City Commission and
Community Redevelopment Agency
REGULAR MEETING MINUTES
October 23, 2025

A **Regular Meeting** of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:32 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 3 - Chloe Johnson

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

Absent:
Commissioner District 2 - Iliana R. Jones

1. Approval of Minutes

A. Regular Meeting Minutes - October 9, 2025
Motion by Commissioner Johnson to approve the regular meeting minutes of October 9, 2025, as submitted. Seconded by Commissioner Bennett and carried unanimously 3-0.

2. Presentation

A. **Proclamation 25-12**: Proclaiming Week of the Family as November 1 through November 8th, was presented by Mayor Rees and the City Commission. Victoria Laney and Suzanne Zeinfeld accepted the proclamation, and Ms. Laney informed every one of the related events and activities, and she thanked the City Commission for the proclamation.

3. Regular Business

Dispensed as the City Commission and convened as the Community Redevelopment Agency (CRA) at 6:36 p.m.

A. Recommendation to approve and authorize the City Manager to sign a proposal for Advantage Courts for the basketball/pickleball court conversion and other related resurfacing work at Zanders Park in the amount of $50,248
Economic Development Director Marc Hutchinson informed that One Winter Garden conducted a community-wide door-to-door survey to gauge interest in pickleball as a new amenity at Zanders Park. He spoke of the feedback received, responses and favorable results, budget approval, quotes obtained, and selection results. The lowest

and best suited bidder was Advantage Courts with the total proposed cost of $50,248. Furthermore, Mr. Hutchinson listed components of the court conversion work.

CRA Member Larry Cappleman stated that the Community Redevelopment Agency Advisory Board reviewed and unanimously approved this item.

Motion by CRA Member Larry Cappleman to approve and authorize the City Manager to sign a proposal for Advantage Courts for the basketball/pickleball court conversion and other related resurfacing work at Zanders Part in the amount of $50,248. Seconded by CRA Member Charlie Mae Wilder and carried unanimously 5-0.

Dispensed as the Community Redevelopment Agency (CRA) and reconvened as the City Commission at 6:40 p.m.

B. <u>Recommendation to approve SITE PLAN for 1142 & 1144 E. Plant Street, subject to conditions</u>
Planning Director Kelly Carson stated that this is an applicant request for site plan approval for property located at 1142 and 1144 East Plant Street. She spoke of the proposed plans for the development, buildings, and associated site improvements. Furthermore, Ms. Carson spoke of a cross-access driveway and the road access that would be provided for both parcels. Ms. Carson noted that the zoning is consistent with the property's Character Area Planned Unit Development (CA-PUD), the City's comprehensive plan, the code of ordinances, and the East Plant Street Character Area Overlay requirements. She stated that staff reviewed the application and recommended approval, subject to conditions.

There was discussion on the property size, proposed buildings, parking, and permitted requirements of the St. John's Water Management District.

Motion by Commissioner Johnson to approve the site plan for 1142 and 1144 E. Plant Street, subject to conditions. Seconded by Commissioner Bennett and carried unanimously 5-0.

C. <u>Recommendation to approve Interlocal Agreement with Orange County, Florida for Medical Direction, Quality Management, and Medical Communication</u>
Fire Chief Jose P. Gainza, Jr. stated that this item is an Interlocal Agreement between the City of Winter Garden and the Orange County Office of the Medical Director. He noted that this agreement formalizes the ongoing partnership by providing medical direction, quality management, and medical communications oversight for the City's Fire Department. Furthermore, he shared that this ensures compliance with state and local requirements for advanced and basic life support. There is no financial impact associated with this agreement. Staff recommended approval.

There was discussion on the medical director and the 30-day notice clause should the medical director leave.

Motion by Commissioner Bennett to approve an Interlocal Agreement with Orange County, Florida for medical direction, quality management, and medical communication. Seconded by Commissioner Johnson and carried unanimously 3-0.

D. Recommendation to approve utilizing a City of Orlando piggyback contract with Eurofins Environmental Testing Southeast, LLC for as needed analytical lab services
Assistant City Manager of Public Services Stephen Pash noted a typo on the agenda cover memo and clarified that the contract is for the City of Orlando piggyback contract with Eurofins Environmental Testing Southeast, LLC and not with Paralee Company. He noted that this contract is for the testing of water and wastewater at the wastewater plant. He informed that this testing is used for submittal to the Department of Environmental Protection (FDEP) for adherence to State and Federal regulations. Staff recommended approval.

There was discussion on the pricing, guaranteed pricing and pricing increases. It was noted that the pricing in this contract is lower than that used by the City of Winter Garden in the past.

Motion by Commissioner Bennett to approve utilizing a City of Orlando piggyback contract with Eurofins Environmental Testing Southeast, LLC for as needed analytical lab services. Seconded by Commissioner Johnson and carried unanimously 3-0.

E. Recommendation to approve utilizing an Indian River County piggyback contract with Florida Armature Works, Inc. for motor and pump repairs at the wastewater treatment facility
Assistant City Manager of Public Services Stephen Pash stated that this piggyback contract is with Florida Armature Works, Inc., utilizing a piggyback contract with Indian River County. He noted that this company has been reliable and used by the City of Winter Garden in the past for the rebuild of motors and pumps. Staff recommended approval. Discussion ensued regarding the contract's lower price.

