WINTER GARDEN

City Commission
Regular Meeting Minutes
May 8, 2025 - 6:30 PM

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 4 - Colin Sharman

Also Present:
City Manager Jon C. Williams
City Attorney Kurt Ardaman
City Clerk Angela J. Grimmage

Absent
Commissioner District 3 - Chloe Johnson

1. Approval of Minutes

A. Regular Meeting Minutes - April 24,2025

Motion by Commissioner Jones to approve regular meeting minutes of April 24, 2025, as submitted. Seconded by Commissioner Bennett and carried unanimously 4-0.

2. Presentation

A. **PROCLAMATION 25-05:** Emergency Medical Services Week

Proclaiming Emergency Services Week was read and presented by Mayor Rees and the City Commission. The proclamation was accepted by Fire Chief Jose P. Gainza, Jr. and some attending Firefighters. Chief Gainza thanked the City Commission for the recognition.

3. Second Reading and Public Hearing of Proposed Ordinance

A. **ORDINANCE 25-14:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION 78-50 OF CHAPTER 78, ARTICLE II OF THE WINTER GARDEN CODE OF ORDINANCES CONCERNING UTILITY ACCOUNT DEPOSITS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND
AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-14 by title only. Finance Director Laura Zielonka stated that this is the second reading of Ordinance 25-14, which reduces the time to return residential utility account deposits from a 24-month period to a 12-month period. She noted that it also removes the requirement for interest to be paid on utility deposits. Staff recommended approval.

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

Motion by Commissioner Bennett to adopt Ordinance 25-14. Seconded by Commissioner Sharman and carried unanimously 4-0.

4. Regular Business

A. <u>Recommendation to waive formal procurement procedures and hire Engineered Spray Solutions to rehabilitate 11 manholes in the amount of $60,806.55, which includes a 5% contingency</u>
Assistant City Manager for Public Services Steve Pash stated that this request is to waive formal procurement procedures and hire Engineered Spray Solutions to rehabilitate 11 sewer manholes. He indicated that the City has used this company and its product in the past, finding it to be the only product that could withstand that environment. Staff recommended approval.

Motion by Commissioner Sharman to waive formal procurement procedures and hire Engineered Spray Solutions to rehabilitate 11 manholes in the amount of $60,806.55, which includes a 5 percent contingency. Seconded by Commissioner Jones and carried unanimously 4-0.

B. <u>Recommendation to waive formal procurement procedures and hire Xylem Water Solutions USA Inc./ Flygt Products to replace control panels on Lift Stations 21 and 24 in the amount of $60,270</u>
Assistant City Manager for Public Services Steve Pash stated that this request is to waive the formal procurement and hire Xylem Water Solutions USA, lnc./Flygt Products to replace control panels, alarms and junction boxes at Lift Stations 21 and 24. He spoke of the lift stations, their condition, and efforts to keep up with certain maintenance of the stations. He stated that the replacements would be with stainless steel, which is better for the environment and would reduce failure issues. Furthermore, Mr. Pash noted that all the City's lift stations currently use Flygt products.

There was discussion on control panels and equipment from other companies being different, thus possibly causing issues with stocking backup products from different companies.

Motion by Commissioner Sharman to approve waiving the formal procurement procedures and hiring Xylem Water Solutions USA, lnc./Flygt Products to replace control panels on lift stations 21 and 24 in the amount of $60,270. Seconded by Commissioner Bennett and carried unanimously 4-0.

C. Recommendation to waive formal procurement procedures and hire RCM Utilities, LLC to renovate electrical system on Lift Stations 21 and 24 in the amount of $54,400

Assistant City Manager of Public Services Steve Pash stated that this request is to waive the formal procurement and hire RCM Utilities, LLC to remove and replace the electrical systems on Lift Stations 21 and 24. He described the environment of the current system and noted that the City wants to make sure that the environment does not harm the wiring. He noted that the rebuilding of the lift stations is for years to come, especially with the stainless steel. Staff recommended approval. There was discussion on the separation of the agenda items and the cost savings in doing so.

Motion by Commissioner Sharman to approve waiving the formal procurement procedures and hire RCM Utilities, LLC to renovate electrical systems on Lift stations 21 and 24 in the amount of $54,400. Seconded by Commissioner Jones and carried unanimously 4-0.

D. Recommendation to authorize City Manager to sign contract extension with The School Board of Orange County, Florida and City of Winter Garden for School Resource Officer Program

Police Chief Steve Graham noted that the City had been in negotiations with the school board and thanked City Manager Jon C. Williams for efforts in getting this item completed. He noted that this would be the remaining second and third years of the contract, and noted that they had come to terms. There was discussion about seven schools currently having officers, a sergeant being already assigned to the program, and the desire to have this funded 100 percent by Orange County if it were possible. Also noted were the funding shortfall, guidelines to share the costs, and it being good to come to an agreement.

Motion by Commissioner Jones to approve and authorize the City Manager to sign the contract extension with the School Board of Orange County, Florida and the City of Winter Garden for the School Resource Officer Program. Seconded by Commissioner Bennett and carried unanimously 4-0.

E. Recommendation to reduce lien from $12,759.37 to an amount of $4,050.06 requested by owner and release lien if owner pays fee and records Right-of-Way, Sidewalk, Landscaping, and Utility Easements for 73, 249, 272, and 281 Center Street by May 31, 2025

Code Enforcement Manager Kelly Carson informed the City Commission that this is a request to reduce a City-imposed lien on a property located at 159 9th Street. She described the special assessment lien of 2015, and noted the associated cost the City paid for demolition and clearing, as well as accruing interest charges. Also noted was the tax deed purchase of the property in 2016, permits for construction of a single family residence pulled by the new owner, followed by the new owner learning of the existing lien. Furthermore, Ms. Carson stated that the owner has submitted a request for a lien reduction, which includes the original lien amount, as well as the associated recording and satisfaction fees. In exchange for the lien reduction, the owner has agreed to provide right-of-way, sidewalk, landscaping, and utility easements for four properties they own on Center Street so that the City may complete its planned streetscape improvements. Staff recommended approval of the reduction and release of lien, along with the other terms as noted, including the recording of easements for the owner's Center Street addresses.

Motion by Commissioner Sharman to approve the reduction of lien from $12,759.37 to $4,050.06, and release of lien, if the owner pays the fees and provides the recording of right-of-way, sidewalk, landscaping, and utility easements for the four properties they own located at 73, 249, 272, and 281 Center Street by May 31, 2025. Seconded by Commissioner Bennett and carried unanimously 4-0.

F. Recommendation to award Purchase Order to Mead and Hunt, Inc., for facility plan update and Fullers Reuse WTP Pressure Analysis and Solution in the amount of $86,150

City Engineer Jim Monahan noted that this is a request to award a purchase order to Mead and Hunt to use the hydraulic model for the reclaimed system to push some of the required projects further out in an effort to save money. Secondly, to analyze the Fullers reclaimed facility as there are issues related to the current pumping system, which may need an intermediate pump to cushion the difference between the smaller and larger pump. Staff recommended approval.

Commissioner Sharman inquired if a variable speed drive on the larger pump to reduce its flow was a consideration. Mr. Monahan responded yes and explained some of what the analysis revealed.

Motion by Commissioner Bennett to approve a purchase order to Mead and Hunt, Inc., for facility plan update and Fullers Reuse Wastewater Treatment Plant (WTP) pressure analysis and solution in the amount of $86,150. Seconded by Commissioner Sharman and carried unanimously 4-0.

G. <u>Recommendation to award Purchase Order to T.D. Thomson Construction Co., Inc for improvements to 681 West Plant Street (Lumen Property) in the amount of $227,505.09</u>
City Engineer Jim Monahan stated that the City of Winter Garden recently purchased a portion of the property at 681 West Plant Street from Lumen. He noted that as part of the purchase, improvements were required to be completed by the City of Winter Garden. He described some of the requirements, such as replacing the septic and installing a pump station, providing generator charging stations, paving, parking and security fencing. Staff recommended approval. There was discussion on the property being used for parking in the future.

Motion by Commissioner Jones to approve awarding a purchase order to T. D. Thomson Construction Co., Inc. for improvements to 681 West Plant Street (Lumen Property) in the amount of $227,505.09. Seconded by Commissioner Bennett and carried unanimously 4-0.

H. <u>Recommendation to approve FINAL PLAT (Habitat Edgeway), subject to conditions</u>
Planning Director Kelly Carson stated that Habitat for Humanity is requesting final plat approval for the Habitat Edgeway subdivision and gave the property size and location. Ms. Carson described some components of the final plat, associated easements, and stated that the final plat is consistent with the pre-plat as approved by the Planning and Zoning Board. It is also consistent with the future land use designation as well as the R-4 zoning district. Staff reviewed the application and recommended approval of the final plat, subject to conditions.

There was discussion about the price range for the new homes and Marilyn Hattaway of Habitat for Humanity was recognized to address the question.

<u>Marilyn Hattaway</u>, of West Orange Habitat of Humanity, stated that the homes are being sold for the appraised value. She noted that they are currently being appraised at $187,000 for a three-bedroom, and $192,000 for a four-bedroom.

Mayor Rees expressed that he thinks Habitat for Humanity does a great job, but feels that in a town of 51,000 residents there should be seven residents from the City of Winter Garden to occupy those homes.

Motion by Commissioner Jones to approve the final plat for Habitat Edgeway, subject to conditions. Seconded by Commissioner Sharman and carried

unanimously 4-0.

