



CITY OF WINTER GARDEN

CITY COMMISSION REGULAR MEETING MINUTES

August 22, 2013

A **BUDGET WORKSHOP** and **REGULAR MEETING** of the Winter Garden City Commission was 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

Also Present: City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, City Clerk Kathy Golden, Assistant to City Manager - Public Services Don Cochran, Assistant to City Manager – Administrative Services Frank Gilbert, Community Development Director Ed Williams, Finance Director Laura Zielonka, Fire Chief John Williamson, Police Chief George Brennan, Economic Development Director Tanja Gerhartz, Parks and Recreation Director Jay Conn, Building Official Skip Lukert, and West Orange Times Reporter Kelsey Tressler

1. **WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR 2013/2014**

City Manager Bollhoefer gave a PowerPoint presentation titled “2014 Budget Introduction” (see attached Exhibit A).

Mr. Bollhoefer highlighted information on ad valorem revenues and stated that this year the revenues increased. In relationship to the other cities, the City of Winter Garden’s property values went up more last year than that of other cities and Orange County. He noted increases to State tax revenue and revenue sharing. The main revenue sources went up a little over \$800,000 in total for this year.

Mr. Bollhoefer noted that the City’s fund balance is at 19.6 percent with the ideal target being 30 percent, but at 20 percent the City is still in a safe position.

Areas highlighted in the presentation were ad valorem revenues, one-half cent sales tax revenue sharing, fund balance, FTE’s per one thousand residents, general fund tax revenues, intergovernmental revenues, operating expenses by function, capital expenses by function, general fund operating expenses, general fund capital items, future capital, funds to organizations, East Winter Garden, insurance, medians, events, challenges, ideas going forward, volunteers, special revenue funds, Community Redevelopment Agency, local option gas tax, general impact fees, enterprise funds, utility revenues and expenses, stormwater expenses, solid waste expenses, and Trailer City expenses. Mr. Bollhoefer highlighted his fund balance projections for fiscal year 2014 and spoke of selling City owned property that could go back into fund balance to get it closer to the 30 percent.

Mr. Bollhoefer shared that the City has qualified for a \$750,000 Community Development Block Grant for housing rehabilitation that can be used city-wide, but the primary focus will be to dedicate the majority of the funds to the East Winter Garden area. The current budget has \$125,000 in the CRA, which the City is required to match in order to receive the grant. This amount will be rolled over to the 2014 budget. He has also included \$20,000 in Code Enforcement for condemning and demolishing houses that are abandoned and dilapidated. A lien will be put on these properties so whenever they are sold, we will recoup our cost. He would like to look into a plan whereby the City purchases homes that need work, remodel those homes, then resell them to at least to break even. If money is made on the sale, we would take the money and invest in another home, which he would like to include as part of an initiative that he will bring back to the City Commission.

Just yesterday Public Risk Management (PRM) announced that our insurance is increasing \$95,000 that is not included in the budget. He is not happy and he would like to go out to bid to see if we can get a lower price. Also, he may suggest hiring an outside consultant to analyze our insurance policies to find out if maybe we are over insured. If so, we could save money long-term by reducing our coverage. There will be no increase this year in health insurance but last year's increase that the City absorbed, will be felt by employees this October.

Mr. Bollhoefer shared some of his ideas going forward that include:

- Preparing designs and estimates for projects
- Looking at alternate funding: go to voters and ask if they are willing to pay a certain millage for a specific project; look for grants; study impact fees for fire and recreation to make sure they are sufficient
- Push projects further out
- He noted that he would like to bring back for discussion a stormwater fee increase of 50 cents per month and dedicate these funds to fixing stormwater issues in subdivisions.
- Shift costs from government to private

Mayor Rees indicated that he plans to print out his budget questions and give them to the City Manager to answer. He will be glad to have the answers distributed to the City Commissioners.

Additionally, Mr. Bollhoefer added that we have received the \$800,000 funding for Tucker Ranch. There is a 2 percent raise for employees that are doing a great job. Currently, he is looking at alternatives for reducing our health insurance costs that will be brought back to the City Commission.

