

**ST. CLOUD CITY COUNCIL REGULAR MEETING**  
**Thursday, February 28, 2019**  
**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 given by Pastor Doris Cruz from Family Life Church.

**III.** Pledge of Allegiance

**IV.** Roll Call

- |                                |                                   |
|--------------------------------|-----------------------------------|
| ◆ Mayor Nathan Blackwell       | City Manager, William Sturgeon    |
| ◆ Deputy Mayor Linette Matheny | City Attorney, Daniel Mantzaris   |
| ◆ Council Member Chuck Cooper  | Linda Jaworski, City Clerk        |
| ◆ Council Member Dave Askew    | Ivy De La Cruz, Deputy City Clerk |
| ◆ Council Member Keith Trace   | Members of the Press              |

All members present.

**V.** Presentations

- Presentation of Employee of the Month

Stephanie Holtkamp, Parks & Recreation Director, presented Laurie Christie with the Employee of the Month Award.

**VI.** Citizens 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.

**Hughette Crumpler**, 300 Michigan Avenue, expressed concerns regarding employees being rehired by the City after they retire and was also concerned with the turnover rate.

Police Chief Gauntlett responded to the comments.

Council discussion supported the decisions made by Chief Gauntlett and City Manager Sturgeon on the rehiring of qualified personnel.

**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.

Deputy Mayor Matheny pulled Item A for discussion.

- A. Resolution No. 2019-018R, a resolution of the City Council of the City of St. Cloud, Florida, adding terms to Economic Development Incentives described in Ordinance No. 2007-107, § 3, 1-24-2008, Chapter 18 “Economic Development Incentives”, and creating new economic development incentive programs.

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

Deputy Mayor Matheny requested a language clarification for the Incentives.

David Rodriguez, EDAC Manager, reviewed and stated they would work on the language for the Medical Arts Campus (MAC) clarity.

Andre Anderson, Planning & Zoning Director, read the new clarification statement.

Mayor Blackwell announced the proposed resolution with no response from the audience.

Deputy Mayor Matheny made a motion to approve Resolution No. 2019-018R with the new language clarification. Council Member Askew seconded the motion.

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

**Hughette Crumpler**, 300 Michigan Avenue, requested the topic for the March 21, 2019 workshop. City Manager Sturgeon stated the topic was “Strategic Planning/Public Safety”.

- B. Resolution No. 2019-045R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a first addendum to and extension of the agreement dated April 21, 2016, between the City of St. Cloud and Hawkins, Inc. d/b/a The Dumont Company whose subject matter is Hydrofluorosilicic Acid- Fluoride, and providing an effective date.

**COST:** up to \$33,176.00

**Hughette Crumpler**, 300 Michigan Avenue, requested more information on what the chemical was and what it was used for. Council advised her it was an additive to the water for your teeth.

- C. Resolution No. 2019-046R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a first addendum to and extension of the agreement dated March 10, 2016, between the City of St. Cloud and Urettek Holdings, Inc. whose subject matter is Soil Densification & Stabilization, and providing an effective date.

**COST:** up to \$30,000.00

- D. Resolution No. 2019-049R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a first addendum to and extension of the agreement dated September 13, 2018, between the City of St. Cloud and Flowers Chemical Laboratories, Inc. whose subject matter is Laboratory Services, and providing an effective date.

**COST:** up to \$162,896.00

**Hughette Crumpler**, 300 Michigan Avenue, requested what the laboratory was doing and was advised they would be testing the water.

- E. Resolution No. 2019-054R, 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.

**Hughette Crumpler**, 300 Michigan Avenue, requested exactly what the surplus property was.

Police Chief Gauntlett stated the property was 10 years old and would be traded in for newer equipment for the officers.

- F. Resolution No. 2019-056R, a resolution of the City Council of the City of St. Cloud, Florida, setting one City Council meeting date for March, and that meeting date being March 14, 2019.

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

Mayor Blackwell announced the Consent Agenda for public comment with no additional response from the audience.

Council Member Askew made a motion to approve the Consent Agenda minus item A. Council Member Trace 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. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2019-12**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 2,020.35 acres identified as Center Lake Ranch, located east of Narcoossee Road, west of Nova Road, south of Jones 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) (Final Public Hearing will be heard on April 11, 2019) **ACTION ON ORDINANCE NO. 2019-12**

Ivy De La Cruz, Deputy City Clerk, read the first reading of Ordinance No. 2019-12, 2019-13, and 2019-14 into the record by title.

