



CITY OF WINTER GARDEN

CITY COMMISSION BUDGET WORKSHOP AND REGULAR MEETING MINUTES

August 9, 2012

A **BUDGET WORKSHOP** and **REGULAR MEETING** of the Winter Garden City Commission were called to order by Mayor Rees at 6:30 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. The invocation and Pledge of Allegiance were given.

Present: Mayor John Rees, Commissioners Bob Buchanan, Kent Makin, Robert Olszewski and Colin Sharman (*arrived at 6:33 p.m.*)

Also Present: City Manager Mike Bollhoefer, Assistant City Attorney Dan Langley, Assistant to the City Manager - Administrative Services Frank Gilbert, Assistant to the City Manager - Public Services Don Cochran, Community Development Director Ed Williams, Finance Director Michael Givens, Recreation Director Jay Conn, Deputy Police Chief Bill Sullivan and West Orange Times Reporter Michael Laval, Orlando Sentinel Reporter Stephen Hudak and Recording Clerk Corrina Williams

1. **PRESENTATIONS**

A. **Proclamation 12-15** recognizing the accomplishment of the Winter Garden Little League Association as one of the top under 10 baseball teams in the entire State of Florida was presented by Mayor Rees and the City Commission.

B. **St. Johns River Water Management District on dredging of Lake Apopka**

Dave Walker, Basin Program Manager for the Upper Ocklawaha and Lake Apopka basin for the St. Johns Water management district (SJWMD) gave a PowerPoint presentation. Mr. Walker's presentation entitled "2012-13 Legislative Appropriations for Lake Apopka Restoration \$4.8 million," highlighted goals of achieving 10 percent coverage of native aquatic vegetation within 10 years, enhancing the current fishery, test innovative technologies for water quality and habitat improvement. He shared the proposal for dredging Lake Apopka, and requested the City help in the final design. He also requested that the City have a representative attend the task force meeting of August 24, 2012.

Mayor Rees stated that the City Manager would have a representative attend the task force meeting.

2. **WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR 2012/2013**

Mayor Rees called the budget workshop to order for Fiscal Year 2012/2013 at 6:56 p.m.

City Manager Bollhoefer noted that the newly hired Finance Director has resigned and as City Manager he would be presenting a broad overview of the budget. He stated that another workshop is scheduled later in August and welcomed any questions now. Mr. Bollhoefer

gave a PowerPoint presentation on the year of 2013 Budget introduction (*See attached Exhibit A*).

Mr. Bollhoefer highlighted historical information on ad valorem revenues, which he noted have been shrinking over time. There has been a leveling off which he hopes will continue to go up. He stated that shared revenues have gone up and are calculated by the State based on the City's increase in population. The one-half cent sales tax and revenue sharing from the State has helped the City as a source of funding as property taxes have declined.

Mr. Bollhoefer stated that as a general rule the fund balance target is 30 percent. The City's projected fund balance at the end of 2013 is 18 percent, which is below what the City would like to have as a fund balance.

Areas highlighted in the presentation were ad valorem revenues, one-half cent sales tax, revenue sharing, fund balance, FTE's per one thousand residents, capital expenditures, general fund revenues, intergovernmental revenues, operating expenses by function, capital expenses by function, general fund operating expenses, capital items, items removed from the budget, future capital, City-owned properties, ideas going forward, special revenue funds, CRA, local option gas tax, projects, enterprise funds, utility revenues, utility expenses, stormwater expenses, solid waste expenses, and trailer city.

Commissioner Makin expressed his concerns regarding Newton Park, stating that neglect over the years has hampered the ability for activities such as boating because people cannot get on the water; he hopes to concentrate on that area. Mr. Bollhoefer noted that this is one of the goals to have the City Commission's wishes prioritized to concentrate on which projects would be most important to the City.

Mr. Bollhoefer stated that one thing that would not be reflected in this budget is the properties the City owns. At some point in time the properties could be sold and those funds could replenish the fund balance.

Commissioner Makin asked about possibly having a partnership with someone on the Tucker Ranch project as Orange County had planned to be. Mr. Bollhoefer replied that there has been conversation with Orange County but the funding has not been made available.

