CITY OF WINTER GARDEN

City Commission
REGULAR MEETING MINUTES
April 10, 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 Kurt Ardaman
City Clerk Angela J. Grimmage

1. **APPROVAL OF MINUTES**

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

2. **PRESENTATIONS**

A. **Proclamation 25-04**: Proclaiming the Pink Trumpet Tree as the official flowering tree of the City of Winter Garden was read and presented by Mayor John Rees and the City Commission. This proclamation was accepted by the Bloom and Grow Society, who also noted that there was a second proclamation recognizing the Southern Live Oak Tree.
Proclamation 25-09: Proclaiming the Southern Live Oak Tree as the Official Tree of the City of Winter Garden. The proclamation was also read and presented by Mayor John Rees and the City Commission and accepted by the Bloom and Grow Society.

B. **Proclamation 25-06:** Proclaiming Florida's Water Conservation Month was read and presented by Mayor John Rees and the City Commission. Sustainability Coordinator & Community Liaison Donna Corbus accepted the proclamation and spoke of the importance of water conservation. She then acknowledged the next agenda item, which recognizes the 2025 Drop Savers Poster Contest and Winners.

C. 2025 Drop Savers Poster Contest and Winners
Sustainability Coordinator & Community Liaison Donna Corbus announced the 2025 Drop Savers Contest and its Winners, along with Mayor Rees who presented certificates to the winners as follows:

Division 1	Zane Brushwood	Dillard Street Elementary School
Division 3	Emmalynn Elliott	Creation Village World School
Division 4	Yasmine Makaron	Foundation Academy
Division 5	Emma Quintana	Foundation Academy

Ms. Corbus mentioned that there were no Division 2 entries this year.

Honorable Mention Recognition:

Claire Helmick	Foundation Academy
Emma McCleary	Foundation Academy
Nathan Welch	Dillard Street Elementary School
Avery Olesen	Foundation Academy

Ms. Corbus also mentioned teachers that were instrumental in this effort.

3. **First Reading and Public Hearing of Proposed Ordinance**

A. **Ordinance 25-12**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE WINTER GARDEN COMPREHENSIVE PLAN BY ADDING A NEW PROPERTY RIGHTS ELEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 25-12 by title only. Planning Director Kelly Carson stated that this is a proposed amendment that would add a new property rights element to the City's comprehensive plan and is a requirement of the State of Florida. Ms. Carson noted some highlights of the ordinance as it relates to private property rights and the City's consideration of these rights in its decision making. Staff recommended approval of Ordinance 25-12 and noted a requirement to submit it to the State for review.

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

Motion by Commissioner Sharman to approve Ordinance 25-12 with a second reading to be held after the State review. Seconded by Commissioner Bennett and carried unanimously 5-0.

4. **REGULAR BUSINESS**

A. Recommendation to waive formal procurement procedures, hire Control Services, LLC to replace routers and renovate 44 lift stations and purchase parts in the amount of $154,283.03

Assistant City Manager for Public Services Steve Pash stated that the City budgeted to renovate 94 lift stations throughout the City. He described components of the renovations, noting this project would cover 44 lift stations needing the most urgent attention. The City would purchase the equipment and Control Services, LLC would install. Furthermore, Mr. Pash described lift station failure issues before equipment testing and no issues after installation. An 80 to 90 percent reduction in overtime manhours is anticipated. Staff recommended approval.

There was discussion on new technology, system communication with other systems, and a completion timetable of this year for all systems renovations.

Motion by Commissioner Bennett to waive formal procurement procedures, hire Control Services, LLC to replace routers and renovate 44 lift stations and purchase parts

in the amount of $154,283.03. Seconded by Commissioner Sharman and carried unanimously 5-0.

B. Recommendation to approve SITE PLAN for 630 Garden Commerce Parkway (Quality Playing Cards), subject to conditions
Planning Director Kelly Carson stated that the applicant requests site plan approval to construct a single-story office warehouse building and noted the property size and location. The applicant plans to connect this project with their adjacent property. Furthermore, Ms. Carson noted additional proposed improvements, such as parking and landscaping. The plan is consistent with the site's future land use designation and zoning. Staff reviewed the application and recommended approval, subject to conditions.

Motion by Commissioner Sharman to approve SITE PLAN for 630 Garden Commerce Parkway (Quality Playing Cards), subject to conditions. Seconded by Commissioner Johnson and carried unanimously 5-0.

C. Recommendation to approve SITE PLAN for 740 Garden Commerce Parkway (General RV), subject to conditions
Planning Director Kelly Carson stated that this applicant requests site plan approval to construct an office maintenance building and noted the property size and location. Ms. Carson described additional proposed improvements such as parking, enhanced landscaping, and a pre-cast wall. The plan is consistent with the property's future land use designation and zoning. Furthermore, Ms. Carson noted that this site plan is associated with the other General RV business, which is also on the agenda. Staff has reviewed the application and recommends approval, subject to conditions.