I. Recommendation to approve the American Legion Memorial Day Special Event at Veterans Park on Monday, May 26, 2025, from 7:30- 10:00 a.m.

Planning Director Kelly Carson stated that the City of Winter Garden, in partnership with the American Legion, is requesting permission to hold the annual Memorial Day ceremony to remember veterans from Winter Garden who gave their lives during wartime. She described the time and activities of the event. Staff recommended approval. Mayor Rees remembered Former Commissioner Theo Graham in relation to this event, noting it as a great event in honoring our soldiers.

Motion by Commissioner Bennett to approve the American Legion Memorial Day Special Event at Veterans Park on Monday, May 26, 2025, from 7:30-10:00 a.m. Seconded by Commissioner Jones and carried unanimously 4-0.

J. Recommendation to approve COMMUNITY EVENT for the Masonic Lodge Annual All-American Kids Parade & Pancake Breakfast on Friday, July 4, 2025, from 9:00 a.m. to 11:00 a.m., with street closure

Planning Director Kelly Carson stated that the Winter Garden Masonic Lodge requests holding their annual Kids Parade and Pancake Breakfast from 9:00-11:00 a.m. on Friday, July 4, 2025. Ms. Carson indicated an attendance of approximately 1,200 people, and temporary closure of Plant Street. Staff recommended approval.

Motion by Commissioner Sharman to approve a special event for the Masonic Lodge Annual All-American Kids Parade & Pancake Breakfast, Friday, July 4, 2025, with street closure and times as noted. Seconded by Commissioner Jones and carried unanimously 4-0.

K. Recommendation to approve SPECIAL EVENT Party in the Park, Fourth of July at Newton Park from 6:00 p.m. to 10:00 p.m.

Planning Director Kelly Carson stated that this is a City-sponsored party in the park event. The City is requesting to hold the annual Fourth of July Party in the Park Event at Newton Park from 6:00-10:00 p.m. Ms. Carson indicated attendance to be approximately 15,000 people, and described some of the event activities and noted parking locations. Staff recommended approval.

There was discussion about attendance and the number being underestimated. Also noted were the vendors to be present.

Motion by Commissioner Sharman to approve the Party in the Park special event on the Fourth of July at Newton Park from 6:00-10:00 p.m. Seconded by Commissioner Bennett and carried unanimously 4-0.

5. **Matters From Public**

Norine Dworkin, VoxPopuli Winter Garden, addressed statements made by Mayor Rees relating to Resolution 22-08 as mentioned at the last meeting, she read excerpts from the resolution and voiced concerns about the National Day of Prayer speakers.

Matt McGrew, Winter Garden Rotary Club, thanked the City Commission for their support of the annual Evening at the Pops event. He also mentioned that he was proud of the City for offering EMS support as noted by the earlier read proclamation.

Marilyn Hattaway, of Habitat for Humanity, thanked the City Commission for earlier comments, noting big changes offered by the organization. She noted some recent achievements in helping homeowners with ownership orientation, gave statistics and reasons for some of the obstacles and challenges they faced relating to qualifying. Furthermore, she spoke of jobs programs, the Center Street project, the recently approved Edgeway Final Plat and the progress that is being made in City networking with the community. Ms. Hattaway thanked some key contributors for their efforts, and announced an upcoming Shovel to Keys event.

6. **Matters From City Attorney** - There were no items.

7. **Matters From City Manager**

City Manager Jon C. Williams provided a draft ordinance regarding solicitors and the need to address recent complaints. He provided a copy of Ordinance 21-11, spoke of traffic, and the need to implement weight restrictions on vehicles traveling on Marsh Road as there has been an uptick in volume on the road and issues during the early morning hours. He requested permission to move forward with weight restrictions for hours between 10:00 p.m. and 7:00 a.m. Furthermore, he noted that signage would be used to alert every one of the upcoming changes.

It was the **consensus** of the City Commission to move forward with these efforts.

City Manager Jon C. Williams spoke of a company named DRMP and its Lidar technology that was used to survey an area in East Winter Garden. He noted that this was a pilot program and a comparison between the traditional surveying and the cost savings with this new technology was done. He indicated a time savings of a month versus a 2-day scan and the ability to move forward faster with the data from a map that showed the areas drainage. Furthermore, he noted that community development funding was applied for and he noted Orange County recommendation to award $6.5 million to fix that drainage issue. He commended City Engineer Jim Monahan, Assistant City Manager for Public Services Steve Pash and staff for their efforts in this achievement.

8. Matters From Mayor and Commissioners

Commissioner Jones thanked staff, noting that those were great savings related to the Marsh Road project.

Mayor Rees thanked all of the first responders, and he mentioned that we do appreciate Habitat for Humanity.

9. Adjourn

The meeting adjourned at 7:11 p.m.

APPROVED:

____/S/__________________________
Mayor John Rees

ATTEST:

___/S/____________________________
City Clerk Angela J. Grimmage