Commissioner Olszewski expressed his concern about the budget having well over one-half million dollars in surplus revenue. He asked where those funds are to be distributed and why not use them to ease the burdens put on taxpayers. Mr. Bollhoefer responded by explaining the City's fund balance and its current level of 18 percent. He noted that once you go below the 18 percent and the City no longer has any fund balance, the City could end up in jeopardy as many other cities have had to file bankruptcy. He used a comparison example of a typical family's savings account that is in place for emergencies. In answer to Commissioner Olszewski's question about where the funds are located, Mayor Rees clarified that the funds are in the general fund's opening balance for this year.

Mayor Rees asked that the City Commission review the budget, prepare any questions they may have in advance, and give them to the City Manager so that they can be addressed at the next budget meeting.

The budget workshop concluded at 7:32 p.m. and the regular meeting was immediately opened.

3. **APPROVAL OF MINUTE APPROVAL OF MINUTES**

Motion by Commissioner Buchanan to approve regular meeting minutes of July 26, 2012. Seconded by Commissioner Olszewski and carried unanimously 5-0.

4. **FIRST READING OF PROPOSED ORDINANCES**

A. **Ordinance 12-37:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 54, PENSIONS AND RETIREMENT, ARTICLE III, PENSION PLAN FOR FIREFIGHTERS AND POLICE OFFICERS, OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN; AMENDING SECTION 54-186, DEFINITIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 12-37 by title only. City Manager Bollhoefer stated that the State requires the City make these changes to the pension plan. The City is complying with State law. This also redefines the definition of salary for the Firefighters and Police pension plan.

Commissioner Olszewski noted that he was a member of the Firefighter and Police Pension Board prior to his election to the City Commission. He knows these issues came up while he was on the board and wanted to be sure that as a Commissioner he is still required to vote on them. City Attorney Ardaman confirmed that he is required to vote.

Motion by Commissioner Olszewski to approve Ordinance 12-37 with the second reading and public hearing being scheduled for August 23, 2012. Seconded by Commissioner Buchanan and carried unanimously 5-0.

PUBLIC HEARINGS

B. **Ordinance 12-34:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.897 ± ACRES LOCATED AT 399 RAILROAD AVENUE AND AT 404 N. WEST CROWN POINT ROAD; AT THE SOUTHEAST CORNER OF RAILROAD AVENUE AND RAILROAD AVENUE AND AT THE SOUTHWEST CORNER OF RAILROAD AVENUE AND N. WEST CROWN POINT ROAD 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

- C. **Ordinance 12-35:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.897 ± ACRES OF LAND LOCATED AT 399 RAILROAD AVENUE AND AT 404 N. WEST CROWN POINT ROAD; AT THE SOUTHEAST CORNER OF RAILROAD AVENUE AND RAILROAD AVENUE AND AT THE SOUTHWEST CORNER OF RAILROAD AVENUE AND N. WEST CROWN POINT ROAD FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- D. **Ordinance 12-36:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.897 ± ACRES OF REAL PROPERTY GENERALLY LOCATED AT 399 RAILROAD AVENUE AND AT 404 N. WEST CROWN POINT ROAD; AT THE SOUTHEAST CORNER OF RAILROAD AVENUE AND RAILROAD AVENUE AND AT THE SOUTHWEST CORNER OF RAILROAD AVENUE AND N. WEST CROWN POINT ROAD FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-1B SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 12-34, 12-35, and 12-36 by title only. Community Development Director Williams stated that the property owner has requested annexation of this 0.897 acre parcel which is technically divided by the railroad. They are two parcels under one owner. Staff recommends approval of the annexation, low density future land use designation, and R-1B zoning. This has been reviewed by the Planning and Zoning Board and they also recommend approval with the second reading on August 23rd.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Makin to approve Ordinances 12-34, 12-35, and 12-36 with the second reading and public hearing being scheduled for August 23, 2012. Seconded by Commissioner Sharman and carried unanimously 5-0.