Commissioner Olszewski wanted the public to know that the Commissioners have had the proposed budget for over a week and have definitely gone through it. He thanked the City Manager for helping him with his notes and for the improvements made in East Winter Garden. There was talk of increasing the millage for special projects or increasing fees, he is

always willing to listen to what benefits the City but in his heart, raising taxes or fees is not something he could do very easily.

The budget workshop concluded at 7:15 p.m. and the regular meeting was immediately opened.

2. **APPROVAL OF MINUTES**

Motion by Commissioner Sharman to approve regular meeting minutes of August 8, 2013 as submitted. Seconded by Commissioner Buchanan and carried unanimously 5-0.

3. **PRESENTATION**

St. Johns River Water Management District on Central Florida Water Initiative

Nancy Christman gave a briefing of the Central Florida Water Initiative. She explained that the Central Florida Water Initiative is a water supply planning process. She noted that it has been said for several years that ground water availability is limited and we have to make sure that we have a sustainable amount of ground water and find other alternative sources. The process they are currently conducting is in conjunction with three of the largest water management districts; St. Johns River Water Management District, South Florida Water Management District, Southwest Florida Management District. Included in the team are the Florida Department of Environmental Protection, Florida Department of Agriculture, Consumer Affairs, and water utilities.

This region covers five counties: Orange, Seminole, Southern Lake, Osceola, and Polk. The area is approximately 5,000 square miles and 2.7 million people. She noted that the planning horizon for this plan is 2035.

Ms. Christman went on to explain the benefits of the collaborative efforts in creating a usable plan and shared how the City can get involved. She noted the website www.cfwiwater.com for the details.

4. **FIRST READING OF PROPOSED ORDINANCE**

A. **Ordinance 13-59**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, PROVIDING FOR THE DISSOLUTION OF THE HICKORY HAMMOCK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046(9), FLORIDA STATUTES; PROVIDING FOR THE DISSOLUTION OF ALL THE COMMUNITY DEVELOPMENT SERVICES OF THE HICKORY HAMMOCK COMMUNITY DEVELOPMENT DISTRICT IN ACCORD WITH A PLAN OF DISSOLUTION; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-59 by title only. Community Development Director Williams stated that the new developers of Hickory Hammock are abolishing

this Community Development District (CDD). He noted that Community Development Districts are financing mechanisms that have been abused in the past that allows developers to pass all costs of the infrastructure onto the future residents. The new developers wish to abolish it and staff recommends approval.

City Attorney Ardaman shared that as a CDD they have certain powers to tax, which with this vote will be eliminated.

Motion by Commissioner Sharman to approve Ordinance 13-59 with the second reading and public hearing being scheduled for September 12, 2013. Seconded by Commissioner Olszewski and carried unanimously 5-0.

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

- A. **Ordinance 13-06:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY SUBURBAN RESIDENTIAL FOR PROPERTY GENERALLY DESCRIBED AS 35.176 ± ACRES LOCATED AT 14288, 14350, AND 14362 SIPLIN ROAD AT THE SOUTHWEST CORNER OF SUNRIDGE BOULEVARD AND SIPLIN ROAD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-06 by title only. Community Development Director Williams stated that this property is adjacent and south of the two new schools that have been built. It has been annexed into the City and required a comprehensive plan amendment through the State because of its size. The Department of Economic Opportunity had no objection. It has been reviewed by staff and the Planning and Zoning Board and approval is recommended.

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

Motion by Commissioner Sharman to adopt Ordinance 13-06. Seconded by Commissioner Buchanan and carried unanimously 5-0.

- B. **Ordinance 13-14:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING POLICY 1-1.2.13 OF THE FUTURE LAND USE ELEMENT OF THE WINTER GARDEN COMPREHENSIVE PLAN TO INCLUDE PUD AND PCD AS ZONING CLASSIFICATIONS THAT ARE CONSISTENT WITH THE TRADITIONAL DOWNTOWN LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-14 by title only. Community Development Director Williams stated that during the last update of the comprehensive plan, planned

developments for the downtown area were erroneously excluded. Staff would like to have the flexibility of having planned developments in the downtown area and recommend approval.

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

Motion by Commissioner Buchanan to adopt Ordinance 13-14. Seconded by Commissioner Makin and carried unanimously 5-0.

- C. **Ordinance 13-15:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY SUBURBAN RESIDENTIAL FOR PROPERTY GENERALLY DESCRIBED AS 10.475 ± ACRES GENERALLY LOCATED SOUTH OF SUNRIDGE BOULEVARD, NORTH OF BLACK LAKE, EAST OF AVALON ROAD, AND WEST OF SIPLIN ROAD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-15 by title only. Community Development Director Williams stated that this property is just south of Ordinance 13-06 previously mentioned. It is a small enclave piece that has been annexed and because of its size it had to be reviewed by the Department of Economic Opportunity, who had no objection. The Planning and Zoning Board and staff have reviewed this ordinance and recommend approval.

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

Motion by Commissioner Sharman to adopt Ordinance 13-15. Seconded by Commissioner Olszewski and carried unanimously 5-0.

- D. **Ordinance 13-17:** 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 127.42 ± ACRES LOCATED AT 16846, 17000, AND 17166 MARSH ROAD ON THE SOUTH SIDE OF MARSH ROAD, EAST OF WILLIAMS ROAD AND WEST OF AVALON ROAD FROM ORANGE COUNTY VILLAGE TO CITY URBAN VILLAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-17 by title only. Community Development Director Williams stated that this is a large piece of property that has been annexed into the City and is located on the south side of Marsh Road. The size of the property required

it to be reviewed by the Department of Economic Opportunity, who had no objection. The Planning and Zoning Board and staff have reviewed this item and recommend approval.

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

Motion by Commissioner Buchanan to adopt Ordinance 13-17. Seconded by Commissioner Sharman and carried unanimously 5-0.

- E. **Ordinance 13-42:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 44.14 ACRES OF LAND LOCATED GENERALLY SOUTH OF GARDEN COMMERCE PARKWAY AND EAST OF 9TH STREET AND WEST OF CARTER ROAD GENERALLY KNOWN AS THE WINTER GARDEN COMMERCE CENTER, FROM I-1 (LIGHT INDUSTRIAL AND WAREHOUSING DISTRICT) TO PID (PLANNED INDUSTRIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-42 by title only. Community Development Director Williams stated that this is the project that is coming in for outdoor storage in the industrial park. It is required to have strong wall and landscaping requirements so that it will not be visible. He noted that he had previously represented to the City Commission that based on conversations with the developers, that the three out lots had been contacted and were fine with this request. This was not the case but staff has been working with those other property owners to get them comfortable with the project. They are both comfortable with going ahead with the approval and are meeting with staff again to review the details to be sure they are comfortable with everything. Staff recommends approval, but if there is a problem they will come back to the City Commission at a future date.

Mayor Rees opened the public hearing.

Larry Cappleman, 115 W. Plant Street, Winter Garden, Florida, stated that he is one of the owners of the referenced three outlying parcels that are not included in this rezoning effort. He noted that he was first made of aware of this rezoning application following the last City Commission meeting. He commented that the process that the City staff uses to inform those affected by these actions does need some review in his opinion. He has no objections to the action being recommended, from what he sees at the present time. It seems to be a good rezoning effort but he wanted to comment only on the notification process.

David Kassander, 1551 Ovation Drive, Winter Garden, Florida, questioned the process and asked about the State requirements for informing the outlying property owners.

City Manager Bollhoefer expressed that all the State laws were met and the City exceeds the State's requirements for notification. This is very rare that this happens. The City staff did not meet our normal standards for notification, which usually far exceed State law.

Community Development Director Williams explained that the requirement of State law is to publish an ad of the rezoning in a newspaper of local distribution. The City's policy has always been to notify the adjoining property owners and HOA's. Some jurisdictions go 300 feet but our City goes way beyond those distances for notification. He noted that in this case because it is an industrial area, we did not have any homeowner association to deal with and asked the developer to contact the three lot owners to see if they would like to join in being part of the zoning. The developer indicated they had contact with the owners and they were not interested.

Mayor Rees closed the public hearing.

Commissioner Olszewski voiced his concern with Mr. Cappleman's comments and sought clarification that this was an isolated issue that has been addressed.

City Manager Bollhoefer expressed that this issue is isolated that has been addressed and will not happen again.

