

TOWN OF WINDERMERE

Town Council Workshop Minutes

February 22, 2022

CALL TO ORDER:

Present were Mayor Jim O'Brien, Council Members Andy Williams, Chris Sapp, Bill Martini, Mandy David, and Tony Davit. Town Manager Robert Smith, Attorney Heather Ramos, Town Clerk Dorothy Burkhalter and Public Works Director Tonya Elliott-Moore were also present.

Mayor O'Brien explained that this was a public workshop, therefore no motions or votes would be made.

Mayor O'Brien called the workshop to order at 6:00pm.

1. OPEN FORUM/PUBLIC COMMENT:

None

2. SPECIAL PRESENTATION/PROCLAMATIONS/AWARDS:

3. TIMED ITEMS AND PUBLIC HEARING:

4. CONSENT ITEMS:

5. NEW BUSINESS:

a. ——— Minutes

b. ——— Resolutions/Ordinances for Approval/First Reading

c. ——— Appointments

d. ——— Contracts & Agreements

e. ——— Financial

f. Other Items for Consideration

i. Boathouse Use Discussion - At the January Town Council meeting, Town Council directed Staff to consult with Long Range Planning Committee, the Parks and Recreation Committee, and the Historic Preservation Board on their recommendations on the potential use of the site with the understanding that the current leases would not be extended.

Mayor O'Brien introduced this item. He then requested each Council Liaison to report on their respective committee/board. Member Davit reported on the Long-Range Planning Committee. He stated that one topic that was discussed was "if there were not any boathouses there now, would we build boathouses?" The answer was "probably not with the restrictions in that area." Member Davit then stated the motion made by the Long-Range Planning Committee; Frank Krens made a motion to recommend to retain one of the boathouses as a Historical site and remove the remaining boathouses and convert remaining sites to launch areas for non-motorized watercraft. Molly Rose seconded the motion. After discussion, Frank Krens modified his motion to; retain Boathouse #1 as a Historical Boathouse with uses to be decided by the Town, remaining boathouses to be removed, there would be designated area for launch of non-motorized watercraft, and the remaining area function as a Public Park and improved as desired by the Town. Molly Rose was amenable to the motion. He further stated that the LRP approved the motion unanimously. Mayor O'Brien then turned the floor over to Parks and Recreation Committee Liaison, Mandy David. Member David reported on the Parks and Recreation Committee's

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recommendation. She stated that the Committee would recommend that the Town take over the boathouses, fix them up, and then have a lottery system for residents. Member David stated they would not be in favor of the boathouses being torn down. She then commented on possible rent rates and costs for repairs with 3-4-year leases. Mayor O'Brien then turned the floor over to Historic Preservation Board Liaison, Andy Williams. Member Williams reported that the Historic Preservation Board made the following motion: Joan Foglia made a motion to keep the boathouses, assess what they need, leaning toward keeping them empty, and giving a 12-month waiting period. He stated that the Board felt that the boathouses needed to be repaired to look good, but should remain empty until the Town decides what should be done. The Board's vote was 3-2. Member Williams commented that further discussion was made regarding: having a good assessment of what work is needed, a lottery system, and a "cooling off period." He stated that ending the leases, the Town figuring out "what we have," and what is actually needed, and what happens to the boathouses which are in poor condition were concerns as well. Mayor O'Brien thanked all the committees for their input. He then opened the floor to the public. First to speak was Roger Gatlin 1224 Oakdale Street. Mr. Gatlin made personal comments in support of the Long-Range Planning Committee's motion. He stated that the best use for all residents needed to be considered. He then thanked the Council for their consideration. Next to speak was Mr. Doug Kegler of 316 Palm Street, who spoke in favor of keeping the boathouses. He stated that the structures needed to be kept for historical purposes as well. Mr. Kegler stated concerns with adding another park. Ms. Brandi Haines of 835 Oakdale Street introduced herself. She stated that the boathouses should be kept as historical structures. Ms. Haines also stated that she felt that information on this item has not been placed to the public well enough. She stated that once the word got out regarding the possible tear down, comments would be heard from other residents. Mayor O'Brien stated that a few emails had been received as well. One from CT Allen and one from Christie Huffman. He stated that both emails were in support of keeping the boathouses as historical structures. Mayor O'Brien opened the floor to the Council for discussion. Member Davit commented on past discussion on the LRP. He then stated that he agrees with the approach of the Historic Board. Member Davit thanked everyone for their work and input. Member Martini also thanked all for their work. He then spoke on the comment from Christie Huffman regarding issues that happen at the parks today and the need for not constructing another one. Member Martini agreed with keeping/preserving the boathouses. He then stated he agrees with the HPB recommendation as well as the lottery system for other residents. Member Martini stated for the record that the Tree Board had no comments. Mayor O'Brien questioned if Member Martini had a time frame for vacancy. Member Martini stated at least six months. Member David questioned the time frame for how long the renovations could be which could be used as the "cooling off" period. Director Elliott-Moore stated that with the current climate, estimating a timeframe would be difficult. Manager Smith stated that notice of lease termination will need to be provided when the Council determines a timeframe. Mayor O'Brien stated that the timeframe can be formalized at the next Town Council meeting. Member Williams stated that the assessment could take up to six months to complete. Member Davit supported comments from Member Williams. Member Sapp stated that the assessments are needed. He stated that other issues with other parks need to be considered. Member Martini questioned if a post and rail type fence could be used for a visual barrier. Some discussion followed. Member Williams stated that the cost of cameras needed to be researched. He stated that there is power currently at a few of the boathouses. Member Martini commented on the upcoming Orange County meeting discussion regarding Bird Island. The date changed confirmed as March 22nd. Mayor O'Brien summarized the discussion as: receive proposals for cameras and split rail fencing, desire to move forward with HBP recommendation to update structures, not remove structures, and have a period of time for rehabilitation, and then revisit the lottery system or leave empty status. Consensus of the Council was agreeable. Member Davit questioned if notice to the current tenants needed to wait until passage. Mayor O'Brien stated yes.

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6. MAYOR & COUNCIL LIAISON REPORTS

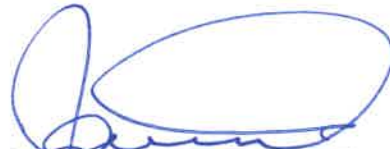
Mayor O'Brien questioned if anyone had anything further. Member David stated that the Parks and Recreation Committee will be requesting Ordinance regarding regulations for personal business use in Town parks. She then reminded all that March 5th will be the Pet Fest.

ADJOURN:

There being no further comments, Mayor O'Brien adjourned the workshop at 6:43pm



Dorothy Burkhalter, MMC, FCRM
Town Clerk



Jim O'Brien, Mayor