



CITY OF WINTER GARDEN

CITY COMMISSION BUDGET WORKSHOP AND REGULAR MEETING MINUTES

August 27, 2015

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. An Invocation and Pledge of Allegiance were given.

Present: Mayor John Rees, Commissioners Bob Buchanan, Kent Makin, Robert Olszewski and Colin Sharman (arrived at 6:31 p.m.)

Also Present: City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, City Clerk Kathy Golden, Assistant City Manager - Administrative Services Frank Gilbert, Community Development Director Ed Williams, Finance Director Laura Zielonka, Fire Chief Matt McGrew, Police Chief George Brennan, Assistant City Manager - Public Services Don Cochran and Community Development Manager Steve Pash

1. **WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR 2015/2016**

Finance Director Zielonka gave a PowerPoint presentation (see attached Exhibit A) on the highlights of the upcoming proposed budget.

City Manager Bollhoefer gave a rough idea of what the schedule will be for the Dillard Street Improvements. The conceptual phase should be done by the end of December, then a six month design phase, with construction probably starting in early fall of next year. He confirmed it would take approximately two years.

Mr. Bollhoefer addressed the item for Streets – Trail Enhancement (Oval) for \$400,000. Staff has submitted a grant request to improve the west end of Plant Street area for approximately \$200,000. This budget item is to set aside the funds should the City Commission ultimately decide to do the project. If not, we would recommend that the funds be allocated to the future costs on improving Dillard Street that could bet from \$1.5 to \$2 million.

Mr. Bollhoefer interjected that Stoneybrook has some street issues that need extensive work, which is why the amount is as much as it is.

Commissioner Sharman asked the City Manager to elaborate on the Stoneybook asphalt issue. Mr. Bollhoefer stated that he thinks that certain parts of Stoneybrook probably did not initially have a very good job done on the base. The base needs to be repaired to properly handle the water, which is critical to make it last a long time and increases the cost. There was discussion on the area included in the project. Assistant City Manager for Public

Services Don Cochran shared that the only section not needing any work done is the portion put in when the expressway went in.

Mayor Rees asked the Commissioners to prepare a list of their questions and the answers can be shared with all the Commissioners.

2. **APPROVAL OF MINUTES**

Motion by Commissioner Makin to approve the regular meeting minutes of August 27, 2015 as submitted. Seconded by Commissioner Buchanan and carried unanimously 5-0.

3. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

A. **Ordinance 15-55:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 7.15 +/- ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ROPER ROAD, EAST OF WINTER GARDEN VINELAND ROAD AND WEST OF DANIELS ROAD, FROM CITY R-1 TO CITY PUD; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (*Sonata West Orange Campus PUD*)

City Attorney Ardaman read Ordinance 15-55 by title only. Community Development Manager Pash shared the location of the development, multi-level assisted living facility consisting of 115 units. He described the buffering for the adjacent residents. Exhibit B was missing but will be included in the next agenda. He explained the plans for the property. A community meeting was held in June with one resident attending. Planning and Zoning Board and staff have reviewed this item and recommends approval.

Community Development Director Williams came forward to address traffic. Mr. Williams shared the traffic measures prior to the mall and after the mall, which indicates there has been a decrease in capacities. There is plenty of capacity on the roads. The impact of school traffic, now that they have started, will be re-evaluated shortly. This type of usage is substantially lower than single family homes. They will be paying traffic impact fees and a proportionate share of the signalization.

Mayor Rees addressed the impact of visitor traffic. Mr. Williams stated that generally visitor traffic occurs on holidays and weekends rather than the peak work hours. Commissioner Makin asked how many parking spaces there are. Mr. Williams responded 159.

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

Motion by Commissioner Olszewski to approve Ordinance 15-55 with the second reading and public hearing being held September 10, 2015 at 6:30 p.m. Seconded by Commissioner Makin and carried unanimously 5-0.

- B. **Ordinance 15-57:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.99 ± ACRES WITH PARCEL ID NUMBER 21-22-27-0000-00-104 LOCATED ON THE WEST SIDE OF TILDENVILLE SCHOOL ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF EAST OAKLAND AVENUE 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 15-58:** 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 0.99 ± ACRES WITH PARCEL ID NUMBER 21-22-27-0000-00-104 LOCATED ON THE WEST SIDE OF TILDENVILLE SCHOOL ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF EAST OAKLAND AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- D. **Ordinance 15-59:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.99 ± ACRES WITH PARCEL ID NUMBER 21-22-27-0000-00-104 LOCATED ON THE WEST SIDE OF TILDENVILLE SCHOOL ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF EAST OAKLAND AVENUE FROM ORANGE COUNTY A-1 AGRICULTURAL DISTRICT TO CITY R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 15-57, 15-58 and 15-59 by title only. Community Development Manager Pash stated this is a voluntary annexation, rezoning to R-1 and land use designation of low density residential to build a new home. Staff recommends approval.

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

Motion by Commissioner Olszewski to approve Ordinances 15-57, 15-58 and 15-59 with the second reading and public hearing being scheduled for September 10, 2015. Seconded by Commissioner Makin and carried unanimously 5-0.