Motion by Commissioner Olszewski to adopt Ordinance 13-42. Seconded by Commissioner Sharman and carried unanimously 5-0.

- F. **Ordinance 13-45**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.24 ± ACRES LOCATED AT 750 SOUTH PARK AVENUE ON THE WEST SIDE OF SOUTH PARK AVENUE, NORTH OF JACKSON STREET AND SOUTH OF WEST STORY 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
- G. **Ordinance 13-46**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.24 ± ACRES OF LAND LOCATED AT 750 SOUTH PARK AVENUE ON THE WEST SIDE OF SOUTH PARK AVENUE, NORTH OF JACKSON STREET AND SOUTH OF WEST STORY ROAD FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- H. **Ordinance 13-47:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.24 ± ACRES OF REAL PROPERTY GENERALLY LOCATED AT 750 SOUTH PARK AVENUE ON THE WEST SIDE OF SOUTH PARK AVENUE, NORTH OF JACKSON STREET AND SOUTH OF WEST STORY ROAD FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 13-45, 13-46 and 13-47 by title only. Community Development Director Williams stated that this is a voluntary annexation and request for comprehensive plan designation and zoning. It has been reviewed by Planning and Zoning Board and staff with approval being recommended.

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

Motion by Commissioner Buchanan to adopt Ordinances 13-45, 13-46 and 13-47. Seconded by Commissioner Makin and carried unanimously 5-0.

- I. **Ordinance 13-51:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.24 ± ACRES LOCATED AT 950 VINELAND ROAD ON THE WEST SIDE OF VINELAND ROAD NORTH OF WEST MORGAN STREET AND SOUTH OF BROAD STREET 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
- J. **Ordinance 13-52:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.24 ± ACRES LOCATED AT 950 VINELAND ROAD ON THE WEST SIDE OF VINELAND ROAD NORTH OF WEST MORGAN STREET AND SOUTH OF BROAD STREET FROM ORANGE COUNTY LOW MEDIUM DENSITY TO CITY RESIDENTIAL NEIGHBORHOOD COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- K. **Ordinance 13-53:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.24 ± ACRES LOCATED AT 950 VINELAND ROAD ON THE WEST SIDE OF VINELAND ROAD NORTH OF WEST MORGAN STREET AND SOUTH OF BROAD STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-NC RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 13-51, 13-52 and 13-53 by title only. Community Development Director Williams stated that this is a voluntary annexation and request for future land use designation and initial zoning. The R-NC will allow for either residential or professional office type uses. This has been reviewed by the Planning and Zoning Board and staff with both recommending approval.

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

Motion by Commissioner Olszewski to adopt Ordinances 13-51, 13-52 and 13-53. Seconded by Commissioner Sharman and carried unanimously 5-0.

- L. **Ordinance 13-54:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.55 ± ACRES LOCATED AT 948 VINELAND ROAD ON THE WEST SIDE OF VINELAND ROAD NORTH OF WEST MORGAN STREET AND SOUTH OF BROAD STREET FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY R-NC RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-54 by title only. Community Development Director Williams stated this property is adjacent to and north of the previous request. They are also requesting R-NC which will allow for residential or professional office use. It has been reviewed by the Planning and Zoning Board and staff with approval being recommended.

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

Motion by Commissioner Olszewski to adopt Ordinance 13-54. Seconded by Commissioner Buchanan and carried unanimously 5-0.

- M. **Ordinance 13-55:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING POLICY 1-1.2.12 OF THE FUTURE LAND USE ELEMENT OF THE WINTER GARDEN COMPREHENSIVE PLAN TO INCREASE THE NUMBER OF ACRES OF LAND WITHIN THE URBAN VILLAGE LAND USE CATEGORY AND REDEFINE THE NUMBER OF ACRES FOR RESIDENTIAL USE AND NATURAL USE WITHIN THE URBAN VILLAGE LAND USE CATEGORY AND MAKING OTHER AMENDMENTS TO ADDRESS ANNEXATIONS, CLARIFY THE INTENT OF POLICY 1-1.2.12 CONCERNING PROJECT SPECIFIC REZONINGS TO URBAN VILLAGE PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-55. Community Development Director Williams stated that the first major change is to add acreage to the urban village. He noted that there have been many development proposals and annexation requests along this area and we need to up the amount of acreage within the urban village. The second is to clarify the City's policy on accessory dwelling units that they not count towards the density of the overall project, which is how it is handled by most jurisdictions. Staff and the Planning and Zoning Board recommend approval.

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

Motion by Commissioner Buchanan to adopt Ordinance 13-55. Seconded by Commissioner Olszewski and carried unanimously 5-0.

6. REGULAR BUSINESS

A. Recommendation to authorize the City Manager to sign a sales contract agreement for 100 5th Street

Community Development Director Williams stated that he has changed his mind on this item. A property investor approached staff regarding the purchase of this remnant piece of City-owned property. This property has a railroad line running through it and to the north of it, and has poor access. It is in an industrial area and designated for industrial use. City staff was proceeding with the contract to the City Commission to request authorization to sell this remnant parcel. However, others have indicated a potential interest on bidding on the property that will require the City to go out to public bid if the City Commission desires to move forward with selling the property. Staff is recommending changing this authorization from selling the property to authorizing the City Manager to advertise this remnant piece of property for sale through the bid procedure.

City Manager Bollhoefer noted that staff wants to first do some research to be sure there are no other issues.

City Attorney Ardaman clarified that there is no action on this item tonight.

B. Recommendation to approve entering into a Right-of-Way Maintenance Agreement for the Highland Groves Subdivision

This matter was not addressed because at this time there is no agreement for this subdivision.

7. MATTERS FROM CITIZENS - There were no items.

8. MATTERS FROM CITY ATTORNEY – There were no items.

9. **MATTERS FROM CITY MANAGER**

A. **Request authority to expend funds to make improvements to the City owned building (old fire station) at 127 S. Boyd Street and execute a three-year lease agreement with the Winter Garden Arts Association**

City Manager Bollhoefer shared that Frank Gilbert had the original idea about an arts community and noted that recently, our Economic Development Director has been working with a group of artists and art lovers that have formed a local Winter Garden art group. Staff is proposing that this group be allowed to lease the old fire station for three years at a nominal fee from the City to provide a place for artists to work and have a gallery up front and a place outside for more types of artwork. The goal would be to encourage the art community within Winter Garden. He gave his vision of how the art community could grow here. He noted that while one is not significant, once you have 10 to 15 artists, then you have an art community.

Mr. Bollhoefer shared that this is an effort to increase the retail in the downtown area, increase the quality of life, encourage artists, and bring the art community to where he thinks this will benefit the City in the long term for viability of our downtown. It would give the City another setting that makes us unique, such as the theatre and the museums.

Mr. Bollhoefer noted that the City could put approximately \$17,000 into this restoration project with volunteer groups contributing with sweat equity. He noted that other charitable groups have also shown an interest in putting some funds into this building.

Mayor Rees expressed that he thought it would be great to show our local art as the City does have a lot of local talent.

Motion by Commissioner Buchanan to approve authorizing the City Manager to expend funds to make improvements to the City-owned building at 127 S. Boyd Street (old fire station) and execute a three-year lease agreement with the Winter Garden Arts Association. Seconded by Commissioner Makin and carried unanimously 5-0.

• **Request to approve entering into a Right-of-Way Maintenance Agreement for the Alexander Ridge Subdivision**

City Manager Bollhoefer stated that Item B on the original agenda indicated it was for the Highland Groves Subdivision but is actually for the Alexander Ridge PUD. He noted that this item is the standard right-of-way maintenance agreement.

Motion by Commissioner Olszewski to approve entering into a right-of-way maintenance agreement for the Alexander Ridge Subdivision. Seconded by Commissioner Makin and carried unanimously 5-0.

10. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Olszewski thanked Chief Brennan and the Police Department for their professionalism stating they had an interesting couple of weeks.

Commissioner Sharman expressed that since it is water conservation week everyone should be sure to drink plenty of water before doing any yard work.

The meeting adjourned at 8:01 p.m.

APPROVED:

____/S/_____
Mayor John Rees

ATTEST:

____/S/_____
City Clerk Kathy Golden, CMC