City Commission
REGULAR MEETING MINUTES
July 9, 2026

Regular Meeting of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:30 PM 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 2 - Iliana R. Jones
Commissioner District 3 - Chloe Johnson
Commissioner District 4 - Colin Sharman

Also Present:
City Manager - Jon C. Williams
Asst. City Attorney - Michael Tempkins
City Clerk – Ronisha Martin

Absent:
Commissioner District 1 - Lisa L. Bennett

1. Approval of Minutes

A. <u>Regular Meeting Minutes – June 25, 2026</u>
Motion by Commissioner Johnson to approve regular meeting minutes of June 25, 2026. Seconded by Commissioner Jones and carried unanimously 3-0.

2. <u>FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCE</u>

A. **<u>ORDINANACE 26-22</u>** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2025-2026 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

Assistant City Attorney Michael Tempkins read Ordinance 26-22 by title only. Finance Director Laura Zielonka stated that this ordinance amends the current fiscal year budget to reflect adjustments made throughout the year. She noted that Exhibit 1 contains the recommended amendments. Staff recommended approval.

Mayor Rees opened the public hearing.

<u>Sarah Wolf</u>, a Winter Garden resident, requested an explanation of the proposed budget amendments. Ms. Zielonka read Exhibit 1 and explained the proposed budget amendments.

Mayor Rees, hearing and seeing no other requests for public comment, closed the public hearing.

Commissioner Sharman arrived at this point in the meeting.

Motion by Commissioner Sharman to approve Ordinance 26-22 with a second reading and public hearing July 23, 2026. Seconded by Commissioner Jones and carried unanimously 4-0.

B. **Ordinance 26-23** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 66, CITY OF WINTER GARDEN CODE OF ORDINANCES; AMENDING SECTION 66-104 AND SECTION 66-107 GOVERNING LOCAL BUSINESS TAXES; PROVIDING FOR TAX SCHEDULE; PROVIDING REQUIREMENTS FOR INCREASING RATE OF LOCAL BUSINESS TAXES; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

Assistant City Attorney Michael Tempkins read Ordinance 26-23 by title only. Planning Director Kelly Carson stated that this ordinance amends Chapter 66 of the City Code to update the City's Local Business Tax Schedule by increasing all existing local business tax rates by five percent, consistent with the authority granted under Chapter 205, Florida Statutes. She further explained that the ordinance also revises the procedural timeline for future local business tax adjustments. Specifically, it changes the reporting, ordinance adoption, and effective dates to better align with the City's budget and administrative processes, allowing future tax schedule updates to be implemented more efficiently. Ms. Carson noted that rates have not increased in many years and stated the increase would help maintain a fair and current local business tax structure that keeps pace with inflation. Staff recommended approval.

Mayor Rees opened the public hearing.

Nathaniel Slade, a Winter Garden resident, inquired how much the proposed increase would offset the potential loss of property tax revenue. Mayor Rees responded that the increase would offset approximately 0.0002% of the potential property tax loss.

Mayor Rees, hearing and seeing no other requests for public comment, closed the public hearing.

Motion by Commissioner Jones to approve Ordinance 26-23 with a second reading and public hearing July 23, 2026. Seconded by Commissioner Sharman and carried unanimously 4-0.

Mayor Rees inquired whether future local business tax adjustments would be based on the Consumer Price Index (CPI) or a five percent increase. Ms. Carson clarified that the City would review rates every two years and may use the CPI, instead of the flat five percent increase, if the CPI exceeds five percent.

3. REGULAR BUSINESS

A. Recommendation to approve Temporary Construction Yard License Agreement with WGH Properties, LLC to allow use of properties for construction activities at 8 North Highland Ave

Assistant City Manager for Public Services Steve Pash stated that the request is for a Temporary Construction Yard License Agreement to allow WGH Properties to use designated public locations during construction of the hotel at 8 North Highland Ave.

He noted that the agreement includes the use of parking spaces on West Plant Street directly in front of the site, plus the adjacent sidewalk and the sidewalk along Highland Avenue, which would be fenced for safety during construction. Six passenger vehicle parking spaces at the Police Department parking lot and the western grass area and adjacent concrete area at 695 West Plant Street for a fenced construction trailer and laydown yard. Mr. Pash further noted that all areas would be restored to their original condition or better upon completion of the project. Staff recommended approval.

Motion by Commissioner Sharman to approve Temporary Construction Yard License Agreement with WGH Properties, LLC to allow use of properties for construction activities at 8 North Highland Ave. Seconded by Commissioner Johnson and carried 3-0-1; Commissioner Jones abstained.

B. Recommendation to Piggyback City of Orlando Contract with Waste Management, Inc. of Florida for processing and disposal of waste

Assistant City Manager for Public Services Steve Pash stated that the proposed Piggyback Agreement would allow the City to utilize the City of Orlando's contract with Waste Management, Inc of Florida, for waste disposal services at the same negotiated rate. He noted that the City has used the contract for many years, and the City of Orlando had recently renewed its contract. Staff recommended approval.

Mayor Rees inquired about the estimated annual cost. Mr. Pash advised that the estimated cost was $139,403 based on the prior year's disposal volume. He explained the disposal rates had increased by $3.30 per ton for trash and $4.50 per ton for bulk and yard waste.

Motion by Commissioner Sharman to approve Piggyback City of Orlando Contract with Waste Management, Inc. of Florida for processing and disposal of waste. Seconded by Commissioner Johnson and carried unanimously 4-0.

C. Recommendation to approve SITE PLAN for Boys and Girls Club Gymnasium located at 459 9th Street

Planning Director Kelly Carson stated that this request is to approve the construction of a new 11,081 square-foot gymnasium with a walking track for the Boys and Girls Club at 459 9th Street. She noted that the gymnasium will be located behind the newly constructed Boys and Girls Club building, adjacent to Pennsylvania Avenue on the South. Ms. Carson further stated that the property is zoned Planned Commercial Development (PCD) and has a Multi-Use Development (MUD) Future Land Use Designation. She noted that the applicant is also requesting a waiver of all impact and permitting fees, consistent with the Phase I project. Staff recommended approval of site plan and fee waiver, subject to conditions.

Motion by Commissioner Johnson to approve Site Plan for Boys and Girls Club Gymnasium located at 459 9th Street. Seconded by Commissioner Sharman and carried unanimously 4-0.

4. Matters From Public – There were no items

5. Matters From City Attorney – There were no items

6. Matters From City Manager

City Manager Jon C. Williams stated that the distributed special event application is for the hotel groundbreaking ceremony at 8 North Highland Avenue, scheduled for July 20, 2026. He provided the event setup and ceremony times and noted the application requests a minor street closure between Plant Street and Bay Street along South Highland Avenue. Staff recommended approval.

Motion by Commissioner Sharman to approve Special Event – Hotel Groundbreaking Ceremony at 8 North Highland Avenue on Monday, July 20, 2026, from 9:00 a.m. – 11:00 p.m. Seconded by Commissioner Johnson and carried 3-0-1; Commissioner Jones abstained.

Mr. Williams reminded everyone of the upcoming Dog Days of Summer Event. He noted the event would begin the following day, with news coverage at 8:00 a.m. and 9:00 a.m.; followed by the launch **Paw-ty** from 6:00 p.m. to 8:00 p.m.

7. Matters From Mayor and Commissioners

Commissioner Jones thanked staff for their efforts in organizing the Nation's 250th celebration, stating that the event was well done.

Commissioner Johnson thanked staff for their continued handwork and dedication in organizing community events and serving the residents.

Commissioner Sharman expressed that coming to City Hall reminded him of what the City does for its citizens. He thanked staff for their teamwork and commitment to continual improvement, citing the Dog Days of Summer event as an example of the positive atmosphere the City provides.

Mayor Rees thanked staff for their efforts in preparing for Fourth of July celebration, despite the demanding conditions, and their continued service to the community.

Adjourn

The meeting was adjourned at 6:47 p.m.

ATTEST:	APPROVED:
/S/	/S/
City Clerk Ronisha Martin	Mayor Pro Tem Lisa L. Bennett