commissioner Graham and carried unanimously 4-0.**

- D. **Recommendation to approve Bronson Landing Preliminary Plat** (Keating)
City Planner Cechman stated that this preliminary plat was previously approved in 2000, however the applicant has since requested that the community be gated and that change was significant enough to warrant being resubmitted through the preliminary plat approval process. The Planning and Zoning Board has made their review and recommends approval. Staff has also made a review and recommends approval with conditions as submitted in the agenda package. **Motion by Commissioner Dixon to approve Bronson Landing Preliminary Plat with staff recommendations (see attached) with a correction to the school population formula. Seconded by Commissioner Thompson.** Commissioner Graham stated that the formula for projecting the school population is incorrect because it shows a population of 133 for 126 lots. John Keating stated that it may be a typographical error, which will be corrected before the final plat is submitted. **Motion carried unanimously 4-0.**
- E. **Resolution 04-10** ACCEPTING FROM THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA A NON-EXCLUSIVE EASEMENT UNDER, OVER, AND UPON A PORTION OF THE WEST ORANGE TRAIL FOR THE PURPOSES OF ACCESS, DRAINAGE, UTILITIES, ROADWAY, AND OTHER PUBLIC USES; PROVIDING FOR AN EFFECTIVE DATE (Oakglen Subdivision)
City Attorney Everett read Resolution 04-10 by title only. **Motion by Commissioner Graham to approved Resolution 04-10. Seconded by Commissioner Thompson and carried unanimously 4-0.**
- F. **Recommendation to approve Oakglen Final Plat**
City Planner Cechman stated that most of infrastructure is installed and staff recommends approval with the conditions stated in the agenda package. The Planning and Zoning Board has also made their review and recommends approval. **Motion by Commissioner Dixon to approve the Final Plat for Oakglen with staff recommendations (see attached). Seconded by Commissioner Graham and carried unanimously 4-0.**
- G. **Recommendation to approve Trails of Winter Garden Final Plat**
City Planner Cechman stated that the Final Plat is for a 62 unit single-family subdivision that has been reviewed by staff, who recommend approval as stated in the agenda package. The Planning and Zoning Board made their review and also recommend approval. **Motion by Commissioner Thompson to approve the Final Plat for Trails of Winter Garden with staff recommendations (see attached). Seconded by Commissioner Graham and carried unanimously 4-0.**
- H. **Resolution 04-09** AUTHORIZING THE ESTABLISHMENT OF A LINE-OF-CREDIT FOR THE PURPOSE OF RENOVATING THE GARDEN THEATER; PROVIDING FOR THE TERMS THEREOF; PROVIDING FOR AN EFFECTIVE DATE
City Attorney Everett read Resolution 04-09 by title only. **Motion by Commissioner Dixon to approved Resolution 04-09. Seconded by Commissioner Thompson.** Commissioner Graham asked for an update regarding the Dr. Phillips Foundation. Jerry

Chicone, Winter Garden Heritage Foundation, stated they are still working with them and approval of this item will help them get started with the renovations. **Motion carried unanimously 4-0.**

I. **Report and recommendations of staff regarding Trailer City Mobile Home Park Study**

This item was postponed at the beginning of the meeting until June 10, 2004.

6. **MATTERS OF CONCERN FROM CITIZENS**

Bob Cole, 24 Temple Drive, Winter Garden, Florida, thanked the Commission for postponing the Trailer City presentation. This delay will allow the Commission more time to peruse the data they have submitted and allow the residents to investigate the surrounding trailer parks. Mr. Cole summarized what has transpired to date regarding Trailer City Mobile Home Park and quoted news articles. He asked that the Commission not accept the plan to close the park based upon the incomplete data in the staff study and to consider the residents' study. Mr. Cole questioned the building and fire code violations according to the City and whether or not they are the City's responsibility as the park owner, or the residents' responsibility. To date, he is not aware of any resident receiving a notice of code violation nor is he aware of the City being formally cited for any code violations. Much money has been spent in lot rents to the City and he asked the City Commission to vote to return some of the resident investments since the early 1980's by restoring Trailer City, not closing it. They are willing to work with the City to save Trailer City. The residents believe that the staff's study was done too quickly as they did not take into account the grandfathering of trailers that were there before the current laws were enacted. If the park were to be closed, there are only 9 parks in Orange county for residents over 55 years of age and in Winter Garden there are only 9 open mobile home spaces and most of the Trailer City homes do not meet the guidelines for relocating to those parks. They cannot afford the move and pay the increase in rent of 200 to 300 percent. Some residents have invested thousands of dollars into buying or upgrading their homes. Fire trucks travel through their streets regularly and they have more hydrants than elsewhere in the city. Insurers are willing to write policies for Trailer City residents more favorably than other parks nearby. Winter Garden has a shortage of affordable housing for seniors and there is no guarantee the residents will get assistance from the State or County. Mr. Cole quoted F.S. 723.083 and said that by putting the residents out in the street and devaluing their homes exposes the Commissioners and City to a number of costly legal battles. It is in the best interest of all to restore and maintain Trailer City for over 200 senior residents.

Annabelle Closson, Federation of Manufactured Home Owners of Florida, State Board of Directors Section III Director, 749 E. Palm Valley Drive, Oviedo, Florida, referred to the package personally delivered by Mr. Bruns to the Mayor and Commissioners regarding the insurance eligibility requirements for the trailers. She also referred to Exhibit A, which is a survey of Orange County mobile home parks because a comparable location must be found for the mobiles. The park summary list, which has not yet been done by the City, is not

comparable. The residents have not yet been heard and they are asking to be heard at a future meeting.

Andrew Bruns, 6 Laurel Drive, Winter Garden, Florida, stated that he is concerned about communications with the City. He has asked to be placed on the agenda and he has been refused. He does not know of any court of law that anyone can speak after the verdict. He wants some type of communication between himself and the City as to what his rights are. He wants to know what it takes to be placed on the agenda the next time the Trailer City issue is addressed. They don't want to keep hammering at it during concerns from citizens. The residents contribute a significant amount monetarily to the community. Let's make it a better senior citizen park and not uproot them. Keep it historical and do the right thing.

Doug Guetzloe, 3101 Maguire Blvd., Suite 161, Orlando, Florida, stated that he is concerned about the public process, which is very important. He hopes that the residents will be allowed to speak before a full vote of the Commission regarding Trailer City. It appears to the citizens that government is detached. He urged the Commission to see if the citizenship has the same vision as the City Manager and the City Commission. The reason he is present is because the Trailer City residents have requested his assistance. The taxpayers own the City and someone should check with them and if the Commission is still concerned, it can put to a referendum vote by the citizens.

Sally Baptiste, 7027 Euker Drive, Orlando, Florida, stated that she sees this happening throughout Florida and throughout the country with regard to people who are elected to serve the people seem to forget what public service is about. She has no problem with asking the question of whether or not to keep Trailer City open, but it is how they are getting their answers is what troubles her. Why not ask the ones who you are serving? Please start representing the people and take into consideration what they want. Talk to the people and let them make the decision.

Andrew Bruns asked if he will be placed on the agenda. **City Attorney Everett** explained that the current procedure with regard to this item (Trailer City) is under regular business on the agenda. A report by staff has been prepared through the City Manager of staff's findings and investigation, with a recommendation for Commission action to direct staff. It is not a public hearing. The Commission may choose to act, not act, or create an independent action. **Mr. Bruns** asked how the Commission can take an honest vote if both sides haven't presented their facts. Ms. Closson referred to a meeting information sheet. **Mr. Everett** stated that he is trying to explain the procedural posture. The Commission can set aside parliamentary procedure and allow persons to speak. As it is now structured, there is no required place on the agenda for the public to speak to the report. **Mr. Bruns** again asked if they will be on the agenda so they can communicate their concerns. He requested an answer in writing to his request within the next seven workdays.

Commissioner Graham stated that this agenda is different from others and he wanted to point out that the Trailer City residents are the defendants in a case that affects their homes. The order of this agenda would not have allowed them to speak until after the vote was taken.

In a court of law, the prosecution and defense try to persuade the jurors and do not deliberate until they have heard both arguments and the residents should be allowed to speak before the vote tonight. They should be allowed to speak after staff speaks.

Don Miller, 1073 Woodson Hammock Circle, Winter Garden, Florida, and Chairman of the Winter Garden Homeowners' Coalition, stated that he has had only one person say it should be closed. He was present on March 29 and it was his understanding that the vote was to check into the possibility of closing Trailer City. Since then signs have gone up that it is closing. The Commission is the final choice and his group implores the Commission to have empathy and consider doing it through attrition.

7. **MATTERS FROM CITY ATTORNEY** - None

8. **MATTERS FROM CITY MANAGER**

A. **Financial Statement for April 2004**

Have been distributed and if there are any questions, he will be glad to answer them.

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

Mayor Quesinberry:

Stated his Mayoral appointment to the Lake Apopka Natural Gas Board is John Rees, retroactive to the last election for a two-year term. There were no objections made by the Commissioners.

Commissioner Thompson:

Asked about conducting a special separate meeting to discuss Trailer City. Mayor Quesinberry stated that it should be handled at a regular meeting.

Commissioner Graham:

Announced the Eleventh Memorial Day Service on Monday, May 28, 2004, 8:30 a.m. at 420 S. Park Avenue and invited everyone to attend to recognize those who gave their lives in prior wars and those who are currently serving. The guest speaker will be Major General Douglas Metcalf.

Commissioner Dixon:

Stated that for the past 25 years, she has aggressively tried to get affordable housing into the east side of Winter Garden and she has been fortunate enough to be one of the persons to start affordable housing in the State of Florida. She also assisted in writing the City's Comprehensive Plan. The West Orange Task Force has been meeting aggressively and they are going to get some things done through Community Development, HUD, and anywhere else they can. She is sick of the slums on the east side. The Community Action Board is going to have a leadership training session as provided by the County, and everyone is welcome to attend. Trailer City is important to her and it is important that the citizens have affordable housing for seniors other than trailers. She will review the facts and sit and reason it out when the time comes.

The meeting was adjourned at 8:33 p.m.