4. **REGULAR BUSINESS**

A. **Recommendation to approve Final Plat for 1205 and 1225 N West Crown Point Road (Cisneros Plat)**

Community Development Manager Pash stated that this plat will clean up a prior plat from the 1930's. There will be two single family lots for two new homes. This plat has

been reviewed by Development Review Committee (DRC), Planning and Zoning Board, and staff who each recommend approval.

Motion by Commissioner Olszewski to approve the Final Plat for 1205 and 1225 N West Crown Point Road. Seconded by Commissioner Makin and carried unanimously 5-0.

B. Recommendation to approve Site Plan for 1291 Winter Garden Vineland Road (Kirby Engineering)

Community Development Manager Pash stated that this site is located just south of the Turnpike. The plan is to build another building identical to the existing building with 9,000 square feet of offices in the front and flex space in the back. This plan has been reviewed by DRC and approval is recommended.

Motion by Commissioner Sharman to approve the Site Plan for 1291 Winter Garden Vineland Road. Seconded by Commissioner Makin and carried unanimously 5-0.

C. Recommendation to approve renewing a Traffic Signal Maintenance Agreement with Traffic Engineering and Management, LLC d/b/a Control Specialists Company for a period of 5 years

Assistant City Manager of Public Services Cochran shared that in 2009 Control Specialists was selected to maintain our traffic signals. The contract was renewed in 2010 for five years. Included was a provision to raise their prices by five percent for inflation. Since then, Control Specialist has only made one increase. Tonight staff is requesting approval to renew Control Specialists contract for another five years.

Mayor Rees asked how much is spent each year. Mr. Cochran estimated that it is somewhere around \$1,200 a month for routine maintenance.

Commissioner Makin asked about State Road 50 traffic signals. Mr. Cochran shared that the City is reimbursed by Florida Department of Transportation on an annual basis. Mr. Bollhoefer shared that the timing issue is being worked on to increase the time for those traveling north and south across State Road 50.

Motion by Commissioner Sharman to approve renewing the Traffic Signal Maintenance Agreement with Traffic Engineering and Management, LLC d/b/a Control Specialists Company for a term of 5 years. Seconded by Commissioner Makin and carried unanimously 5-0.

D. Recommendation to approve Site Plan for 1309 Winter Garden Vineland Road with staff recommendations (Friendly Capital Office Complex)

Community Development Manager Pash stated the applicant is requesting to build a 15,000 square foot two office complex building that will contain medical offices and a

day care facility for special needs children. Commissioner Sharman verified with Mr. Pash that the day care was an approved special exception use.

Motion by Commissioner Sharman to approve the Site Plan for 1309 Winter Garden Vineland Road with staff recommendations. Seconded by Commissioner Makin and carried unanimously 5-0.

5. **MATTERS FROM PUBLIC** - There were no items.

6. **MATTERS FROM CITY ATTORNEY**

- Each Commissioner is required to attend ethics training each year, totaling 4 hours, with multiple options to achieve this. He proposes he will offer the training here at City Hall and gave them some options. Those who have not yet attended opted to attend two one hour training sessions prior to two regular commission meetings with an hour study assignment with each session. This will be coordinated through the City Manager's office.

7. **MATTERS FROM CITY MANAGER**

Update on 160 Plant Street

Mr. Bollhoefer shared that plans have been submitted, and staff and the Architectural Review Board have reviewed them. They will be given 90 days to complete the project. Mayor Rees inquired about when will be the completion date. Mr. Bollhoefer stated the 90 days began last week.

9-11 Memorial

Mr. Bollhoefer shared that the monument is almost complete so there will be a 9-11 ceremony. He anticipates it will be held in the morning to avoid the rain. He will send the Commissioners the information.

State Road 429 Master Planning Presentation

He invited all the Commissioners to attend a SR 429 master planning presentation for Plant Street/Franklin Street into Ocoee, which will be held next to Ocoee City Hall from 6 p.m. to 7 p.m. on September 15, 2015. He will send out the invitation to everyone.

Moratorium Ordinance

This item is still being worked on and will be distributed for review at the next meeting.

Code of Ordinances from other jurisdictions regarding bars on windows

He would like to bring this matter up for discussion at a future meeting.

Roundabout at Windermere and Roberson Road

Mr. Bollhoefer reported that after three-and-a-half months the county has returned the City's proposed changes to their agreement. There are two items that would be difficult to live with. One is that we would work with the County to design it, the County would review it,

and if they didn't like it they could back. The City would be stuck with building the roundabout. We wouldn't want to do this because it would put us in a very vulnerable position. The City Attorney is working on responses. He would recommend the option of being able to say to the County that we will split it 50/50 (\$500,000 each) and allow the County to build the roundabout and maintain the road or we would. Either way, both entities would have to approve the design. Any agreement would have to come back to the Commission.

Motion by Commissioner Olszewski to approve moving forward with the recommended 50/50 offer to the County as recommended by the City Manager. Seconded by Commissioner Sharman and carried unanimously 5-0.

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Makin shared it was great to be a part of the hotel destruction for the new development (corner of State Road 50 and Dillard Street).

Commissioner Sharman shared how good it is to see that our Code Enforcement is ahead of everyone else in taking care of our City.

The meeting adjourned at 7:20 p.m.

APPROVED:

_____/S/_____
Mayor John Rees

ATTEST:

_____/S/_____
City Clerk Kathy Golden, CMC