

**Meeting Notice is posted per Florida Statute,
Violators who remove this agenda could be prosecuted**



**AGENDA
CITY OF WEBSTER**

Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
October 16, 2025 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation
Roll Call and Determination of Quorum

Note. All public comments will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Regular Council Meeting – September 18, 2025
M_____S_____ Roll Call Vote for Approval

Final Budget Hearing – September 25, 2025
M_____S_____ Roll Call Vote for Approval

III. CONSENT AGENDA

Amended Utility Service Area Agreement with City of Center Hill

Solid Waste Contract Renewal – Waste Connections

FlaWARN Agreement

Resolution 2024-14 – Surplus Equipment and Motor Vehicles

M_____S_____ Roll Call Vote for Approval

IV. CITIZENS FORUM

V. CORRESPONDENCE TO NOTE

Law Enforcement Code Compliance Update City Newsletter Report

VI. PUBLIC HEARINGS

Second and Final Reading of Ordinance 2025-35-Land Development Code Update

M_____S_____ Roll Call Vote to Read by Title

M_____S_____ Roll Call Vote for Approval

VII. NEW BUSINESS

Code Compliance-Shadae Solomon
Code Compliance-Solomon Investment Properties

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS

X. STAFF REPORTS

Sheriff's Office

Planning and Development Services

City Manager

XI. ADJOURNMENT

M_____S_____ -Roll Call Vote

PLEASE NOTE IN ACCORDANCE WITH FLORIDA STATUTE 286.105, ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALSO, IN ACCORDANCE WITH FLORIDA STATUTE 286.26; PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK; 85 E. CENTRAL AVENUE; WEBSTER, FLORIDA; (352) 793-2073; 48 HOURS IN ADVANCE.



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

September 18, 2025

Council Meeting

6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation and moment of silence for September 11th.

Mayor Vigoa called the council meeting to order at 6:00p.m. Present were Mayor Pro-Tem Dorsey, Councilmember Cherry, Councilmember Solomon, Councilmember Ramirez.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the Council Meeting minutes for August 21, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Solomon-Yes

Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes

Mayor Vigoa-Yes

Motion passed 5-0

III. CONSENT AGENDA

Mayor Ana Vigoa presented City Manager Deanna Naugler with her 10-year service pin.

Councilmember Cherry made a motion to approve Resolution 2025-12-Submission of FRDAP Application-Harris Park, seconded by Councilmember Solomon.

City Manager Naugler apprised the council that the city submitted applications last year for both parks, however with the budget there was no funding for the grants. The cycle has reopened.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Solomon-Yes
- Councilmember Ramirez-Yes
- Mayor Pro-Tem Dorsey-Yes
- Mayor Vigoa-Yes
- Motion passed 5-0

Councilmember Cherry made a motion to approve Resolution 2025-13-Submission of FRDAP Application-Hewitt Park, seconded by Councilmember Solomon.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Solomon-Yes
- Councilmember Ramirez-Yes
- Mayor Pro-Tem Dorsey-Yes
- Mayor Vigoa-Yes
- Motion passed 5-0

IV. CITIZENS FORUM

Citizen Sandra McClanahan asked about the status of the pond next to the Post Office, property for master lift station, the status of Walton property, Armstrong property, Florida 1 Holdings, North Farm, RRR Town Center, and Webster Project. City Manager Naugler and County Planner Jared Oberholtzer addressed the questions.

V. CORRESPONDENCE TO NOTE

Mayor Pro-Tem Dorsey asked for a list of closed code compliance.

VI. PUBLIC HEARINGS

The first reading of Ordinance 2025-35, Land Development Code Update. Mayor Pro-Tem Dorsey motioned to read by title only, seconded by Councilmember Solomon.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Solomon-Yes
- Councilmember Ramirez-Yes
- Mayor Pro-Tem Dorsey-Yes
- Mayor Vigoa-Yes
- Motion passed 5-0

City Clerk Amy Flood read the ordinance by title only.

Mayor Pro-Tem Dorsey made a motion to approve Ordinance 2025-35, seconded by Councilmember Solomon.

