

**ST. CLOUD CITY COUNCIL REGULAR MEETING**  
**Thursday, March 22, 2018**  
**City Hall – Council Chambers**  
**1300 9th Street**  
**6:30 p.m.**  
**Minutes**

- I. Mayor Blackwell called the meeting to order at 6:30 p.m.
- II. Invocation by Pastor Leonard Thompson from Heart Cry Chapel
- III. Pledge of Allegiance
- IV. Roll Call

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|-------------------------------------|---------------------------------|
| ◆ Mayor Nathan Blackwell            | City Manager, William Sturgeon  |
| ◆ Deputy Mayor Dave Askew           | City Attorney, Dan Mantzaris    |
| ◆ Council Member Linette R. Matheny | City Clerk, Linda P. Jaworski   |
| ◆ Council Member Chuck Cooper       | Executive Admin., Robin Simmons |
| ◆ Council Member Donald Shroyer     | Members of the Press            |

All members present.

V. Presentations

- Proclamation in recognition of National Vietnam War Veteran's Day

Mayor Blackwell presented Vinnie Monitto and Fred Casler with a proclamation in recognition of National Vietnam War Veteran's Day.

- Presentation of Employee of the Month

Jacqueline Dombovy presented Ronald Bray with the Employee of the Month Award.

- Recognition of Interim Fire Chief Richard Stilp

City Manager William Sturgeon presented Interim Fire Chief Richard Stilp with a recognition for his time with the City.

- Presentation of certificate of completion for the Municipal Leadership Institute for Elected Municipal Officials to Dave Askew

Mayor Blackwell presented Deputy Mayor Askew with a certificate of completion for the Municipal Leadership Institute for Elected Municipal Officials to Dave Askew.

- Ceremonial Signing of Vision Statement

Mayor Blackwell and Council signed certificates recognizing the Vision Statement for the City.

**VI.** Citizen's Forum - Any person who desires to comment on any item not on this agenda is provided this opportunity to address the City Council. Each person is requested to complete a sign-in form to be provided to the presiding officer prior to, or as soon as is practical thereafter, the person addresses the Council.

**Jeffrey Barnes**, 1519 Lakeshore Boulevard, stated he has been trying to obtain a permit for an accessory building attaching the gate and a roof to the house.

Andre Anderson, Planning & Zoning Director, stated as long as he met the setbacks, this could be a solution for him.

Mayor Blackwell requested Mr. Barnes to work with Mr. Anderson.

**Hughette Crumpler**, 300 Michigan Avenue, stated how much she appreciates everything that the Vietnam veterans have done for us. She wanted to thank all the members of the fire department for all that they do. She also expressed her concerns regarding the way Mayor Blackwell, Council Member Matheny and Deputy Mayor Askew were voting and was not in agreement with them.

**VII:** Consent Agenda: The next portion of tonight's meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

City Manager Sturgeon pulled Item G for discussion.

A. Minutes: October 5, 2017 / Workshop, October 26, 2017 / Regular Meeting, November 9, 2017 / Regular Meeting, November 16, 2017 / Workshop and June 22, 2017 / Regular Meeting.

Hughette Crumpler, 300 Michigan Avenue, stated she felt the minutes from October 26, 2017 were not accurate. She asked if Council members had accepted money from any lobbying firm. Council Member Matheny stated she had during her election campaign. Ms. Crumpler expressed her concerns with Council Member Matheny trying to get rid of the current lobbyist having accepted contributions from another. She asked the new City Manager to stand up to Council Members and not hire their friends and family.

Council Member Matheny stated, "I think Ms. Crumpler's recollection of those meeting minutes are not accurate...for the record."

B. Resolution No. 2018-049R, a resolution of the City Council of the City of St. Cloud, Florida, creating and establishing the St. Cloud Water and Sewer Utility Assistance

Program to provide emergency financial assistance to St. Cloud Utility customers for payment of potable water, wastewater, reclaimed water utility bills and fees and approving and authorizing the Mayor to sign an agreement with Osceola Council on Aging, Inc. to administer the program and providing an effective date.

**COST:** Budgeted Amount Up to \$15,000.00

- C. Resolution No. 2018-061R, a resolution of the City Council of the City of St. Cloud, Florida authorizing the Mayor to accept three public utility easements from ECHO Partin Village, LLC. to have and to hold for all uses traditionally made of a public utility easement.

**COST:** No cost associated with this item.

- D. Resolution No. 2018-064R, a resolution of the City Council of St. Cloud, Florida, providing for the approval of the addition of Appendix M, the Osceola County Flood Response Operations Guide, to become part of the St. Cloud Comprehensive Emergency Management Plan (CEMP) 2015 and providing for an effective date.

**COST:** NO cost associated with this item.

- E. Resolution No. 2018-067R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged, and/or surplus property and otherwise in the best interest of the City of St. Cloud.

**COST:** No cost associated with this item.

- F. Resolution No. 2018-069R, a resolution of the City Council of the City of St. Cloud, Florida authorizing the Mayor to accept a public utility easement from Hanlex Canoe Creek, LLC. to have and to hold for all uses traditionally made of a public utility easement.

**COST:** No cost associated with this item.

- G. Resolution No. 2018-070R, a resolution of the City Council of the City of St. Cloud, Florida, declaring certain real property located at 2901 17th Street as surplus property, replacing the December 17, 2013 and August 15th, 2017 leases with the School Board of Osceola County, Fl and authorizing and approving a lease of said property to the School Board of Osceola County, Fl, a Florida government entity, until July 18, 2024 and authorizing the Mayor to execute all documents necessary to complete the lease.

**COST:** No cost associated with this item.

William Sturgeon, City Manager stated a date change for the completion of the computer room was now June 1, 2018.

- H. Resolution No. 2018-071R, a resolution of the City Council of the City of St. Cloud, Florida, setting one City Council meeting date for July, and that meeting date being July 12, 2018 and setting one City Council meeting date for August, and that meeting date being August 9, 2018.

**COST:** No cost associated with this item.

Deputy Mayor Askew made a motion to approve the consent agenda as presented. Council Member Shroyer seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

## VIII. Public Hearings

- 1. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2018-14**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 13.03 acres identified as 1850, 1860, 1870 Puffin Road, located east of S. Narcoossee Road, south of Lillian Lee Road, west of Puffin Road and north of E. Irlo Bronson Memorial Highway; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes (Above is full title) **ACTION ON ORDINANCE NO. 2018-14**

Robin Simmons, Executive Administrative Assistant, read the final public hearing for Ordinance No. 2018-14 into the record by title.

Andre Anderson, Planning & Zoning Director requested that companion Items 2 & 3 also be read and voted on individually. He reviewed the proposed ordinances.

Mayor Blackwell announced the final public hearing for Ordinance No. 2018-14.

Rick Baldocchi, AVCON, Inc., 5555 E. Michigan Street, Orlando stated he represented the owner and thanked staff for their involvement in the process.

Council Member Matheny stated her concerns with the right of way widths for this area.

Council Member Matheny made a motion to adopt Ordinance No. 2018-14. Council Member Cooper seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

- 2. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2018-15**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation of “Low Density Residential” to approximately 13.03 acres identified as 1850, 1860, 1870 Puffin Road, located east of S. Narcoossee Road, south of Lillian Lee Road, west of Puffin Road and north of E. Irlo Bronson Memorial Highway; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2018-15**

Robin Simmons, Executive Administrative Assistant, read the final public hearing for Ordinance No. 2018-15 into the record by title.

Mayor Blackwell announced the final public hearing for Ordinance No. 2018-15 with no response from the audience.

Council Member Matheny made a motion to adopt Ordinance No. 2018-15. Council Member Cooper seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

3. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2018-16**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of “R-1B” Single Family Dwelling, compatible with a “Low Density Residential” Future Land Use designation change, adopted by Ordinance No. 2018-15, for approximately 13.03 acres identified as 1850, 1860, 1870 Puffin Road, located east of S. Narcoossee Road, south of Lillian Lee Road, west of Puffin Road and north of E. Irlo Bronson Memorial Highway; providing for entering the designation on the official zoning map, filing of the planning commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2018-16**

Robin Simmons, Executive Administrative Assistant, read the final public hearing for Ordinance No. 2018-16 into the record by title.

Mayor Blackwell announced the final public hearing for Ordinance No. 2018-16 with no response from the audience.

Council Matheny made a motion to adopt Ordinance No. 2018-16. Council Member Cooper seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

4. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2017-53**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 783.96 acres identified as Tohoqua, located south of Neptune road, west of Ronald Reagan Turnpike and the C-31 canal, north of Twin Oaks Conservation Area and east of Macy Island Road; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes (Above is full title) **ACTION ON ORDINANCE NO. 2017-53**

Robin Simmons, Executive Administrative Assistant, read the final public hearing for Ordinance No. 2018-53 into the record by title.

Andre Anderson, Planning & Zoning Director reviewed the proposed ordinance. He requested that the companion items also be read. Mr. Anderson stated he had received a letter from the applicant that requested this item be continued at the May 10, 2018 Council meeting.

Mayor Blackwell announced the continuance of this item to the May 10, 2018 council agenda with no response from the audience.

Council Member Shroyer made a motion to continue Ordinance No. 2018-53 to the May 10, 2018 Council meeting. Council Member Matheny seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

5. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2018-12**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation of “Mixed Use” to approximately 783.96 acres identified as Tohoqua, located south of Neptune Road, west of Ronald Reagan Turnpike and the C-31 canal, north of Twin Oaks Conservation Area, and east of Macy Island Road; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2018-12**

Robin Simmons, Executive Administrative Assistant, read the final public hearing for Ordinance No. 2018-12 into the record by title.

Mayor Blackwell announced the continuance of this item to the May 10, 2018 council agenda with no response from the audience.

Council Member Shroyer made a motion to continue Ordinance No. 2018-12 to the May 10, 2018 Council meeting. Deputy Mayor Askew seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

6. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2018-13**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of “MIX” Mixed Use, compatible with a “Mixed Use” Future Land Use designation change, adopted by Ordinance No. 2018-12, for approximately 783.96 acres identified as Tohoqua, located south of Neptune Road, west of Ronald Reagan Turnpike and the C-31 Canal, north of Twin Oaks Conservation Area, and east of Macy Island Road; providing for entering the designation on the official zoning map, filing of the planning commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2018-13**

Robin Simmons, Executive Administrative Assistant, read the final public hearing for Ordinance No. 2018-13 into the record by title.

Andre Anderson, Planning & Zoning Director, reviewed the proposed ordinance. Mr. Anderson stated he had received a letter from the applicant that requested this item be continued at the May 10, 2018 Council meeting.

Mayor Blackwell announced the continuance of this item on the May 10, 2018 council agenda with no response from the audience.

Council Member Shroyer made a motion to continue Ordinance No. 2018-13 on the May 10, 2018 Council meeting. Deputy Mayor Askew seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

7. **FIRST PUBLIC HEARING FOR ORDINANCE NO. 2018-30**, an ordinance of the City Council of the City of St. Cloud, Florida, prescribing the manner of holding the Regular Election to be held on the first Tuesday after the first Monday of November each election year, to wit: November 6, 2018 with a Primary Election on August 28, 2018 (if required), pursuant to Chapter 20, Article 1, Section 20 of the Code of Ordinances of the City of St. Cloud, providing for an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2018-30**

Robin Simmons, Executive Administrative Assistant, read the first public hearing for Ordinance No. 2018-30 into the record by title.

Mayor Blackwell announced Ordinance No. 2018-30 with no response from the audience.

Deputy Mayor Askew made a motion to approve the first public hearing for Ordinance No. 2018-30. Council Member Matheny seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

8. **RESOLUTION NO. 2018-002R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use to operate a “Child Care Center” on lot 6 of the Nolte Road Commercial Park, St. Cloud, Florida, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2018-002R**

Robin Simmons, Executive Administrative Assistant, read Resolution No. 2018-002R into the record by title.

Andre Anderson, Planning & Zoning Director, reviewed the proposed resolution.

Mayor Blackwell announced the public hearing for Resolution No. 2018-002R.

Nim Robinson, Bowman Consulting Group, LLC, 4450 W. Eau Gallie Boulevard, Melbourne, stated she was available for any questions.

Council Member Matheny stated her concern regarding single family homes with a child care center in their backyard and suggested recommendations for some type of buffers.

Ms. Robinson reviewed the type of landscape buffers for the project including canopy trees. Council Member Matheny made a motion to approve Resolution No. 2018-002 with a sound study to reduce the impact on existing homeowners. Council Member Cooper seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

9. **RESOLUTION NO. 2018-062R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use to operate a “Boat, Major Repair” at 3701

Friars Cove Lane, St. Cloud, Florida, as described in the body of this Resolution.  
(Above is full title) **ACTION ON RESOLUTION NO. 2018-062R**

Robin Simmons, Executive Administrative Assistant, read Resolution No. 2018-062R into the record by title.

Andre Anderson, Planning & Zoning Director, reviewed the proposed resolution. He stated the applicant had submitted a letter withdrawing the resolution until such time as the zoning for the property be corrected. He stated they also had added a second conditional use.

Mayor Blackwell announced the public hearing for Resolution No. 2018-062R.

Council Member Matheny, stated for the record, "I'm in support of this use, but I'm looking out for the existing single family homes that surround this property. To require that the applicant make all the repairs happen indoors and not in the open yard which would mitigate the sound. I would also want to make sure we have good buffering for the surrounding single family homes."

Council Member Shroyer made a motion to continue Resolution No. 2018-062R. Council Member Cooper seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

#### **IX. Council Action**

1. Resolution No. 2018-066R, a resolution of the City Council of the City of St. Cloud, Florida, amending the Policies & Procedures for the Cemetery and Burials at Mount Peace Cemetery.

Robin Simmons, Executive Administrative Assistant, read Resolution No. 2018-066R into the record by title.

Stephanie Holtkamp, Parks & Recreation Director, reviewed the proposed resolution.

City Manager Sturgeon stated he approved of staff recommendations with the exception of allowing Mr. Knowles; the placement of slabs for all family members.

Mayor Blackwell announced the public hearing for Resolution No. 2018-066R.

John Knowles, stated there were seven (7) sites for his family at Mount Peace.

Council Member Shroyer made a motion to approve Resolution No. 2018-066R as amended by the City Manager. Council Member Cooper seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)



2. Resolution No. 2018-068R, a resolution of the City Council of the City of St. Cloud, Florida, approving a Water & Wastewater Service Agreement from Pulte Home Corporation, a residential development named Lakeshore at Narcoossee Phase IV located in the unincorporated area of Osceola County North of Constance Blvd. and south of Deerfield St. on the west side of N. Narcoossee Rd., authorizing the City Manager to execute the agreement; and providing an effective date.

Robin Simmons, Executive Administrative Assistant, read Resolution No. 2018-068R into the record by title.

Dianna Rawleigh, Public Works Director, reviewed the proposed resolution.

Mayor Blackwell announced the public hearing for Resolution No. 2018-068R.

Brock Althafer, Osceola Engineering, Inc., 1003 Florida Avenue, stated he represented the applicant and was available for questions.

Hughette Crumpler, 300 Michigan Avenue, questioned the lot size and water availability. She requested a workshop.

Council Member Shroyer made a motion to approve Resolution No. 2018-068R. Deputy Mayor Askew seconded the motion.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 4-1) Council Member Cooper voted nay.

3. Request Council's approval of a Mixed Use Conceptual Master Plan/ Concept Plan for the project identified as Tohoqua.

Dan Mantzaris, City Attorney advised Council that due to the continuance of the annexation, earlier in this meeting no action would be necessary on this item at this time.

4. Discussion and possible action regarding the 17th Street extension.

Dianna Rawleigh, Public Works Director, reviewed the action and requested further direction from Council.

Council Member Matheny discussed the benefits of obtaining the extension.

Council Member Shroyer discussed the negativities of the project.

Council Member Matheny made a motion to have staff negotiate an agreement with the property owner for the right-of-way. Deputy Mayor Askew seconded the motion.

Mayor Blackwell announced the item to the audience for the discussion regarding 17<sup>th</sup> street extension, with no input.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 3-2) Council Member Shroyer and Council Member Cooper voted nay.

5. Discussion and possible action to nominate an individual to serve as President of the St. Cloud Citizen's Foundation.

Andy St. Denis, 1023 Pennsylvania Avenue, reviewed the history of the foundation.

Deputy Mayor Askew nominated Mayor Blackwell as President of the St. Cloud Citizen's Foundation. Council Member Matheny seconded the motion.

City Attorney Mantzaris stated the original goal of the Foundation was to involve citizens from the community as well as City Hall staff. This would provide a larger scope of grant possibilities. Mr. Mantzaris also suggested recruiting additional members from the community.

Mayor Blackwell called for roll call. After roll call by City Clerk, Linda Jaworski motion carried. (Vote 5-0)

#### **IX. City Attorney**

City Attorney Mantzaris stated he had nothing at the time.

#### **X. City Manager**

City Manager Sturgeon stated he had nothing at the time.

#### **XI. Mayor and Council Members**

**Council Member Cooper** requested the status of the lead paint study for the power plant.

City Manager Sturgeon, stated the study showed there was lead paint in the building and needed to follow up with the federal guidelines for remediation. He stated staff would come back to Council if there was a significant cost.

**Deputy Mayor Askew** stated he had nothing at the time.

**Council Member Shroyer** stated he had nothing at the time.

**Council Member Matheny** stated she had nothing at the time.

**Mayor Blackwell** stated he had nothing at the time.

#### **XIII. Information Section and Report Section**

Mayor Blackwell read the following:

- Thursday, March 29, 2018 - City Council Workshop - 6:00 p.m. @ City Hall, Council Chambers
- Thursday, April 12, 2018 - City Council Meeting - 6:30 p.m. @ City Hall, Council Chambers

Reports: Warrant List #9

**XIV.** Adjournment: 8:10 p.m.

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Mayor Nathan Blackwell

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ATTEST: City Clerk, Linda P. Jaworski

Minutes Approved: \_\_\_\_\_