Motion by Commissioner Johnson to approve utilizing an Indian River County piggyback contract with Florida Armature Works, Inc., for motor and pump repairs at the wastewater treatment facility. Seconded by Commissioner Bennett and carried unanimously 3-0.

F. Recommendation to approve utilizing a City of Deltona piggyback contract with Paralee Company, Inc. for instrumentation services and repairs at the Water and Wastewater treatment plants
Assistant City Manager of Public Services Stephen Pash stated that this is a piggyback

contract with Paralee Company, Inc., utilizing the City of Deltona contract. He noted that it is used for instrument control and electrical work. Staff recommended approval.

Motion by Commissioner Johnson to approve utilizing a City of Deltona piggyback contract with Paralee Company, Inc. for instrumentation services and repairs at the Water and Wastewater treatment plants. Seconded by Commissioner Bennett and carried unanimously 3-0.

G. Recommendation to approve and authorize the City Manager to sign a Non-Exclusive Franchise Agreement with Ready Set Recycle, LLC for private recycling services to operate within the City of Winter Garden

Assistant City Manager of Public Services Stephen Pash stated that this request is from another recycling company that has approached the City to provide recycling services. They have been working with the City and are now ready to sign a Non-Exclusive Franchise Agreement. He explained that the agreement is the same as one previously approved and noted the hours of operation, pick-up days, with a special request for Saturday pickup. Staff recommended approval of the agreement as written, and an addendum would be crafted by the attorney for signature later should they allow the Saturday pick-up.

There was discussion about the homeowner's association's (HOA) approval, vehicles used in the operation, and the noise the vehicles would generate. Also discussed, the company would first seek permission from the HOA if Saturday work is acceptable.

Motion by Commissioner Bennett to approve and authorize the City Manager to sign a Non-Exclusive Franchise Agreement with Ready Set Recycle, LLC for private recycling services to operate within the City of Winter Garden with Saturday operations as a condition of HOA approval. Seconded by Commissioner Johnson and carried unanimously 3-0.

4. Matters From Public

George Douglas Laman, 1150 E. Plant Street, Winter Garden, Florida, owner of the previously approved site plan, clarified that the St. John's River Water Management District makes each parcel stand on its own and must have a maximum of 70 percent impervious with 30 percent pervious and there was no swapping between the two. He noted the City requirement for a cross-parking agreement. He spoke of the nearby parcels, and the use of church parking when there is not a church service, and the church can use the other businesses' parking when the businesses are closed.

5. Matters From City Attorney

City Attorney Kurt Ardaman gave the City Commission an update on settlement funds for PFAS that they had been directed to pursue. He spoke of smaller defendants who have caused PFAS contamination and the law firm representing them. He noted that the City, its residents, and businesses must deal with this matter on a regular basis and there is a substantial cost as a part of the water treatment and wastewater treatment. He noted that unless there were objections, they would pursue this option.

6. Matters From City Manager

A. Recommendation to cancel regular City Commission meetings for November 27, 2025, and December 25, 2025

City Manager Jon C. Williams recommended canceling the November 27, 2025, and December 25, 2025, City Commission meetings due to the holidays.

Motion by Commissioner Bennett to approve cancellation of the regular City Commission meetings for November 27, 2025, and December 25, 2025. Seconded by Commissioner Johnson and carried unanimously 3-0.

B. Discussion on consideration of additional days off for staff - Friday, December 26, 2025, and Friday, January 2, 2026

City Manager Jon C. Williams noted past discussions about the quality of life and there being a direct result of staff efforts. He recommended additional days off for Friday, December 26, 2025, and Friday, January 2, 2026.

Motion by Commissioner Bennett to approve Appreciation Days off for staff on Friday, December 26, 2025, and Friday, January 2, 2026. Seconded by Commissioner Johnson and carried unanimously 3-0.

City Manager Jon C. Williams announced the dates and times of the Halloween Light Show.

Mr. Williams informed the City Commission that he had distributed a memo from Daniel Perez, Speaker of the Florida House of Representatives regarding property taxes, noting that in pre-session there are approximately eight bills that have been filed regarding property taxes. He noted the process and required approval before this matter went before the voters for consideration. He indicated that should all those things happen and move through all the steps, the calculated shortfall would be approximately $14.4 million in lost revenues. There was discussion regarding the large percentage it would take of the City's general fund, the large impacts which would be monitored, and the proposal to be anticipated very early in the session.

7. Matters From Mayor and Commissioners

Commissioner Johnson thanked staff for all the hard work that they do day in and day out, she thanked the residents for attending the meeting and wished Mayor Rees a Happy Birthday.

Commissioner Lisa L. Bennett thanked staff, thanked the residents for attending the meeting, and wished Mayor Rees a Happy Birthday.

Mayor John Rees thanked the residents for coming, thanked staff, and noted that every day is a good day.

8. Adjourn

The meeting adjourned at 6:57 p.m.

APPROVED:

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Mayor John Rees

ATTEST:

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City Clerk Angela J. Grimmage