- E. **Ordinance 12-40:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.405 ± ACRES LOCATED AT 12750 WEST COLONIAL DRIVE; ON THE SOUTH SIDE OF WEST COLONIAL DRIVE EAST OF GILLARD AVENUE AND WEST OF PARTLOW DRIVE 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

- F. **Ordinance 12-41:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.405 ± ACRES OF LAND LOCATED AT 12750 WEST COLONIAL DRIVE; ON THE SOUTH SIDE OF WEST COLONIAL DRIVE EAST OF GILLARD AVENUE AND WEST OF PARTLOW DRIVE FROM ORANGE COUNTY COMMERCIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- G. **Ordinance 12-42:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.405 ± ACRES OF REAL PROPERTY GENERALLY LOCATED AT 12750 WEST COLONIAL DRIVE; ON THE SOUTH SIDE OF WEST COLONIAL DRIVE EAST OF GILLARD AVENUE AND WEST OF PARTLOW DRIVE FROM ORANGE COUNTY C-3 COMMERCIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 12-40, 12-41, and 12-42 by title only. Community Development Director Williams stated that this is a 0.4 acre property for which the property owner is requesting annexation. There is a house used for business located on the property next to the carwash on the south side of State Road 50. The property owner is requesting annexation so that they can obtain City services. Staff supports the annexation, recommends a commercial land use designation, and noted that it is in the State Road 50 overlay zone, and recommends C-2 zoning. The planning and Zoning Board also reviewed and recommended approval with the second reading on August 23rd.

Commissioner Olszewski noted that the carwash had some concerns with the signage. He asked if this helps them now that the property adjacent would now be in the City. Mr. Williams replied that he does not think this would affect any of the signage.

Mr. Williams noted that the City has worked with the carwash property owner to get an extra entrance sign so that people can see the entrance before they pass it.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Sharman to approve Ordinances 12-40, 12-41, and 12-42 with the second reading and public hearing being scheduled for August 23, 2012. Seconded by Commissioner Makin and carried unanimously 5-0 the Second reading and public hearing being scheduled for August 23, 2012.

Mr. Williams noted that today the City received notification from the State that the City's population is now just over 36,000. He expressed that the City should be prepared for this amount to very rapidly increase with the housing building permits that have been approved.

There was discussion on the City of Winter Garden's total population versus that of the City of Ocoee and the chance of possibly being the third largest city in Orange County.

5. **REGULAR BUSINESS**

A. **Appointment of between five and seven members to the Citizen Advisory Task Force to support the City's Community Development Block Grant Program**

City Manager Bollhoefer stated that Economic Development Director Gerhartz has been working on putting this board together. They will work on the Community Development Block Grant (CDBG). She found five City residents willing to serve on the board. Mr. Bollhoefer listed the volunteers as: Pat Primrose, Xeres Snell, Charlie Mae Wilder, John Kirby, and Mike Kelley.

Motion by Commissioner Makin to appoint Pat Primrose, Xeres Snell, Charlie Mae Wilder, John Kirby, and Mike Kelley to the CDBG Citizen Advisory Task Force. Seconded by Commissioner Sharman and carried unanimously 5-0.

6. **MATTERS FROM CITIZENS** – There were no items.

7. **MATTERS FROM CITY ATTORNEY** – There were no items.

8. **MATTERS FROM CITY MANAGER** – There were no items.

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Makin stated that he participated in a back-pack drive in Tildenville last Saturday in conjunction with the Tildenville Missionary Baptist Church along with Orange County Commissioner Scott Boyd and City of Winter Garden Commissioner Olszewski. He noted that it was great to see the community come together and give out the back-packs, school supplies, and great food.

Commissioner Olszewski announced that this weekend in East Winter Garden the Unity in the Community event will be held from 1:00 p.m. to 8:00 p.m. and encouraged attendance. He also noted that at 5:00 p.m. on Saturday at 4 E. Plant Street the local churches will get together to pray for the City, and he encouraged attendance.

Commissioner Sharman shared that there was a balloon test that he attended and he noted that it was centrally located on the property. He expressed that he can't wait to get feedback from the residents. **Commissioner Olszewski** reiterated that the balloon was centrally

located on the property and not near the [hospital] towers, which is something to think about when moving forward with community meetings.

Mayor Rees apologized to Commissioner Makin for not attending the Saturday event.

The meeting adjourned at 7:49 p.m.

APPROVED:

_____/S/_____
Mayor John Rees

ATTEST:

_____/S/_____
Assistant City Clerk Angela Grimmage, CMC