



# CITY OF WINTER GARDEN

## CITY COMMISSION REGULAR MEETING MINUTES

January 10, 2019

**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 Opening Invocation and Pledge of Allegiance were given.

**Present:** Mayor John Rees and Commissioners

Lisa Bennett – District 1

Bob Buchanan – District 2

Mark A. Maciel – District 3

Colin Sharman – District 4

**Also Present:** City Manager Mike Bollhoefer, City Attorney A. Kurt Ardaman, City Clerk Angee Grimmage, Assistant City Manager of Administrative Services Frank Gilbert, Assistant City Manager of Public Services Jon Williams, Community Development Director Stephen Pash, Economic Development Director Tanja Gerhartz, Finance Director Laura Zielonka, Information Technology Director Chad Morrill, Fire Chief Matt McGrew and Police Chief Stephen Graham

### 1. **APPROVAL OF MINUTES**

**Motion by Commissioner Buchanan to approve regular meeting minutes of December 13, 2018 as submitted. Seconded by Commissioner Bennett and carried unanimously 4-0.**

### 2. **PRESENTATIONS**

Lake Apopka Natural Gas (*This presentation was not given*)

### 3. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

A. **Ordinance 18-41:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.33 ± ACRES LOCATED AT 22 EAST MILLER STREET ON THE SOUTHWEST CORNER OF EAST MILLER STREET AND SOUTH WOODLAND 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 18-41 by title only. Community Development Director Pash stated that this is a request to rezone the property located at 22 East Miller Street from R-2 to R-NC. He noted that the property already has an existing land use of residential neighborhood commercial and is consistent with this zoning. He shared that they plan to convert the structure into a veterinary office which will require a special exception as well as site plan review. He noted that for the City Commissions reference, a draft plan was distributed. He stated that the plan meets the minimum parking requirements, but there is a request to add two more spaces for a total of seven spaces. Staff recommends approval of Ordinance 18-41.

Mayor Rees sought clarification on the number of veterinarians and technicians. There was discussion on the number of office personnel and customers potentially causing parking

issues; it was noted that this is the reason there is discussion on adding the additional spaces.

Mayor Rees opened the public hearing.

Scott Stuart, a Land Planner with Kelly Collins and Gentry, Inc., stated that he is working on behalf of Doctor Jenn Fine and her family. He noted that he is the applicant and is available for any questions. He expressed his gratitude towards the City of Winter Garden's planning team whom he states was helpful through the process.

Mayor Rees closed the public hearing.

**Motion by Commissioner Maciel to adopt Ordinance 18-41, with staff recommendations. Seconded by Commissioner Bennett and carried unanimously 4-0.**

*(Commissioner Sharman arrived at this point in the meeting)*

- B. **Ordinance 19-01**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA; AMENDING SECTIONS 78-30 AND 78-38 OF CHAPTER 78, ARTICLE II OF THE WINTER GARDEN CODE OF ORDINANCES CONCERNING CONNECTION TO WATER AND WASTEWATER SYSTEMS AND REQUIREMENTS FOR UTILITY SERVICES TO PROPERTIES LOCATED OUTSIDE OF THE CITY LIMITS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 19-01 by title only. Community Development Director Pash stated that this ordinance clarifies the code sections to provide the City access to read meters. It also requires that properties in Un-incorporated Orange County either enter into an agreement or annex before they can receive services. Staff recommends approval of Ordinance 19-01.

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

**Motion by Commissioner Sharman to adopt Ordinance 19-01. Seconded by Commissioner Buchanan and carried unanimously 5-0.**

#### 4. **REGULAR BUSINESS**

- A. **Recommendation to approve Right-of-Way Maintenance Agreement for McAllister's Landing Phase 2 located at 315 E Fullers Cross Road**

Community Development Director Pash stated that this is a standard right-of-way maintenance agreement for the homeowner's association (HOA) and developer to install landscaping within the right-of-way. He also noted that the HOA is responsible for the maintenance. Staff recommends approval.

**Motion by Commissioner Sharman to approve the Right-of-Way Maintenance Agreement for McAllister's Landing Phase 2 located at 315 E Fullers Cross Road. Seconded by Commissioner Bennett and carried unanimously 5-0.**

**5. MATTERS FROM PUBLIC**

Joseph Richardson, 220 N. Highland Avenue, Winter Garden, Florida shared a news item from Iowa relating to religious freedom, invocation issues, and urged the City to change or eliminate its current invocation policy.

**6. MATTERS FROM CITY ATTORNEY** – There were none.

**7. MATTERS FROM CITY MANAGER**

**Change to Stop Sign Removal**

City Manager Bollhoefer addressed discussions from the last meeting regarding removal of stop signs at Woodland Street and Smith Street, as well as one located at Highland Avenue and Smith Street. He shared that after reviewing this item, which resulted in resident calls, it was noted that one area is heavily travelled by pedestrians, especially during events. Residents in the area feel that the stop sign is an added safety measure. Mr. Bollhoefer expressed that in light of this, staff recommends not removing the stop sign at the Smith Street and Highland location until there are sidewalks added or improvements for pedestrians.

There was discussion on the area, the homes located there, pedestrian travel, and traffic concerns.

**Christmas Decoration**

City Manager Bollhoefer shared that the City of Winter Garden received a lot of positive response regarding its Christmas decorations, all Holiday processions and staff, who did a great job. He noted that Winter Garden was recognized as one of the best Christmas light ups.

**8. MATTERS FROM MAYOR AND COMMISSIONERS**

**Commissioner Bennett** thanked staff for their efforts throughout the Holiday season, noting that they worked above and beyond to make it awesome.

**Commissioner Buchanan** stated that staff is great and as being a citizen first, he is also the recipient of all they do. He hoped everyone had a great holiday and start to their new year.

**Commissioner Maciel** thanked staff for a great Holiday season.

**Commissioner Sharman** shared that he too echoes the prior comments.

Commissioner Sharman mentioned meeting with the City Manager to discuss the status of the new fire station. Mr. Bollhoefer shared that the new fire station has been scheduled and is in process. Also discussed was the building's design.

**Mayor Rees** thanked the Police and Fire Department for Santa and the sleigh ride through the community. He noted that everybody in town loves this and wanted them to know just how much it is appreciated.

Mayor Rees displayed resident photos, read resident letters, and acknowledged some of the City's outstanding employees in our community. The first photo of Jesus Silguero, Justin Nipaver and Donald Laughren, shows them assisting a little boy whose kite got stuck in a tree. Additionally, he shared another photo and resident letter highlighting the great work and excellent customer service of Public Services Worker Dean Boodhan. Now known as "Mr. Dean" by that family, Mr. Boodhan's garbage truck had been admired for quite some time by a little boy on his route. One day Mr. Boodhan stopped to greet the child. The letter expressed the positive impact this greeting has had on this little boy and his family. Mayor Rees asked that staff share with those employees, the City's appreciation.

The meeting adjourned at 6:49 p.m.

APPROVED:

\_\_\_\_\_/S/\_\_\_\_\_  
Mayor John Rees

ATTEST:

\_\_\_\_\_/S/\_\_\_\_\_  
City Clerk Angee Grimage, CMC