County Planner Jared Oberholtzer introduced to the council Gabriela Castro from Inspire Placemaking Collective. Ms. Castro apprised the board about the Land Development Code Update.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Solomon-Yes
- Councilmember Ramirez-Yes
- Mayor Pro-Tem Dorsey-Yes
- Mayor Vigoa-Yes
- Motion passed 5-0

VII. NEW BUSINESS

Code Compliance-Shadae Solomon. Councilmember Solomon stepped down from the dias to address the council as a citizen on her code compliance. Mayor Pro-Tem Dorsey made a motion to table the code compliance for further investigation, seconded by Mayor Vigoa.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Ramirez-Yes
- Mayor Pro-Tem Dorsey-Yes
- Mayor Vigoa-Yes
- Motion passed 4-0

Code Compliance-Solomon Investment Properties. Mayor Pro-Tem Dorsey made a motion to table the code compliance for further investigation, seconded by Mayor Vigoa.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Solomon-Yes
- Councilmember Ramirez-Yes
- Mayor Pro-Tem Dorsey-Yes
- Mayor Vigoa-Yes
- Motion passed 5-0

Regional Wastewater Property Offer-City Manager Naugler apprised the board of the advice of Hogan Law Firm to submit an official letter to make an offer on the property. The offer would be \$2,475,000.00, with no incentives. Mayor Pro-Tem Dorsey made a motion to approve the offer, seconded by Mayor Vigoa.

Vote was as follows:

- Councilmember Cherry-Yes
- Councilmember Solomon-Yes
- Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

Attorney Hand apprised the council that the ordinance for solid waste does not allow price reduction for the Sumter County Farmer's Market. Mayor Vigoa stated that the city wanted to keep a good relationship with the market.

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS

Mayor Pro-Tem Dorsey made a proposal to rename SW 1st Street to Bobby Yost Road. Mayor Pro-Tem Dorsey asked why 3rd Street did not get hooked up to the gravity sewer line. Mayor Pro-Tem Dorsey told Lt. Cassidy that there is still speeding on 730.

X. STAFF REPORTS

City Manager Naugler addressed Mayor Pro-Tem Dorsey's question about 3rd Street, she stated the county ran out of money for the project. Originally there were going to be more not connected but the county had additional money to do the biggest runs. City Manager Naugler stated that 3rd Street will be a high priority to finish the gravity feed project.

City Manager Naugler introduced the new Public Works Manager, Dylan Galbreath.

City Manager Naugler addressed the council about the accounts of seasonal customers. The customer wants to close their account to avoid paying the basic fee for maintaining the waterline and open it when they come back. They can turn off charges for garbage service if the city picks up the can while they are gone. Mayor Vigoa motioned for approval of customers paying the basic fee and not closing the account, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes
Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

XI. ADJOURNMENT

Mayor Pro-Tem Dorsey motioned for adjournment, seconded by Councilmember Solomon.

Vote was as follows:
Councilmember Cherry-Yes
Councilmember Solomon-Yes
Councilmember Ramirez-Yes

Mayor Pro-Tem Dorsey-Yes
Mayor Vigoa-Yes
Motion passed 5-0

Meeting adjourned at 7:08 P.M.

Deanna Naugler, City Manager

Attest:

Ginger Howard, HR/Finance Manager



MINUTES

CITY OF WEBSTER

City Hall, 85 E Central Avenue

September 25, 2025

Final Budget Public Hearing

5:30 P.M.

I. CALL TO ORDER

Pledge of Allegiance and Invocation.

Mayor Pro-Tem Dorsey called the council meeting to order at 5:30 p.m. Present were Mayor Pro-Tem Dorsey, Councilmember Cherry, Councilmember Ramirez, and Councilmember Solomon. Mayor Vigoa was absent due to an illness.

We have a quorum.

II. APPROVAL OF THE MINUTES

Councilmember Cherry made a motion for approval of the minutes of the tentative budget hearing for September 4, 2025, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez - Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Motion passed 4-0

III. CITIZENS FORUM

VI. PUBLIC HEARINGS

Councilmember Cherry made a motion for approval of Resolution 2025- 09 Amendment to the City of Webster's 2024-2025 Annual Operating Budget, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes

Councilmember Ramirez-Yes

Councilmember Solomon-Yes

Mayor Pro-Tem Dorsey-Yes

Motion passed 4-0

Councilmember Cherry made a motion for the Approval of Resolution 2025-10 – Establishing the Millage Rate to be Levied for Fiscal Year 2025-2026, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Motion passed 4-0

Councilmember Cherry made a motion for the Approval of Resolution 2025-11 – Adopting the city of Webster’s Annual Operating Budget for Fiscal Year 2025-2026, seconded by Councilmember Solomon.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Motion passed 4-0

XI. ADJOURNMENT

Councilmember Solomon motioned for adjournment, seconded by Mayor Pro-Tem Dorsey.

Vote was as follows:

Councilmember Cherry-Yes
Councilmember Ramirez-Yes
Councilmember Solomon-Yes
Mayor Pro-Tem Dorsey-Yes
Motion passed 4-0

Meeting adjourned at 5:40 P.M.

Deanna Naugler, City Manager

Attest:

Ginger Howard, HR/Finance Manager

**AMENDED INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN
THE CITY OF CENTER HILL AND THE CITY OF WEBSTER**

This Amended Interlocal Service Boundary hereinafter the "Agreement" is made and entered into this _____ day of October, 2025, by and between the City of Center Hill hereinafter "Center Hill", and the City of Webster • (hereinafter "Webster").

WHEREAS, Center Hill and Webster possess Municipal Home Rule Powers pursuant to Article VIII, Section 2 (b), Florida Constitution and Section 166.021, Florida Statutes; and,

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local governments to cooperate with one another on matters of mutual interest and advantage, and provides for Interlocal agreements between local governments on matters such as annexation and joint planning; and,

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, requires that counties and cities include in their respective planning efforts intergovernmental coordination and particularly, mechanisms for identifying and implementing joint planning areas; and,

WHEREAS, Chapter 180, Florida Statutes, provides municipalities with the power to extend utilities outside of municipal limits; and,

WHEREAS, both Center Hill and Webster have extended water and wastewater into unincorporated areas of the county; and,

WHEREAS, the State Comprehensive Plan requires local governments to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner; and,

WHEREAS, Center Hill and Webster find that the benefits of intergovernmental communications and coordination will accrue to both Parties.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, Center Hill and Webster agree as follows:

1. **Incorporation of Preamble.** The Preamble above is true and correct and incorporated into this Agreement as if fully set forth herein.
2. **Termination of Agreement.** Center Hill or Webster may terminate this Agreement at anytime upon delivery of a notice of termination to the other Party at least 180 days prior to the proposed date of termination. A party delivering such a notice of termination as aforesaid may, in such Party's sole discretion, revoke such notice of termination at any time prior to the termination date.

3. Utility Service Areas (USA).

- a) The Webster Utility Service Area (WUSA) is the area within which Webster provides water, wastewater, and reclaimed water services, consistent with Chapter 180, Florida Statutes, as indicated on Attachment A in the green shaded area.
- b) The Center Hill Utility Service Area (CHUSA) is the area within which Center Hill provides water, wastewater, and reclaimed water services, consistent with Chapter 180, Florida Statutes, as indicated on Attachment A in the blue shaded area.

4. Right of First Refusal.

- a) The Parties agree that retail customers and new development within their respective USA's, which require central water and/or sewer services, shall be required to connect, if available, to the respective City's water and/or sewer system.
- b) Within its respective USA, each city has first right of refusal to provide water wastewater, and reclaimed water services to a project.
- c) If the city in whose USA the project is located cannot serve that project, the adjacent USA nearest to the project has the first right of refusal.
- d) If no City can serve the project, the developer may construct a system approved by the city in whose USA they are located; and if agreed upon by the city and developer, turn the system over to that city.

5. Portion of Property in USA.

- a) If at least 50% of the area of a property or combined contiguous properties under the same ownership or control, is within the Webster USA, then the property shall be treated as if it were all within the USA for purposes of this agreement. If at least 50% of the area of a property or combined contiguous properties under the same ownership or control is within the Center Hill USA, then the property shall be treated as if it were all within the USA for purposes of this Agreement.
 - b) If less than 50% of the area of property or combined contiguous properties under the same ownership is within the Webster USA, then it shall be outside of the USA for purposes of this Agreement. If less than 50% if the area of property or combined contiguous properties under the same ownership is within the Center Hill USA, then is shall be outside of the USA for purposes of this Agreement.
6. Webster will not provide service in the CHUSA unless Center Hill and Webster agree in writing to such service or under the provisions of this agreement.
 7. Center Hill will not provide service in WUSA unless Webster and Center Hill agree in writing to such service or under the provisions of this agreement.
 8. **Dispute Resolution.** Webster and Center Hill agree to resolve any dispute related to the interpretation or performance of this Agreement in the manner described in this section. Either Party may initiate the dispute resolution process by providing written notice to the other Party. Initiation of the dispute resolution process shall operate as a stay of the action which is the subject of the dispute.

Notwithstanding the foregoing, in the event that either Party determines in its sole discretion and good faith that it is necessary to file a lawsuit or other formal challenge in order to meet a jurisdictional time deadline, to obtain a temporary injunction, or otherwise to preserve a legal or equitable right related to this Agreement, such lawsuit or challenge may be filed, but upon the filing and any other act necessary to preserve the legal or equitable right or to obtain the temporary injunction, the Parties shall thereafter promptly file a joint motion with the reviewing court or administrative law

judge requesting that the case be abated in order to afford herein. If the abatement is granted, the Parties shall revert to and pursue the dispute resolution procedures set forth herein.

- a) Within ten (10) days of the abatement order, the allegedly aggrieved party shall then effect the transmittal of a notice of conflict, in the form of a certified letter, to all governmental bodies involved in the dispute at issue. Upon receipt of the notice, which shall specify the areas of disagreement, the Parties agree to conduct a conflict assessment meeting at a reasonable time and place, as mutually agreed upon, within thirty (3) days of receipt of the notice of conflict.
- b) If discussions between the Parties at the conflict resolution meeting fail to resolve the dispute, within forty (40) days of the receipt of the notice described in subparagraph a, above, the Parties shall conduct mediation on the presence of a neutral third party mediator. If the Parties are unable to agree upon a mediator, the County shall request appointment of a mediator by the Chief Judge of the Circuit Court in and for Sumter County, Florida. The mediation contemplated by this Section is intended to be informal and non-adversarial processes with the objective of helping the parties reach a mutually acceptable and voluntary agreement. The decision-making shall rest solely with the Parties. The mediator shall assist the Parties in identifying issues, fostering joint problem-solving and exploring settlement alternatives.
- c) If the Parties are unable to reach a mediated settlement, within fifty (50) days of the receipt of the initial notice of conflict, the parties shall hold a joint intergovernmental meeting. If the joint intergovernmental meeting does not successfully resolve the issues identified in the notice of conflict the entities participating in the dispute resolution procedures described herein may avail themselves of any otherwise available rights, including the suspension of abatement of existing actions.

d) The Parties agree that this dispute resolution procedure satisfies the requirements of Chapter 164, Florida Statutes.

10. **Noticing.** All notices, consents, approvals, waivers, and elections that any Party requests or gives under this Agreement will be in writing and shall be given only by hand delivery for which a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested. Notices will be delivered or mailed to the addresses set forth below or as either Party may otherwise designate in writing.

If to Webster:

City of
Webster
Attn: City
Manager 85
E Central
Ave.
Webster, FL 33597

If to Center Hill:

City of
Center Hill
Attn: City
Clerk
PO Box 649
Center Hill, FL 33514

Notices, consents, approvals, waivers, and elections will be deemed given when received by the Party for who intended.

11. **Sole Benefit.** This Agreement is solely for the benefit of Center Hill and Webster, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions herein contained shall inure to

the sole benefit of and shall be binding upon the Parties and their respective representatives, successors and assigns.

12. Authority. The County and City each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement. The County and City hereby represents warrants and covenants this Agreement constitutes a legal, valid and binding contract enforceable by the Parties in accordance with its terms, and that the enforceability hereof is not subject to any impairment by the applicability of any public policy or police powers.

13. Enforcement. This Agreement shall be enforceable by the Parties hereto by whatever remedies are available in law or equity, including but not limited to injunctive relief and specific performance.

