



City Commission Work Session Minutes

May 15, 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; City Manager Randy Knight; Assistant City Manager Michelle De Valle and City Clerk Rene Cranis.

1) Call to Order

Mayor Anderson called the meeting to order at 1:00 p.m.

2) Discussion Item(s)

a. West Fairbanks Annexation Cost-Benefit Study Results

Division Director of OMB Peter Moore identified the proposed annexation areas (Killarney, Kentucky/Oglesby and Lawndale) and the assumptions used in the analysis including inflation, cost and property tax estimates, growth, service levels, and population-driven intergovernmental tax revenue.

Mr. Moore reviewed area demographics and revenue sources. He noted that the Killarney area includes Killarney Elementary which would require a school resource officer. He spoke about EMS transport fees, water utility taxes, and revenues and noted the premium the city currently receives for accounts outside of city jurisdiction would end once the areas are annexed. The same rule would apply to electric utility taxes and revenues. He spoke about stormwater revenue fees based on citywide average and said the revenues may not cover costs.

Mr. Moore addressed present-day needs of police and fire for additional personnel, which are needed regardless of these annexations due to Ravaudage and other development. He reviewed costs for increased personnel and financial results over the course of five years. Mr. Knight added that increased development has increased response times. Ms. del Valle confirmed that 12 officers are needed regardless of any of these proposed annexations with hiring phased in over five years.

Mr. Moore noted Orange County's \$1M stormwater project on the west side of Lake Killarney and stormwater issues and identified opportunities for improvements. Mr. Knight said it may be financially feasible to divide the Killarney area into two areas; everything north and west of Cambridge and everything east of Cambridge. He spoke about the impacts of this idea as they relate to the stormwater project and police/fire response times.

Mayor Anderson asked about the response to emergency calls in the area. Fire Chief Dan Hagedorn explained which agency responds to calls for service - Orlando, Orange County, or Winter Park. Police Chief Tim Volkerson said Orange County typically will handle calls and will request Winter Park backup when needed. Discussion followed on staffing/costs for the new fire station and SRO for Lake Killarney Elementary.

Mr. Moore gave a summary of opinions for the annexation areas and spoke about additional staffing for public safety positions. He suggested the commission consider annexing the southern end of Fairbanks (Killarney and Lawndale) first because of development opportunities and preserving clear jurisdictional boundaries. In addition, he suggested annexing the Killarney area in phases to determine responsibility for stormwater improvement needs.

Discussion followed on financial results, net surplus/deficit, and redevelopment impacts. Mr. Moore noted the Killarney annexation will require a referendum. Mr. Briggs remarked that the city needs to consider marketing to move ahead with the Killarney annexation. He said marketing the annexation would be more appealing to the annexed area if the commission were to commit to hiring the needed public safety officers and suggested other marketing options. Discussion followed on ways to break the areas into segments by population and referendum costs. Mr. Knight added that a referendum could be put on the November ballot county-wide for area residents and put on the city-wide March ballot.

Staff responded to questions regarding bond issuance for stormwater improvements, developer responsibility for sanitary sewer improvements and Orange County's planned infrastructure improvements. In-depth discussion followed. Mr. Knight explained the limitations of a bond issue and the potential for lower interest rates.

Mayor Anderson asked for consensus to move forward with the Kentucky/Oglesby annexation. Commissioner DeCiccio said she would like to move forward with the annexation since the city would have control over redevelopment of the area. She spoke about the possibility of having affordable housing in the area. Discussion followed on a vision for the area and marketing.

Commissioner Weaver spoke about growth potential without the need to rezone and suggested focusing on the area as a way to pick up some of the costs. Commissioner Cruzada agreed. Mr. Briggs explained that it is difficult to predict how registered voters/renters will vote and may be dependent on property owners. Discussion followed on strategies for annexing the area and issues related to stormwater. Mayor Anderson remarked the city should be prudent with the end result and anticipate that stormwater needs should be fixed regardless of the outcome. Consensus was to move forward with Kentucky/Oglesby annexation.

Commissioner Weaver asked about the city gaining electric customers from Duke Energy through the annexations. Mr. Knight said Duke would have to agree and explained that with Ravaudage, the city had to pay 2 1/2 times the first year's gross revenue for the area to provide those customers and future customers with the city's electrical services. He said the scenario would be the same for the newly annexed areas. Mr. Knight explained that the city could have electric utility outside the city's boundaries but is effectively buying the territory. Ms. del Valle added that the city has requested to buy some of the other areas, but Duke is not interested.

Mayor Anderson asked if there is consensus to consider annexation of the Lawndale area north of Minnesota. He feels the city should start the process to see if there is interest from the residents and questioned whether the commercial area north of Minnesota should be annexed separately. Mr. Briggs said the commercial property owners don't want to be annexed and the only way to get the commercial area is to annex residential. Commissioner Cruzada said he would like to know Orange County's Vision 2050 plan for the area. Commissioner DeCiccio said to include the residential area or the annexation may not happen. Commissioner Weaver said he feels annexing the Kentucky/Oglesby area is a better option as it will generate the most revenue with the least impact and Commissioner Sullivan feels the Lawndale area should be brought into the city.

Mayor Anderson suggested revisiting whether to annex the main Killarney area until after the next election and the outcome of Orange County's planned infrastructure improvements. Consensus was to move forward with annexations of the Lawndale and Kentucky/Oglesby areas. Mayor Anderson asked about the vision for the Kentucky/Oglesby area. Mr. Briggs said the plan will be part of the upcoming comp plan discussion.

3) Adjournment

The meeting adjourned at 2:26 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis