



CITY OF WINTER GARDEN

City Commission REGULAR MEETING MINUTES

March 13, 2025

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

Commissioner District 1 - Lisa L. Bennett

Commissioner District 2 - Iliana R. Jones

Commissioner District 3 - Chloe Johnson

Commissioner District 4 - Colin Sharman

Also Present:

City Manager Jon C. Williams

City Attorney A. Kurt Ardaman

City Clerk Angela J. Grimage

1. **APPROVAL OF MINUTES**

Motion by Commissioner Johnson to approve regular meeting minutes of February 27, 2025, as submitted. Seconded by Commissioner Sharman and carried unanimously 5-0.

2. **REGULAR BUSINESS**

A. **Resolution 25-04:** A RESOLUTION OF CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ISSUANCE OF NOT EXCEEDING \$80,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF CITY OF WINTER GARDEN, FLORIDA WATER AND WASTEWATER REVENUE BONDS, SERIES 2025, TO FINANCE AND REIMBURSE THE COSTS OF VARIOUS CAPITAL IMPROVEMENTS TO THE CITY'S WATER AND WASTEWATER UTILITY SYSTEM; PROVIDING FOR THE ISSUANCE OF ADDITIONAL WATER AND WASTEWATER REVENUE BONDS FROM TIME TO TIME FOR THE PRINCIPAL PURPOSES OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF CAPITAL IMPROVEMENTS TO THE WATER AND WASTEWATER UTILITY SYSTEM AND REFINANCING OUTSTANDING INDEBTEDNESS RELATING TO THE SYSTEM; PROVIDING FOR THE RIGHTS OF THE HOLDERS OF SUCH BONDS; PROVIDING FOR THE PAYMENT THEREOF FROM THE NET REVENUES OF THE WATER AND WASTEWATER SYSTEM AND CERTAIN OTHER MONEYS; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH BONDS ISSUED HEREUNDER; AUTHORIZING A NEGOTIATED SALE OF THE SERIES 2025 BONDS; DELEGATING CERTAIN AUTHORITY TO THE CITY MANAGER FOR THE AUTHORIZATION, EXECUTION AND DELIVERY OF A PURCHASE CONTRACT WITH RESPECT THERETO, AND THE APPROVAL OF THE TERMS AND DETAILS OF SAID SERIES 2025 BONDS; APPOINTING THE REGISTRAR AND PAYING AGENT FOR SAID SERIES 2025 BONDS AND THE EXECUTION AND DELIVERY OF A PAYING AGENT AND REGISTRAR AGREEMENT; AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT WITH RESPECT TO THE SERIES 2025 BONDS; ESTABLISHING A BOOK-ENTRY SYSTEM OF REGISTRATION FOR THE SERIES 2025 BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A DISCLOSURE DISSEMINATION AGENT

AGREEMENT AND APPOINTING THE INITIAL DISSEMINATION AGENT; DELEGATING AUTHORITY TO THE CITY MANAGER DETERMINE CERTAIN MATTERS WITH RESPECT TO SAID SERIES 2025 BONDS INCLUDING WHETHER TO UTILIZE MUNICIPAL BOND INSURANCE FOR ANY OF THE SERIES 2025 BONDS AND WHETHER TO FUND THE RESERVE ACCOUNT; AND PROVIDING AN EFFECTIVE DATE

City Attorney A. Kurt Ardaman read Resolution 25-04 by title only. Finance Director Laura Zielonka stated that this resolution details and authorizes the issuance of the Water and Wastewater Revenue Bonds and defines the terms of the bonds and the rights of the bondholders. She noted that the resolution also authorizes the City Manager to execute a purchase contract for Series 2025 bonds and execute a paying agent and registrar agreement. Staff recommended approval.

Motion by Commissioner Sharman to approve Resolution 25-04. Seconded by Commissioner Bennett and carried unanimously 5-0.

- B. Recommendation to approve Purchase Agreement with Creative Modular Buildings for temporary Modular Building used as Fire Station 21 located at 902 Avalon Road and authorize City Manager to sign sales agreement in the amount of \$62,500

Assistant City Manager for Administrative Services Frank Gilbert stated that this request is for approval to purchase a modular building, which the City currently uses as temporary Fire Station 21 quarters and office, located at 902 Avalon Road. He spoke of the cost at \$62,500, and purchasing this item from Creative Modular Buildings. Mr. Gilbert spoke of considerations regarding the initial cost of the lease and improvements and noted the cost effectiveness to utilize the building as a multi-purpose facility for the southern end of the City. Furthermore, Mr. Gilbert described how this option would allow for Police patrol in the southern zones and other uses, which would allow the Police officers to remain in their zones. He also mentioned possible future conversion options for the structure. Staff recommended approval.

Motion by Commissioner Sharman to approve Purchase Agreement with Creative Modular Buildings for temporary Modular Building used as Fire Station 21 located at 902 Avalon Road and authorize City Manager to sign sales agreement in the amount of \$62,500. Seconded Commissioner Johnson and carried unanimously 5-0.

- C. Recommendation to authorize Mayor and Police Chief to execute Amendment to Orange County Intergovernmental Radio System Encryption Key Memorandum of Understanding
Police Chief Steve Graham stated that the City of St. Cloud, specifically the St. Cloud Police Department, has requested access to the encryption key to enable them to access the Orange County encrypted Metro radio channels. He noted that this would allow communication in cases of emergency. Staff recommended approval, requested authorization for the Mayor and the City Attorney to execute the amendment to the memorandum of understanding.

Motion by Commissioner Jones to authorize Mayor and Police Chief to execute Amendment to Orange County Intergovernmental Radio System Encryption Key Memorandum of Understanding. Seconded by Commissioner Bennett and carried unanimously 5-0.

- D. Recommendation to approve and ratify the proposed IAFF Local 4947 “B” Group Collective Bargaining Agreement for the period of October 1, 2024, to September 30, 2027

Human Resources Director Cheryl Jones stated that the City negotiated in good faith with the IAFF “B” Group, was successful in coming to a tentative agreement, and she highlighted some modifications to the proposed contract. She indicated that this contract contained minor changes, the majority relating to enhancing existing leave benefits and wages, aligning the City more closely with other local municipalities and with the recently ratified “A” Group contract for the Firefighters, Engineers and Lieutenants. Staff recommended approval.

Motion by Commissioner Bennett to approve and ratify the proposed IAFF Local 4947 “B” Group Collective Bargaining Agreement for the period of October 1, 2024, to September 30, 2027. Seconded by Commissioner Sharman and carried unanimously 5-0.

Human Resources Director Cheryl Jones complimented those instrumental in helping achieve success in the negotiations and specifically named persons involved. Mayor Rees voiced his appreciation to Ms. Jones and all of those involved in this effort.

- E. Recommendation to approve SITE PLAN for 2000 Fowler Grove Blvd (AdventHealth Medical Office Building 2), subject to conditions

Planning Director Kelly Carson noted that AdventHealth is proposing to develop a new three-story medical office building on their existing medical campus located at 2000 Fowler Grove Blvd. She noted that the plan includes associated site improvements such as parking and landscaping. Furthermore, Ms. Carson noted that the new building, which would house oncology and cancer care, is consistent with AdventHealth’s approved PCD zoning regulations. Ms. Carson stated that staff has reviewed the application and recommended approval, subject to the conditions.

There was discussion on sufficiency of the parking and the height of the building.

Motion by Commissioner Sharman to approve SITE PLAN for 2000 Fowler Grove Blvd (AdventHealth Medical Office Building 2), subject to conditions. Seconded by Commissioner Johnson and carried unanimously 5-0.

F. Recommendation to approve SPECIAL EVENT – Winter Garden Art Association – Arts in April VIP Fundraiser – Downtown Pavilion, Saturday, April 26, 2025

Planning Director Kelly Carson stated that the Winter Garden Art Association request holding their annual Arts in April VIP fundraiser event on Saturday, April 26, 2025. She noted the event location, sit down dinner, live artist demonstrations, a fundraising auction and music. Ms. Carson noted the event times and mentioned that no roads would be closed for this event. Staff recommended approval.

