

**CITY COMMISSION/CRA AGENCY WORK SESSION**  
**April 10, 2017**

The work session was called to order by Mayor Steve Leary at 2:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Steve Leary  
Commissioner Greg Seidel (2:42)  
Commissioner Sarah Sprinkel  
Commissioner Carolyn Cooper  
Commissioner Pete Weldon  
Orange County Rep. Hal George

Also present:

City Manager Randy Knight  
City Clerk Cynthia Bonham

Martin Luther King, Jr. Park Master Plan

City Manager Knight spoke about the request at the last Commission meeting to meet with the City Consultants GAI regarding the Martin Luther King, Jr. Park Master Plan. He announced the two upcoming public meetings to gather information about the park. He stated they want to hear from the Commission as to their thoughts for the park to the extent that it relates to the bowling alley property the City owns. He stated it would be helpful to know the consensus of whether or not to include this property as part of the park so the consultants know whether to go forward with drawings.

Donald Wishart, Landscape Architect and Ryan Secret of GAI Consultants summarized the process and schedule through the end of August 2017 as well as possibilities for the park.

Commissioner Weldon spoke about funding options for the master plan. He stated they should sell the property, retain the right-of-way they need and would like to use the proceeds from the sale to include dedicating \$500,000 back to park improvements over and above the current level of annual spending out of the general fund; put \$1.5 million back into reserves and the CRA portion of \$1 million would be dedicated to fund a third story on the library parking structure to provide additional parking for MLK Park.

Orange County Representative Hal George stated he is not sold on CRA funds going toward a parking garage for the library. Commissioner Cooper expressed her preference that this becomes greenspace, to improve the fields, take care of the water quality and was not in favor of selling the property. Commissioner Sprinkel addressed the other property that would have to be purchased to be part of this plan and that she wanted a master plan to come forward for the current MLK Park property because of her desire to have another great place for families to come to. Commissioner Seidel spoke about selling some of the property and to add to the park space at the same time.

City Manager Knight spoke about the plan all along was for the landscape architects to coordinate with the library consultants.

Mayor Leary addressed the three options regarding the bowling alley property as brought forward this evening: 1) take what they need for the right-of-way and sell the remainder of the property; 2) take the right-of-way needed for the turn lane, sell a portion of that and look into vacating the portion of Comstock; and 3) take the right-of-way property, do a tree buffer and improve the park.

Each Commissioner expressed their preference: Mayor Leary, Commissioners Weldon and Sprinkel, and O.C. Rep. Hal George – sell the property and reimburse the CRA their money; Commissioner Seidel – wait to see about any greenspace connection to the park from Fairbanks.

Discussion ensued regarding the current use of the park, the various ages using the park, stormwater issues, and bird nesting that needed to remain in the park.

The meeting adjourned at 3:20 p.m.



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City Clerk Cynthia S. Bonham, MMC