Leigh Anne Wachter, Principal Planner, reviewed the three proposed ordinance.

Mayor Blackwell announced the first reading of Ordinance No. 2019-12, 2019-13, and 2019-14

**Jimmy Caruso**, Property Owner, requested annexation into the City.

**Kathy Hattaway**, Poulos & Bennett, 2602 Livingston Street, Orlando, stated she represented the land owner of the Center Lake property. Ms. Hattaway reviewed all three ordinances.

**Stephen McDonald**, Chief Economist, GAI Community Solutions Group, discussed the taxable growth value of homes in St. Cloud over the past few years.

**David Meisner**, 3410 Pawley's Loop N., shared his concerns regarding over estimating those values.

**George Hastings**, 3083 Tindall Acres Road, shared concerns regarding berms, water treatment plant and apartments.

**Betty Damke**, 4776 Hidden Heights Trail, stated she represented the community and they were not opposed to the annexation or the development, but shared concerns that the Narcoossee Overlay Master Plan would not be followed in regards to free standing apartments.

**Robin McGuire**, 5250 Star Line Drive, requested a five acre tract be omitted from the annexation.

**Robert Dalton**, 1135 Sunlight Court, shared his concerns against the five acre tract.

**Victor Brown**, 5300 Star Line Drive, stated several concerns regarding the development.

**Debbie Brown**, 5300 Star Line Drive, shared several concerns.

**David Fortune**, 5175 Star Line Drive, shared concerns regarding the pump station.

**Sandy Siemon**, 5465 Hanson Road, requested Council abide by the Narcoossee Overlay.

**Frank Statler**, 103 Edgewater Drive, St. Cloud, shared concerns regarding the increased population.

**Hughette Crumpler**, 300 Michigan Avenue, shared her viewpoints.

**Kathy Hattaway**, requested direction from Council as to how to address issues not before them at this time.

Council Member Trace thanked citizens for their participation. He stated this concept was an improvement and reviewed several other conditions.

Deputy Mayor Matheny would like to place some conditions now prior to moving on.

Council Member Askew stated he had the same concerns.

Council consensus on the following conditions:

- Relocate water pump station
- Consider omission of Lot 19 but retain emergency access
- Berm with wall of material other than vinyl of at least 6 foot
- Narcoossee Overlay apartments over commercial area with 2 to 3 stories

**Kathy Hattaway** addressed the Council's direction on each item and asked for some flexibility.

Council Member Trace made a motion to approve the first reading of Ordinance No. 2019-12 with conditions as stated above. Council Member Askew seconded the motion.

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

2. **FIRST READING AND TRANSMITTAL FOR ORDINANCE NO. 2019-13**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation of “Mixed Use” to approximately 2,020.35 acres identified as Center Lake Ranch, located east of Narcoossee Road, west of Nova Road, south of Jones 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, conflict, copies on file, and effective date. (Above is full title) (Final Public Hearing will be heard on April 11, 2019) **ACTION ON ORDINANCE NO. 2019-13**

Ivy De La Cruz, Deputy City Clerk, read the first reading of Ordinance No. 2019-13 into the record by title under item #1.

Discussion took place under Public Hearing No, 1

Council Member Trace made a motion to approve the first reading and transmit to the State Ordinance No. 2019-13 with conditions as stated under 2019-12. Council Member Askew seconded the motion.

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

3. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2019-14**, 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. 2019-13, for approximately 2,020.35 acres identified as Center Lake Ranch, located east of Narcoossee Road, west of Nova Road, south of Jones 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) (Final Public Hearing will be heard on April 11, 2019) **ACTION ON ORDINANCE NO. 2019-14**

Ivy De La Cruz, Deputy City Clerk, read the first reading of Ordinance No. 2019-14 into the record by title under item #1.

Discussion took place under Public Hearing No, 1

Council Member Askew made a motion to approve the first reading of Ordinance No. 2019-14 with conditions under item #1. Council Member Trace seconded the motion.

