



CITY OF WINTER GARDEN

CITY COMMISSION BUDGET HEARINGS AND REGULAR MEETING MINUTES

September 29, 2021

BUDGET HEARINGS 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. An Opening Invocation and Pledge of Allegiance given.

Present: Mayor John Rees and Commissioners
Lisa L. Bennett – District 1 Ron Mueller – 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, Fire Chief Jose P. Gainza, Jr., Human Resources Director Cheryl Jones, Information Technology Director Chad Morrill, Parks and Recreation Director Laura Coar and Police Chief Stephen Graham

BUDGET HEARINGS

1. **FIRST READING AND PUBLIC HEARINGS TO ADOPT PROPOSED BUDGETS AND MILLAGE RATE FOR FISCAL YEAR 2021/2022**

- A. **Ordinance 21-29:** AN ORDINANCE LEVYING TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2021, AND ENDING ON SEPTEMBER 30, 2022

City Attorney Ardaman read Ordinance 21-29 by title and stated that the City Commission of the City of Winter Garden hereby adopts, establishes and levies a millage rate for ad valorem taxation of real and tangible personal property within the City of Winter Garden for the Fiscal Year beginning October 1, 2021, and ending on September 30, 2022, at the rate of 4.5000 mills (\$4.5000 for every \$1,000 of assessed valuation) upon the assessed valuation of property within the corporate limits of the City of Winter Garden, Florida. This millage rate is greater than the rolled back rate of 4.3281 mills by 3.97 percent.

- B. **Ordinance 21-30:** AN ORDINANCE APPROPRIATING AND ALLOCATING ALL REVENUE AND FUNDS OF THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2021, AND ENDING ON SEPTEMBER 30, 2022

City Attorney Ardaman read Ordinance 21-30 by title and the following excerpt, which states that it is anticipated that there will be available for use and disbursement from the general funds of said City, revenue in the following amounts:

Collection of Ad Valorem	\$19,039,702
Revenue other than Ad Valorem	<u>26,748,570</u>
TOTAL REVENUES AVAILABLE FOR EXPENDITURES	\$45,788,272

- C. **Ordinance 21-31**: AN ORDINANCE APPROPRIATING AND ALLOCATING ALL REVENUE AND FUNDS OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2021, AND ENDING ON SEPTEMBER 30, 2022

City Attorney Ardaman read Ordinance 21-31 by title and the following excerpt, which states that it is anticipated that it will be available for use and disbursement from the CRA funds of the City, revenue in the following amounts:

Collection of Ad Valorem	\$ 937,648
Revenue other than Ad Valorem	<u>949,565</u>
TOTAL REVENUES AVAILABLE FOR EXPENDITURES	\$1,887,213

- D. **Ordinance 21-32**: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, AUTHORIZING THE APPROPRIATIONS OF CITY FUNDS FOR FISCAL YEAR 2021-2022 IN ACCORDANCE WITH ARTICLE 3 SECTION 30 (5) OF THE CITY CHARTER OF THE CITY OF WINTER GARDEN, FLORIDA, AND FLORIDA STATUTE 166.241 FOR THE PURPOSE OF FULFILLING THE FINANCIAL OBLIGATIONS OF THE CITY

City Attorney Ardaman read Ordinance 21-32 by title only. City Manager Bollhoefer stated that a presentation had already been provided, but covered a few additional items such as funds for a spay and neuter program, data for a Parks and Recreation Committee, how homelessness would be addressed, golf cart community expansion, traffic calming and ways to address speeding. He noted that Police Officers would be added during interim budget as a means to assist with speeding issues.

Mayor Rees opened the public hearing for Ordinances 21-29, 21-30, 21-31, and 21-32; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Mueller to ADOPT Ordinances 21-29, 21-30, 21-31, and 21-32. Seconded by Commissioner Bennett and carried unanimously 5-0.

REGULAR MEETING

2. **APPROVAL OF MINUTES**

Motion by Commissioner Mueller to approve regular meeting minutes of September 15, 2021 as submitted. Seconded by Commissioner Maciel and carried unanimously 5-0.

