



City Commission Work Session Minutes

August 10, 2023 at 1:00 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada, and Todd Weaver; Orange County Representative Hal George; City Manager Randy Knight; Assistant City Manager Michelle del Valle; and Deputy City Clerk Kim Breland.

1) Call to Order

Mayor Anderson called the meeting to order at 1 p.m.

2) Discussion Item(s)

a. CRA Budget

Assistant Division Director of Economic Development/CRA Kyle Dudgeon presented the FY24 budget including expenditures, 10-Year Proforma, Capital Projects (MLK Enhancement (playground/splashpad) and 17-92 Streetscape project).

Mr. Dudgeon explained the city has been working on the West Meadow restrooms project with the Zyscovich Architects Group with goals to accomplish space activation, efficiency with staff operations, and provide a public amenity. The project has received positive feedback from merchants and Farmers Market vendors and said staff is looking for feedback from the commission in order to put funding in place and continue with the path of the design.

In response to questions, Mr. Dudgeon stated staff feels the \$2M budgeted for MLK park improvements is sufficient at this time based on estimates received. Staff will have a better understanding of costs once the design concept is approved. He confirmed the unity corner and MLK statue were previously funded and the project is moving forward.

Junior Architect Jenna Ims, Zyscovich, reviewed the conceptual design for West Meadow restrooms. She spoke about architectural elements in Central Park, the newest being the restroom facility. The building is proposed to be across the railroad tracks and will activate that area of the park will also have storage space for maintenance and adjacent seating area. Ms. Ims said the restroom design is reflective of the train station motifs and materials. Commissioner DeCiccio would like the design refined to be more consistent with the train station and central stage.

Commissioner Sullivan agreed with Commissioner DeCiccio and noted that what is built should be the design approved by the commission, which he feels did not happen with

Central Park stage. He does not feel the proposed restroom design is consistent with the train station and stage. He asked about the purpose of the elevated square space of the building. Ms. Ims explained the space is to provide maintenance storage and was designed as two pieces to provide prominence and better visibility from the tree canopy. Mr. Dudgeon added that the storage height is needed to store materials such as tall PVC pipes used for events.

Commissioner Weaver likes the design but feels it's missing the lattice trim, similar to the train station and stage. He asked what the budget is for the project. Staff responded to questions. Mr. Dudgeon responded \$750K has been allocated in the FY24 budget. He said revisions can be made with updates on design and costs at the November meeting. He explained that the decision to have four toilets and three sinks in each bathroom was based on efficiency and Director of Parks and Recreation Jason Seeley added that sinks are needed due to food handling at the farmers market and other events. Commissioner Cruzada suggested having changing stations in the restrooms and lower sinks for small children and ADA compliance.

Mayor Anderson said he is supportive of having restrooms but thought the original concept was to have a pavilion with restrooms attached. He questioned whether the commission should be guiding the architecture for the structure and asked the commission if they would like to delegate residents to act as an architectural review board for the project before it comes to the commission for final approval.

Commissioner Weaver expressed concern about the scope, footprint and amenities and agreed the original concept was to be a pavilion with restrooms.

Mayor Anderson would like to see a conceptual plan that shows a pavilion with restrooms and storage attached. Discussion followed on storage space needs and Mr. Seeley said the storage space would eliminate the need to keep a trailer on site with of the tables, chairs, tents, etc. used for events, as well as removing the pump station from Central Park.

Consensus was to have a design created of a pavilion with bathrooms for consideration. Discussion followed on the footprint of the structure, facility/stalls needs, location, storage/ utility needs, future expansion of the Farmers Market and operations. Mayor Anderson said he would like to visit the proposed location with staff to understand what the structure would look like and feels a work session may be needed.

Commissioner DeCiccio spoke about the lack of bathroom access at establishments on Park Avenue and the importance of having the proposed number of stalls per restroom in the conceptual design. She said having a pavilion would activate the West Meadow and be a great benefit to residents and visitors. Discussion continued on the footprint and location of the structure. Mayor Anderson stressed that a work session on the design should be scheduled before or after the next scheduled work session.

Mr. Dudgeon gave updates on miscellaneous enhancements in the city and spoke about plans to enclose dumpster space and gateway features projects in the CRA.

Commissioner Weaver spoke about the 17-92 streetscape project and asked if the city has any authority on utility location so they are not in bike paths and whether rules could be considered as a design guideline. Mr. Knight explained that the lack of right of way beyond sidewalk has contributed to this issue and cooperation from property owners or condemnation is needed to obtain the right of way beyond the city right-of-way.

Commissioner Weaver spoke about the need to dredge Lake Mendsen and the MLK park/parking lot enhancement. He asked if the project should be delayed until the stormwater analysis is done. Mr. Ramdatt said deepening Lake Mendsen will not add any storage and will have no negative impact on the parking lot. He said staff is conducting a comprehensive evaluation of the lake to determine the best course of action.

Commissioner DeCiccio would like to add a line item of \$350k for the Library which would allow for Sunday hours and have enough staff to do all needed functions. In addition, she would like to reallocate the funding for the post office to be used for infrastructure improvements including flood/drainage, and utilities.

Mayor Anderson summarized that the \$350k would be an annual expense under the general operating and community initiatives that would be a long-term annual expense and clarified that even if the CRA does expire in 2027, subject to a future commission, most of the expense items would continue but shift to the general fund. Mr. Dudgeon added funding for certain projects such as the Transportation Master Plan could be allocated from the 17-92 streetscape project

Mayor said reallocating funds for the post office is an easy way to lose the opportunity to purchase the property. He feels the old library property gives the city flexibility as a funding option of about \$6-10M should the post office ever become available for purchase. There is an additional \$7M allocated for the purchase of the post office from CRA reserves.

In-depth discussion followed on reallocating funds for stormwater infrastructure improvements in the CRA. Consensus is to add a line item to the budget for flood and stormwater control as a "TBD" with the understanding that once the scope of needed improvements and costs is available, money will be reallocated to that effort.

Commissioner DeCiccio would like funding allocated to electric infrastructure repairs such as street lights on Park Avenue. Staff will provide a plan for those repairs at the next commission meeting.

Discussion followed on what happens to recurring funds for non-profits in the CRA, should the CRA sunset. Mr. Knight said half of the money that goes into the CRA is the city's general fund taxes and the other half is the county's general fund taxes. The city would lose the county's share and the city's CRA funds would move into the general fund which is approximately \$5M a year and would cover any programs or ongoing capital projects the commission wishes to continue to fund.

Mayor Anderson summarized that a line item for flood and stormwater control and the Library request for an additional \$350k will be part of the budget discussion in the Community Redevelopment Agency meeting on August 23rd.

b. FY 24 Department Presentations

Director of Electric Utility Dan D'Alessandro gave a presentation on the department and reviewed the level of service with focus on service interruption and transparency, key performance indicators and issues related to supply chain constraints. He summarized accomplishments, spending and next year's goals (updating strategic plan) and major projects. He gave updates on drops to homes project and transmissions project.

Director of Water & Wastewater David Zusi provided information on the department, levels of service, service areas, accomplishments (infrastructure improvements, AMI integration, equipment repair and replacement) spending, key performance indicators. Goals for next year include continued water/sewer system improvements, GIS field mapping, and technology, and proposed reuse expansion areas. He responded to questions regarding reclaimed water expansion and water retention, funding needs for projects, and sewer capacity for septic to sewer conversion.

Commissioner Sullivan left the meeting at 3:05 p.m.

3) Adjournment

The meeting adjourned at 3:11 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis