

## **TOWN OF WINDERMERE**

### **Town Council Workshop Meeting Minutes**

**September 7, 2022**

#### **CALL TO ORDER:**

Present were Mayor Jim O'Brien, Council Members Andy Williams, Bill Martini, Mandy David, Tony Davit, and Molly Rose. Town Manager Robert Smith, Police Chief Dave Ogden, Public Works Director Tonya Elliot-Moore, and Town Clerk Dorothy Burkhalter were also present. Attorney Heather Ramos, and Attorney Nick Dancaescu left prior to the workshop beginning.

Mayor O'Brien called the workshop to order at 7:00pm and stated that a quorum was present.

1. **OPEN FORUM/PUBLIC COMMENT (3 Minute Limit)**
2. **SPECIAL PRESENTATION/PROCLAMATIONS/AWARDS**
3. **TIMED ITEMS AND PUBLIC HEARING**
4. **OLD BUSINESS**
  - a. **CONSENT ITEMS**
  - b. **MINUTES**
  - c. **OTHER ITEMS FOR CONSIDERATION**
5. **NEW BUSINESS**
  - a. **CONSENT ITEMS:**
  - b. **ORDINANCE FOR APPROVAL/FIRST READING**
  - c. **RESOLUTIONS**
  - d. **APPOINTMENTS**
  - e. **CONTRACTS & AGREEMENTS**
  - f. **FINANCIAL**
  - g. **OTHER ITEMS FOR CONSIDERATION**

#### **1. Downtown Properties Proposed Redevelopment Plans**

- i. **Overall Landscaping Plan**
- ii. **Tree Mitigation Plan**
- iii. **Tree Canopy Exhibit**
- iv. **Proposed Building Elevations**

#### **2. Windermere Tree Board Recommendation**

Mayor O'Brien introduced this item. He then turned the floor over to Mr. Brad Cornelius who gave an overview of where this proposed project is in the process. Mr. Brett Dargis introduced himself and his team. He then reviewed the landscape plan, including trees that will remain, root ball protection, landscape buffering along Oakdale Street, and Building setbacks. Member Martini commented on a recent project site inspection. He stated that the stakes were placed in wrong locations, thus being unable to determine which trees were being impacted or not, the need for a list of deliverables as discussed from the landscaper, and pier foundations. Mr. Dargis commented that the past walk through was to be in regard

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to tree root balls and landscaping. He then stated any discussion outside of those two items should not have been made. Member Martini stated that the stakes are not in the correct locations, their representative was late, and after-the-fact changes. Mr. Dargis stated that the representatives from his company were the Arborist and Landscape architect. Member Martini voiced his displeasure with the site meeting. Discussion followed regarding the tree plan, saving trees, and parking. Mr. Cornelius commented on what will take place prior to any approvals. Member Davit questioned if there is enough room to enlarge the roundabout at 6<sup>th</sup> Avenue should the Town need to do so in the future. Mr. Dargis stated that he believes any changes would shift the roundabout to the south/east which would make the buildings further away from the roundabout. Some discussion followed. Ms. Susan Carter, Windermere Tre Board Chair, introduced herself. She then commented on concerns the Tree Board has regarding protection of the trees and landscaping. Mr. Corenlius stated that prior to final approval, a tree mitigation plan will need to be approved by the Town Council. Ms. Brandi Haines of 835 Oakdale Street introduce herself. She then commented that she was part of the site walk-through as well. Ms. Haines further commented on the misrepresentation of the stakes, preservation of the trees, pervious pavers and pervious materials to be used around the trees, and keeping immediate residents informed. Manager Smith stated that three workshops plus Town Council final approval will be needed prior to moving forward. Member Martini stated he requests another site walk through. Mr. Dargis commented on the developers' goals. Mr. Withers of 712 Main Street introduced himself. He then commented on concerns with 5<sup>th</sup> Avenue roundabout and delivery/emergency vehicles and that a survey should be required. Mrs. Angela Withers of 712 Main Street introduced herself. She then commented on the architectural design of the height of the building proposed for the corner of 6<sup>th</sup> Avenue. Mr. Daniel Floyd of 505 Oakdale Street introduced himself. he then questioned if the propane tank would be above ground or underground. Mr. Dargis stated underground. Mr. Floyd then requested that the Town not consider a multi-story garage. He then stated that he is interested in seeing the wall plans when completed. Member Martini commented on the height of the wall and questioned if the tower if useable or decorative. Mr. Dargis stated decorative. Mr. Cornelius explained the process that will need to take place prior to a final approval as well as payments for utilities, transportation, and pedestrian crossings. Mr. Tom Stroup of 201 W 7<sup>th</sup> Avenue introduced himself. He stated for the record that he would like to see a single-story building rendering for the corner of 6<sup>th</sup> Avenue. Mayor O'Brien thanked all for their comments.

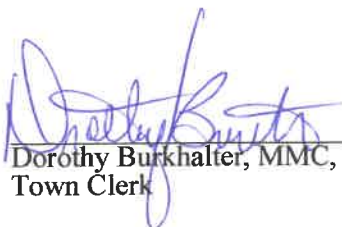
6. **MAYOR & COUNCIL LIAISON REPORTS:**

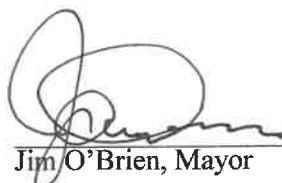
7. **STAFF REPORTS:**

- a. **TOWN MANAGER ROBERT SMITH** – No report.
- b. **TOWN ATTORNEY HEATHER RAMOS** – No report.
- c. **POLICE CHIEF DAVE OGDEN** – No report.
- d. **PUBLIC WORKS DIRECTOR TONYA ELLIOTT-MOORE** – No report.
- e. **TOWN CLERK DOROTHY BURKHALTER** – No report.

8. **ADJOURN:**

Mayor O'Brien adjourned the meeting at 8:04pm.

  
Dorothy Burkhalter, MMC, FCRM  
Town Clerk

  
Jim O'Brien, Mayor