14. Defense. If this Agreement or any portion hereof is challenged by any judicial, administrative, or appellate proceeding (each Party hereby covenanting with the other Party not to initiate or acquiesce to such challenge or not to appeal ant decision invalidating any portion of this Agreement), the Parties collectively and individually agree, at their individual sole cost and expense, to defend in good faith its validity through to a final judicial determination, unless both Parties mutually agree in writing not to defend such challenge or not to appeal any decision invalidating any portion of this Agreement.

15. Periodic Review. Each month, during the term of this Agreement, the City Manager or City's designee and County Administrator shall meet to discuss and resolve any issues or concerns related to this Agreement.

16. Amendments. Amendments may be proffered by either Party at any time. Proposed amendments shall be in writing and must be approved by a majority of the governing boards of each Party or shall be considered not adopted.

17. Supremacy. The Parties agree and covenant, having given and received valuable consideration for the promises and commitments made herein, it is their desire, intent and firm agreement to be bound by and observe the terms of this Agreement wherever such terms are more stringent than those

subsequently enacted by the Legislature. Should the terms of this Agreement conflict with previous agreements between the Parties, the terms of this Agreement shall control.

18. Entire Understanding. Except as otherwise set forth herein, this Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations and statements, oral or written, are superseded by this Agreement.

19. Governing Law and Venue. The laws of the State of Florida shall govern this Agreement, and venue for any action to enforce the provisions of this Agreement shall only be in the Circuit Court in and for Sumter County, Florida. Federal Jurisdiction and venue, if applicable shall only be in the Middle District of Florida, Tampa Division. If circumstances arise which cause a conflict between this paragraphs and paragraph 7 ("Dispute Resolution") paragraphs 7 shall control.

20. Severability. Any term or provision of this Agreement that is invalid or unenforceability of the remaining terms and provision hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction.

IN WITNESS WHEREOF, Each of the undersigned has executed this Agreement on behalf of the respective party set forth below, pursuant to the authority granted to each of the undersigned in the resolution by which each party approved and adopted this Agreement.

**CITY COUNCIL OF THE CITY OF
CENTER HILL, FLORIDA**

Ginger Howard, Mayor

ATTEST:

**Diane Lamb,
City Clerk**

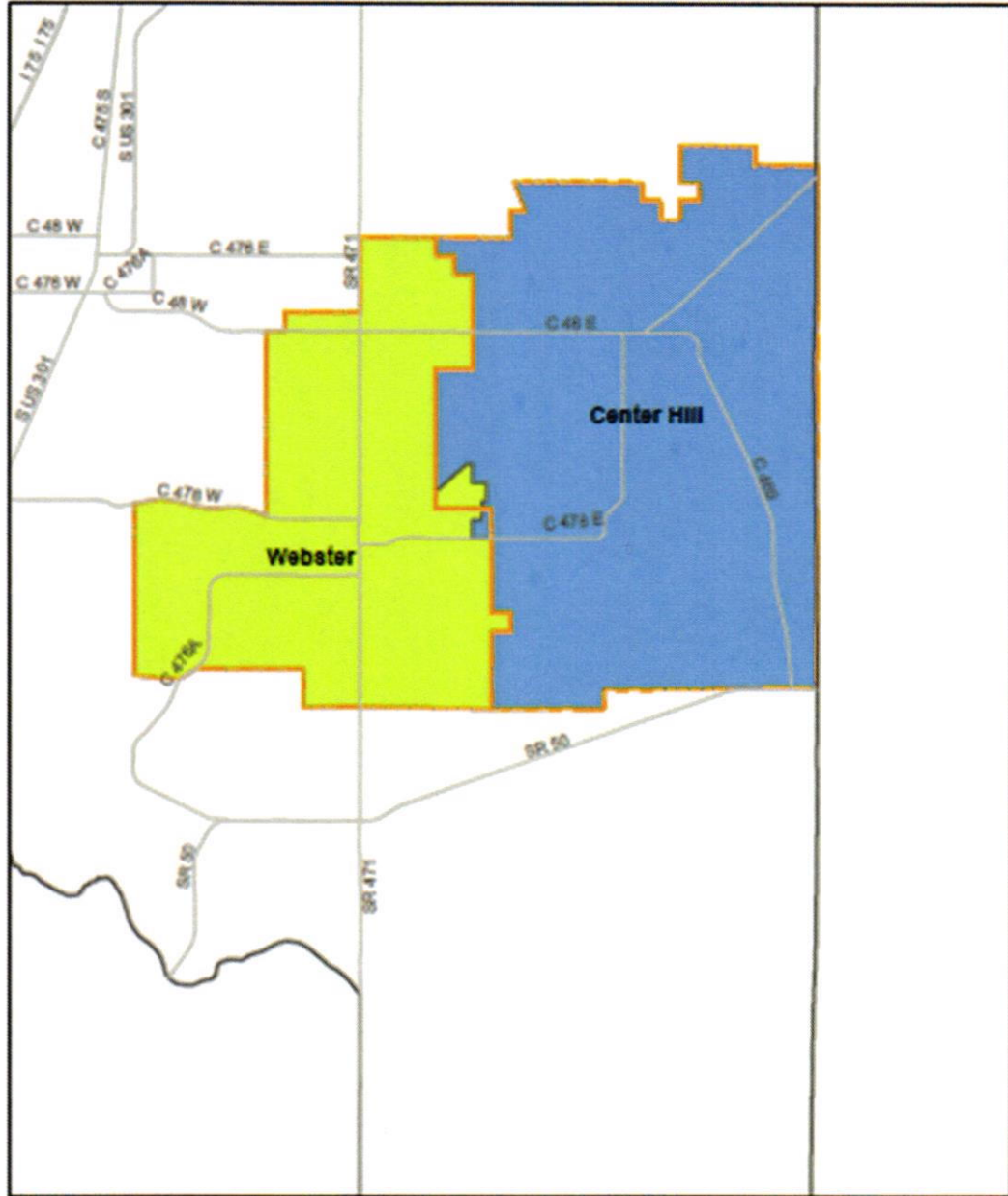
**CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA**

Anagalys Vigoa, Mayor


ATTEST:

**Deanna Naugler,
City Manager**


Utility Service Areas




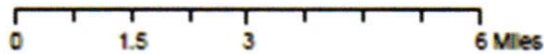
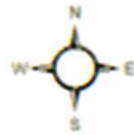
Current Utility Service Areas

 Current Utility Service Areas

Proposed Utility Service Areas

 Center Hill

 Webster



CITY OF WEBSTER/ WASTE CONNECTIONS OF FLORIDA, INC.
SOLID WASTE FRANCHISE AGREEMENT

THIS AGREEMENT made and entered into on this 16th day of October, 2025, by and between the City of Webster, hereinafter referred to as "City", and Waste Connections of Florida, Inc., hereinafter referred to as "Contractor".

WITNESSETH:

WHEREAS, the City is desirous of securing the services of the Contractor to operate a waste hauling service for the City; and

WHEREAS, the Contractor desires to provide the operation of a waste hauling service for the City;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the respective covenants herein contained, the parties agree as follows:

Section 1. - COMMENCEMENT OF WORK

The refuse collection work provided for in this Agreement shall commence December 1, 2025.

Section 2 - TERM

The term of the Agreement shall be for an initial 3-year period beginning December 1, 2025, and terminating November 30, 2028. This Agreement may be renewed by mutual agreement of the parties for 2 additional 2-year extensions.

Section 3 - DEFINITIONS

3.1 Biohazardous Waste. Means any solid waste or liquid waste, which is defined as Biohazardous pursuant to Chapter 17-7, *Florida Administrative Code*.

3.2 Bulk Waste. Means stoves, refrigerators, water tanks, washing machines, furniture, and other waste materials other than Construction and Demolition Debris or Hazardous Waste with weights or volumes greater than those allowed for Garbage Receptacles.

3.3 Commercial Service. Means the Garbage and Trash service provided to business establishments, City owned property, churches, schools, Multiple Dwelling Units, office buildings, industrial facilities and other commercial establishments.

3.4 Commercial Trash. Means any and all accumulations of paper, rags, excelsior or other packing materials, wood, paper or cardboard boxes or containers, sweepings, and any other accumulation not included under the definition of Garbage, generated by the operation of stores, offices, other business places and non-residential property.