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

- A. **Ordinance 21-19:** 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 APPROXIMATELY 0.28 ± ACRES LOCATED AT 35 AND 41 WEST MORGAN STREET, WEST OF CROSS STREET, EAST OF VINELAND ROAD, NORTH OF WEST MORGAN STREET, AND SOUTH OF BROAD STREET FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- B. **Ordinance 21-20:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.11 +/- ACRES OF LAND GENERALLY LOCATED AT 35 & 41 WEST MORGAN STREET & 965, 981, 995 VINELAND ROAD, ON THE NORTHEAST CORNER OF VINELAND ROAD AND WEST MORGAN STREET; FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) AND R-2 (RESIDENTIAL DISTRICT), TO PCD (PLANNED COMMERCIAL DEVELOPMENT) AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE MORGAN STREET OFFICE RETAIL COMPLEX; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 21-19 and 21-20 by title only. Community Development Director Pash stated that this request amends the future land use designation on 35 & 41 West Morgan Street. It would change from low density to commercial. Also, to rezone a 1.11 +/- acre site consisting of 35 & 41 West Morgan Street as well as 965, 981, and 995 Vineland Road, which changes from C-2 zoning to planned commercial development. He noted that the proposed development consists of a single-story building with associated site improvements, which includes associated parking, landscaping and a pond. Staff recommends approval.

Commissioner Mueller inquired, and Community Development Director Pash confirmed, that the gate at Morgan Street was still included.

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

Motion by Commissioner Bennett to ADOPT Ordinances 21-19 and 21-20. Seconded by Commissioner Sharman and carried unanimously 5-0.

4. **REGULAR BUSINESS**

- A. **Recommendation to approve Collective Bargaining Agreement between the City of Winter Garden and the Winter Garden Professional Firefighters, International Association of Fire Fighters (IAFF), Local 4947, for the period of October 1, 2021 through September 30, 2024**
- Assistant City Manager of Administrative Services Gilbert stated that this item is a proposed Collective Bargaining Agreement between the City of Winter Garden and the

Winter Garden Professional Firefighters, International Association of Fire Fighters (IAFF), Local 4947, for the period of October 1, 2021 through September 30, 2024. He noted that the IAFF presented the proposed contract to its members, who voted unanimously in approval 36-0.

Mr. Gilbert referred to the third page of the agenda packet and certain items, which were requested for negotiation. Highlighted were changes such as the Paramedic preceptor increase, tower truck incentive, and the addition of two additional annual leave days. He also noted that one item, which has minimal or no cost impact, is the extending of the Firefighter and Police Pension plan DROP from three years to five years.

Mr. Gilbert stated that City Manager Bollhoefer and the negotiations management team recognizes the IAFF bargaining team lead by Lieutenant Mike Gurney, Fire Fighter/Engineer Frank Genua and Fire Fighter/Engineer Art Vogler. He noted that their team was respectful, professional and cooperative throughout the negotiation process and represented the entire bargaining unit in an exemplary manner. Staff recommends approval.

City Manager Bollhoefer commended Assistant City Manager of Administrative Services Frank Gilbert, Human Resources Director Cheryl Jones and the union members for how well they have worked together.

Mr. Gilbert also commended Jason Schneider who was noted as frontrunner for the union for many years.

Mayor Rees noted that he heard negotiations were tough, but also commended everyone for a great job. Commissioner Sharman and Commissioner Mueller also commented on how well things went and voice their appreciation.

Motion by Commissioner Mueller to approve Collective Bargaining Agreement between the City of Winter Garden and the Winter Garden Professional Firefighters, International Association of Fire Fighters (IAFF), Local 4947, for the period of October 1, 2021 through September 30, 2024. Seconded by Commissioner Sharman and carried unanimously 5-0.

- B. Recommendation to approve Cribb Philbeck Weaver Group, Inc. to provide Civil Engineering and Professional Services for Tucker Ranch Wellness Park in a not to exceed amount of \$345,590

Assistant City Manager of Public Services Williams stated that this is a proposal for civil engineering and professional services related to development of the Tucker Ranch Wellness Park. He described some elements of services that would be provided. Staff recommends approval.

Commissioner Sharman inquired whether time to complete the work was a factor for choosing this firm. Mr. Williams responded yes.

Commissioner Mueller inquired as to whether staff was satisfied with the timelines that were given. Mr. Williams responded yes.

Mayor Rees addressed keeping pavement to a minimum with these efforts as a means of keeping it as natural as possible. Mr. Williams assured that this information had been relayed to the firm already.

Motion by Commissioner Mueller to approve Cribb Philbeck Weaver Group, Inc. to provide Civil Engineering and Professional Services for Tucker Ranch Wellness Park in a not to exceed amount of \$345,590. Seconded by Commissioner Maciel and carried unanimously 5-0.

