

## **TOWN OF WINDERMERE**

**Workshop at or around 7:00 p.m.  
Town Hall**

**September 7, 2011**

### **TOWN COUNCIL WORKSHOP AGENDA**

1. Butler Bay Park – Parks and Recreation Committee

**All workshops are open to the public. Persons with disabilities needing assistance to participate in any such proceeding should contact the Office of the Town Clerk at least 48 hours beforehand at (407) 876-2563.**

## TOWN OF WINDERMERE

### Town Council Workshop Meeting Minutes

September 7, 2011

#### CALL TO ORDER:

Present were Mayor Gary Bruhn, Council Members Mike Pirozzolo, Richard Irwin, Molly Rose and Jim O'Brien. Council Member Norma Sutton arrived at 6:48pm. Interim Manager Tipton, Chief Mc Coy, Public Works Director Mc Neal and Clerk Burkhalter were also present.

Mayor Bruhn called the workshop to order at 6:15 p.m.

Mayor Bruhn reviewed the purpose for the workshop and discussion regarding Butler Bay Park. Member Irwin stated that he appreciates all the work that Donna Steele and Nora Brophy have done regarding the park. Mayor Bruhn agreed. Donna Steele of 721 Forest Street reviewed the inspection of the building. Ms. Steele explained that having power is an issue. She also stated that there is a problem with an outstanding bill in the amount of \$2,100.00. Interim Manager Tipton also thanked Ms. Steele and Ms. Brophy for their work. He then stated that an electric meter is needed. Interim Manager Tipton stated that pests need to be dealt with as well. He then stated that the Town has \$25,000.00 carried over from the negotiations. Interim Manager Tipton commented on the outstanding power bill. He stated that he felt the bill is not the town's due to the fact that "the town did not spend it". Interim Manager Tipton explained that power is being used for the pump which waters the entrance to the subdivision. He then stated that power is being used for the street lights. Interim Manager Tipton stated that if the Town decided to keep the building, work need to begin quickly due to rodents and termites. He then stated that this item has been placed on the next Town Council agenda in which he will have a motion that states, "too instruct the Manager to work with Mr. Fitzgibbon to develop specific projects for the town to bid on a priority basis within the \$40,000.00 which would include saving the building and tennis courts." Interim Manager Tipton explained that the tennis courts' repairs have been budgeted in next year's CIP. Mayor Bruhn questioned the \$2,000.00 power bill. Interim Manager explained that the bill is due to irrigation and street lights. He then stated that the street lights are for Waxberry, Sunbittern and Marquesas. Ms. Steele stated that the bill is Progress Energy's bill. Public Works Director McNeal stated that he had the lights cut-off to the tennis courts when the town took ownership. Mayor Bruhn commented that he felt the street lights are being leased. Ms. Steele stated that in speaking with contractors, they are stating that saving the building might not be the way to go due to the power being off. She then stated that she would like to see the park opened to the public, clean up the grounds, and shore up the bridge. Ms. Steele stated that if the Council would handle those issues, the Parks and Recreation Committee would donate \$15,000.00 to have the tennis courts resurfaced. Public Works Director McNeal stated his concerns with ADA compliance. Ms. Steele stated that the homeowners gave this to the town and the town needs to do their part. Member Rose stated that she did not feel the same. She stated, "the HOA knew the condition of the building and they did not want the responsibility of it and that's why they turned it over to the town." Member Rose stated her concerns with the numbers being low and there being no room for incidentals. She also stated that there are high dollar repairs/fixes needed that are not included with the estimates. Member Rose stated her concern with revenues compared to expenditures and the long term return. She stated that she would consider fixing tennis courts, landscaping and restrooms. Member Irwin questioned if Mr. Fitzgibbon had inspected the building. Public Works Director McNeal stated that Mr. Fitzgibbon has not been there. Member Irwin requested that he do so prior to the next Council meeting. Much discussion followed regarding saving or demolishing the building, bathrooms, tennis courts and costs. Member Sutton arrived at 6:48 pm and apologized for being late. She then stated that she is in favor of saving the building. Member Sutton stated that there are two outside contributors, one being the Rotary, to help financially with the building. Member Rose stated that "return on investment" is a concern as well as ongoing expenses. Mayor Bruhn stated the ADA compliance as well as interior furniture needed to be considered. Member Sutton stated that in the beginning discussions, it was stated that if the Town was not going to fix the building and park, it would not be taken. Discussion followed. Member Irwin requested to have Mr. Fitzgibbon review the park and report back to the Council. Member Pirozzolo stated that with the funds the town has, the park should be made available and the building be removed until a long term plan is compiled. Mayor Bruhn stated that this item is on the agenda for the meeting Tuesday night. Mrs. Mary Hayes 7 1<sup>st</sup> Court stated that years ago the park was being discussed. She stated that a professional needed to

review the building so a determination of keeping or not keeping the building could be done. Mayor Bruhn stated that Mr. Fitzgibbon will look at the building and forward his recommendation to the Council at the next meeting. He also stated discussion regarding rodents, termites and power will be made.

Mayor Bruhn questioned if re-paving of Main Street, between 4<sup>th</sup> Avenue and Park Avenue, could begin once the new budget in October is in effect. Interim Manager Tipton stated that \$125,000.00 is in the budget. Some discussion followed.

Mayor Bruhn reviewed the discussion as, determine why there is a \$2,000.00 power bill, have Mr. Fitzgibbon review the building, move forward with the re-pavement so it can begin in October and advise Mr. Smith of the re-paving project so it can get done quickly.

Workshop adjourned at 7:32p.m.

  
Dorothy Burkhalter, Town Clerk

  
Gary Bruhn, Mayor