

**CITY OF WINTER PARK  
CITY COMMISSION WORK SESSION  
July 27, 2009**

The Winter Park City Commission work session was called to order by Mayor Kenneth Bradley at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Kenneth Bradley  
Commissioner Margie Bridges  
Commissioner Phil Anderson  
Commissioner Beth Dillaha  
Commissioner Karen Diebel

Also present:

City Manager Randy Knight  
City Attorney Nikki Vanhook  
Deputy City Clerk Nancy McLean

Mayor Bradley commented that they would discuss the Central Park expansion and specifically what happens with the Post Office, City Hall, the library, the Community Center and several ancillary properties such as the State Office Building.

Commissioner Anderson commented that he asked City Manager Knight to send out his spreadsheet and drawings of various options for the Post Office. He explained that with the assistance of ZHA President Rick Mellin he tried to look at the uses, how they would fund this and how to spend the money.

He walked through the options of the Post Office site: 1) expand the park by 1 acre, use State Office Building land for distribution, retail PO on Arrowhead; 1b) expand the park by 1 acre, acquire new land for distribution PO; 1c) expand the park by 1 acre, add parking on the Arrowhead property, new retail PO on Arrowhead, PO distribution to State Office Building; 2) expand the park by 2 acres, new retail PO and PO distribution to acquired land, no additional parking; 3) library to Post Office location, renovate PO structure, PO distribution to State Office Building; 4) City Hall renovation only, add parking; 5) library to State Office location, PO as is; and 6) library expansion at existing location. The spreadsheet is attached at the end of the minutes.

Commissioner Bridges reminded the Commission that the position of the Board of Trustees is that the library will support any location for a new or expanded library as long it is approximately 60,000 square feet and can accommodate the appropriate amount of parking. She gave the Commission the email concerning the Board's statement.

Mayor Bradley stated that in an effort to build consensus they need to go through the pros and the cons on each of these items. Consultant Rick Mellin added that part of the prioritizing has to do with money or any of the outside timeframes that are limited. He stated that at this point there is a limitation with the Post Office and they have to give them a conceptual plan. He explained that he had a conversation with the real estate postal service representatives and spoke about the options of extending the agreement. His recommendation is that they ask for a one year extension on the agreement they already have and ask if they can participate in their brainstorming of how they might consolidate operations because it could affect how and where the distribution could end up. Mr. Mellin answered questions.

Commissioner Diebel commented that they need to figure out if they want to expand the park by 1 or 2 acres, come to a decision and then work out the details on how they want to achieve that goal. She believed that they should give the citizens the opportunity to go forward and do the fundraising for the additional money that they need to have. Mayor Bradley commented that he would like to test whether or not they have the capability for the fundraising.

Commissioner Diebel asked if the funding was equal today and if the citizens were choosing between the Community Center or the library. Commissioner Anderson responded that the library expansion might be cheaper if it moved to the State Office Building site or expanded at the existing location. Commissioner Bridges suggested a joint City Hall/Library use on this property.

Commissioner Bridges believed their first priority should be to expand the park and to integrate new park space. She commented that the other things will fall into place because none of them are constrained as that individual decision. Mayor Bradley commented that it depends on how the State Office Building comes into play. He added that citizen comments reflected keeping the post office and the library downtown. Further discussion ensued regarding fundraising. Mr. Knight answered questions.

Commissioner Anderson suggested to consider either 1b) or 2) and there are two viable alternatives for the library and one of them is less costly. He summarized that the City would at some point be responsible for executing the construction of these projects with funds provided by other groups (\$4 million). Commissioner Diebel commented that this would mean budgeting liquidation for \$582,000 potentially in 2011 to support the project (assuming they have raised the \$4 million in 2010) and a budgeted amount for the construction and the plan itself. Commissioner Anderson agreed. Mr. Knight also spoke about doing a \$4 million bond issue.

Commissioner Diebel commented that she advocated having a portion of the millage to support the library and if they ask the public to support either a bond issue or this project in particular she did not think they could negate the discussion of the library at the same time because they were competing priorities to her. Commissioner Bridges disagreed and did not see them as competing but as complimentary. Commissioner Diebel commented that they are competing in the budget. She added that she very much supported the library being set at a specific millage as a partition.

Mayor Bradley commented that this "Planning the Possibilities" item is also on today's Commission meeting agenda under New Business for continued discussion.

The meeting adjourned at 4:53 p.m.



Cynthia S. Bonham, City Clerk