There was discussion on the wooded area, current trees on the property, adding a requirement for a tree mitigation plan and information to be provided later.

Motion by Commissioner Sharman to approve SITE PLAN for 740 Garden Commerce Parkway (General RV), subject to conditions and with a tree mitigation plan. Seconded by Commissioner Johnson and carried unanimously 5-0.

D. Recommendation to approve SITE PLAN for 12565 West Colonial Drive (General RV – Expansion East), subject to conditions
Planning Director Kelly Carson stated that this applicant requests site plan approval to construct a sales office and showroom. She noted the property size, location, and their intent to connect with Garden Parkway south to West Colonial Drive, noting this project's association to the previous site plan. The plan is consistent with the property's commercial future land use designation, C-2 zoning district, and the West State Road 50 Overlay requirements. Staff reviewed the application and recommended approval, subject to conditions. Discussion ensued on the existing service building remaining

operational, and development of a connection point for connection between all their facilities.

Mayor Rees spoke of the building design and said he echoes his comments as in the previous item. Discussion followed regarding drainage and stormwater management.

Motion by Commissioner Jones to approve SITE PLAN for 12565 West Colonial Drive (General RV – Expansion East), subject to conditions and with a tree mitigation plan. Seconded by Commissioner Sharman and carried unanimously 5-0.

E. <u>Recommendation to approve FINAL PLAT for Lakeview Village Estates</u>
Planning Director Kelly Carson stated that the applicant requests final plat approval of the Lakeview Village Estates subdivision. Ms. Carson noted the size, and location of the property, stating that the final plat includes 26 single family lots, 14 townhome lots, common area tracts and easements. The final plat is consistent with the preliminary plat previously approved by the Planning and Zoning Board. It is also consistent with the property's future land use designation and zoning requirements. Staff reviewed the final plat and recommended approval, subject to conditions. Discussion ensued on the project's density and a need to change the City code.

Motion by Commissioner Bennett to approve FINAL PLAT for Lakeview Village Estates. Seconded by Commissioner Jones and carried unanimously 5-0.

F. <u>Recommendation to approve Purchase Order for Construction Phase Services for Crest Avenue (WWTF) with AtkinsRealis in the amount of $3,497,610.63</u>
City Engineer Jim Monahan stated that this is a request for construction phase services for the AtkinsRealis design team. He outlined the related tasks, which included construction project management, funding and finance, engineer record services, and the project closeout. Furthermore, Mr. Monahan noted areas where cost savings are being reviewed for the economic feasibility of the project. Staff recommended approval. There was discussion on staff doing a good job reviewing this project, its costs, and the City unfortunately has no other option.

Motion by Commissioner Sharman to approve Purchase Order for Construction Phase Services for Crest Avenue (WWTF) with AtkinsRealis in the amount of $3,497,610.63. Seconded by Commissioner Johnson and carried unanimously 5-0.

G. <u>Recommendation to approve Purchase Order for one-year continued use of Thioguard (magnesium hydroxide) for Odor Control at Lift Stations 23 and 47 in the amount of $417,000, which includes a 10% contingency</u>
City Engineer Jim Monahan reminded the City Commission of past decisions to add chemicals into the system to provide some odor control. He noted that there has been success, and the City would like to continue use. Staff recommended approval.

There was discussion on the $417,000 cost, whether it would go away with the new facility, and future needs for odor control. It was noted that the fixes discussed were for the plant, but this is for the system that delivers to the plant, and the valves that gas off along the way. Also discussed were corrosive materials, that would be best maintained in liquid form, and the odor effect on nearby homes. Furthermore, there was discussion on the injection sites and the system reaction time.

Motion by Commissioner Bennett to approve Purchase Order for one-year continued use of Thioguard (magnesium hydroxide) for Odor Control at Lift Stations 23 and 47 in the amount of $417,000, which includes a 10% contingency. Seconded by Commissioner Jones and carried unanimously 5-0.

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

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

7. **MATTERS FROM CITY MANAGER** – There were no items.

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Sharman expressed gratitude toward building officials and strict building regulations that keep us safe, noting a recent tragedy in the news regarding unsafe buildings.

Commissioner Johnson stated that she would continually thank staff for the work that they do, and thanked residents from her district for attending the meeting.

Commissioner Jones thanked staff for their work regarding the Spring Fever Event, which she stated was an amazing event this year.

Commissioner Bennett thanked staff for the Spring Fever event and expressed that it was a huge undertaking with an attendance of nearly 70,000 people.

Mayor Rees thanked staff for their efforts regarding the Spring Fever event, noting that it was a long weekend. He expressed his appreciation.

The meeting adjourned at 7:13 p.m.

ATTEST:	APPROVED:
____/S/__________________________	____/S/__________________________
City Clerk Angela J. Grimmage	Mayor John Rees