C. Recommendation to approve Agreement for Acquisition of Right-of-way for Dillard Street from Lakeview Investment LLC

Planning Consultant Ed Williams provided for consideration a proposed contract for City Commission approval and authorization for City Manager to sign for acquisition of a piece of property located at the northeast corner of Dillard Street and Plant Street; noting the Asmas as owner. He spoke of the visibility of the property, the size of the lot and the wished of the City to acquire the property for \$210,000. He indicated that damages would be created by this project and those damages would require some reimbursement. He described past property sales in the downtown area and how they compared to this purchase. He spoke of the odd shape of the parcel and the challenges it poses for the owner after the City installs the roundabout.

City Manager Bollhoefer noted that there would be no effect to the road at all. Mr. Williams noted that the property owners have spoken to the City about the possible relocation of that road when they begin to redevelop the property. He noted that this might be of interest, as it would interfere with that intersection. Mayor Rees described use of this road when school is in session. Mr. Williams noted that if there is a way to relocate the road and make everyone happy it would be considered.

Motion by Commissioner Bennett to approve Agreement for Acquisition of Right-of-way for Dillard Street from Lakeview Investment LLC. Seconded by Commissioner Maciel and carried unanimously 5-0.

Commissioner Maciel commended Mr. Williams on his tenacious efforts related to these right-of-ways.

D. Recommendation to approve a SPECIAL EVENT for Think Pink Breast Cancer Awareness (Winter Garden Wheel Works) October 9, 2021 - 7:00 a.m. to 3:00 p.m. with street closure and subject to conditions

Community Development Director Pash stated that this is a special event request for Wheelworks to hold their 11th Annual Think Pink Bicycle ride on Saturday, October 9, 2021. He described the requested road closure, closure times, and associated events and activities. Staff recommends approval.

Commissioner Bennett inquired of the race routes and Mr. Pash responded with descriptions.

Motion by Commissioner Bennett to approve a SPECIAL EVENT for Think Pink Breast Cancer Awareness (Winter Garden Wheel Works) October 9, 2021 from 7:00 a.m. to 3:00 p.m. with street closure and subject to conditions. Seconded by Commissioner Sharman and carried unanimously 5-0.

E. BOARD APPOINTMENT: General Employees' Pension Board

City Clerk Grimmage stated that a board appointment is required to fill an expiring 2-year term ending September 30, 2021 for a General Employees' Pension Board trustee. She noted that this appointment replaces Matt Moore who has recently relocated. She noted that there were originally six interest applications included in the agenda packet, however, a follow up email confirmation of applicant interest uncovered that one applicant had moved away. Staff recommended approving one applicant for appointment.

Motion by Commissioner Bennett to appoint Gretchen Tope to the General Employees' Pension Board for a two-year term. Seconded by Commissioner Sharman and carried unanimously 5-0.

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

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

7. **MATTERS FROM CITY MANAGER**

City Manager Bollhoefer commended Assistant City Manager of Public Services Jon Williams and City Engineer Jim Monahan on their efforts in assisting the Veterinarian on Story Road. He noted that solutions were found by addressing stormwater pipe size, which would significantly reduce her costs.

Mr. Bollhoefer provided an update on East Winter Garden, noting contact with Orange County in work on the Community Redevelopment Agency (CRA) and addressing annexations. He indicated that both may be in the works at the same time and relayed staffs confidence that the CRA would be approved. He also noted redesign in process for

Tenth and Center Street. He expressed that the beginning of work on the commercial redevelopment in this area would be the core part for redevelopment of the community.

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Sharman thanked City Manager Mike Bollhoefer, Assistant to the City Manager Amy Martello, Planning Consultant Ed Williams, staff, and the traffic consultants for their many efforts in District 4.

Commissioner Maciel announced an event on Lake Dora on October 9, 2021. He shared that a Phantom Airborne Brigade would be jumping at Lake Dora for a good cause relating to wounded warriors. He indicated that it has been approximately 30 years, but he would be jumping in this event. He also noted the need for volunteer boater to do pickups for the airborne jumpers. He shared that more information is available at PhantomAirborne.US for donations and additional details on this fun event.

Commissioner Mueller thanked City Manager Bollhoefer and staff on providing a great budget this year. He also commended staff on their work with the Fire Fighter's union. He also expressed his anticipation for all the upcoming planned events.

Commissioner Bennett thanked staff for all their hard work and noted her appreciation.

Mayor Rees reminded everyone of some upcoming events such as the West Orange High School Homecoming Parade and the Bloom & Grow Society dedication of the Monarch Butterfly and encouraged all citizens to come and enjoy the events.

The meeting adjourned at 7:30 p.m.

APPROVED:

_____/S/_____
Mayor John Rees

ATTEST:

_____/S/_____
City Clerk Angee Grimmage, CMC