Mayor Rees recognized Mrs. McKinney, who shared that this perfect event will be in the perfect place.

Motion by Commissioner Bennett to approve special event for the Winter Garden Art Association, Arts in April VIP Fundraiser, at the Downtown Pavilion on Saturday, April 26, 2025. Seconded by Commissioner Jones and carried unanimously 5-0.

G. Recommendation to approve SPECIAL EVENT – Shop, Dine and Stroll in Downtown Winter Garden – Saturday, May 3, 2025

Economic Development Director Marc Hutchinson stated that dubbed as Raffle” May”nia, the Shop, Dine and Stroll special event offers shoppers an opportunity to experience local downtown merchants with an exciting twist of multiple raffle drawings. Furthermore, he described event activities throughout the day, live music performances, times and he noted that no road closures would be required. Staff recommended approval.

Motion by Commissioner Bennett to approve a SPECIAL EVENT for the Shop, Dine and Stroll in Downtown Winter Garden on Saturday, May 3, 2025. Seconded by Commissioner Johnson and carried unanimously 5-0.

H. Recommendation to approve SPECIAL EVENT – Eighth Annual Friends of Lake Apopka (FOLA) 40 Bike Ride – Downtown Pavilion, Sunday, December 7, 2025

Planning Director Kelly Carson stated that the Friends of Lake Apopka (FOLA) are requesting to use the Downtown Pavilion for rider registration and launch area for their annual 42-mile bicycle ride around Lake Apopka. The event would be held on Sunday December 7, 2025, from 7:00 a.m. to 9:30 a.m., with approximately 100 cyclists participating in the event. Staff recommended approval.

There was discussion on the event, a busy weekend, and the event sharing information regarding the Lake.

Motion by Commissioner Jones to approve SPECIAL EVENT for the Eighth Annual Friends of Lake Apopka (FOLA) 40 Bike Ride at the Downtown Pavilion on Sunday, December 7, 2025. Seconded by Commissioner Johnson and carried unanimously 5-0.

3. MATTERS FROM PUBLIC

Landra Wormack, from the Office of the Orange County Tax Collector Scott Randolph, informed every one of the upcoming requirement deadlines for the new driver’s license on May 7, 2025. She noted that those without the real I.D. compliance update to their driver’s license would not be able to enter Federal buildings or board an airplane. She noted that the appointment only visits and modernized technology in the Winter Garden office.

Dorrena Brown Davis, 1681 E. Bay Street, Winter Garden, Florida, spoke on behalf of her mom, Joyce Brown, regarding a sidewalk project in their area. She indicated that the project has resulted in a loss of some of their property and uprooted hedges due to the installation of the sidewalks. She inquired of compensation for loss of property due to so much of the property line being taken for this project. Furthermore, Ms. Davis inquired of the proposed retention pond, questioned if there would be fencing for the children’s safety, and mosquito control due to standing water. Ms. Davis also noted that there is the potential for flooding due to the area only having one way in and one way out and wondered if there would be a contingency plan for this issue.

City Manager Jon C. Williams noted that this is an Orange County project, but the City has staff overseeing the project and would have some research done to assist with her questions. There was discussion on encroachment, the easement being inside of property lines, water meter relocation, and staff to follow up on the matter and get her contact information.

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

5. MATTERS FROM CITY MANAGER – There were no items.

6. MATTERS FROM MAYOR AND COMMISSIONERS

Commissioner Iliana Ramos Jones thanked staff.

Commissioner Chloe Johnson thanked staff for their hard work. She also thanked one of her constituents for coming out to voice their concerns, she thanked her for coming out to speak for her family and expressed that staff would investigate the matter.

The meeting adjourned at 6:56 p.m.

ATTEST:

APPROVED:

_____/S/_____
City Clerk Angela J. Grimmage

_____/S/_____
Mayor John Rees