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

4. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2019-16**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning a drainage and utility easement located along the lot line between Lots 6 and 7, in Nolte Commercial Park, southwest of the intersection of Nolte and Canoe Creek Roads, specifically described in the body of this ordinance; providing for severability, conflicts and an effective date. (Above is full title) (Final Public Hearing will be heard on March 14, 2019) **ACTION ON ORDINANCE NO. 2019-16**

Ivy De La Cruz, Deputy City Clerk, read the first reading of Ordinance No. 2019-16 into the record by title.

Christopher Mills, Principal Planner, reviewed the proposed ordinance.

Mayor Blackwell announced the first public hearing for Ordinance No. 2019-16.

**Emma Sandal**, Bowman Consulting, 4450 W Eau Gallie Boulevard, clarified that a new easement would be put in place.

Deputy Mayor Matheny made a motion to approve the first reading of Ordinance No. 2019-16 with conditions. 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)

5. **PUBLIC HEARING FOR RESOLUTION NO. 2019-043R**, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution Number 2018-153R which adopted the fiscal year 2018/2019 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original budget, requiring the budget to be increased to include said additional funding in the various funds and making supplemental appropriations within the funds.  
**ACTION ON RESOLUTION NO. 2019-043R**

Ivy De La Cruz, Deputy City Clerk, read public hearing Resolution No. 2019-043R into the record by title.

Police Chief Gauntlett reviewed the proposed resolution.

Mayor Blackwell announced the public hearing for Resolution No. 2019-043R with no response from the audience.

Council Member Askew made a motion to approve Resolution No. 2019-043R. Deputy Mayor Matheny 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. Discussion and possible action regarding 17th Street Sidewalk update.

Ivy De La Cruz, Deputy City Clerk, read Council Action #1 into the record.

Dianna Rawleigh, Public Works Administrator, reviewed the process and options for this project as presented in the powerpoint advising there was not enough time to write the grant with option #2.

**Ray Best**, 2965 Elbib Drive, expressed her concerns regarding curbing.

Deputy Mayor Matheny suggested discussion for relocating the sidewalk to 16<sup>th</sup> Street and asked Council to consider a design firm for the sidewalk.

Mayor Blackwell announced Council Action item 1 for public comment.

**Hughette Crumpler**, 300 Michigan Avenue, shared her viewpoints.

Council consensus was to chose option #2 to hire an engineering firm to design the sidewalk project and fast track with City Manager authority.

**X. City Attorney**

City Attorney Mantzaris stated he had nothing at this time.

**XI. City Manager**

**City Manager Sturgeon** said he had attended the award ceremony with Police Chief Gauntlett.

**Chief Gauntlett** reviewed the 5-year process that led to a prestigious Accreditation Award in St. Augustine, Florida.

**City Manager Sturgeon** stated he would not be attending the March 14, 2019 Council Meeting. He stated he had appointed Deputy City Manager Miller as the interim Finance Director,

Council's request of a letter to Mr. Hawkins regarding the City's intention about the abandonment of an easement at South Lake would be sent tomorrow.

**XII. Mayor and Council Members**

**Deputy Mayor Matheny** stated she had nothing at this time.

**Council Member Cooper** requested an update on the power plant. City Manager Sturgeon stated OUC would be at the April workshop for discussion.

**Council Member Askew** stated on March 9, 2019 there would be the East Lake Toho Run.

**Council Member Trace** requested an update on residential building standards and was informed it was yet to be determined. He also stated he had been to DC with the Florida Municipal Power Association which was very informative.

**Mayor Blackwell** requested an update from City Manager Sturgeon regarding OUC purchase. City Manager Sturgeon stated OUC closed on the property at Highway 192 and Hickory Tree Road and preliminary discussion regarding merging Joint Use Facilities.

**XIII. Information Section and Report Section**

Mayor Blackwell read the following:

- Thursday, March 14, 2019 - Community Redevelopment Agency Meeting - 6:00 p.m. @ City Hall, Council Chambers
- Thursday, March 14, 2019 - City Council Meeting - 6:30 p.m. (or immediately following the CRA) @ City Hall, Council Chambers
- Thursday, March 21, 2019 - City Council Workshop - 3:00 p.m. @ City Hall, Council Chambers

- Thursday, April 4, 2019 - Community Redevelopment Agency Meeting - 6:00 p.m. @ City Hall, Council Chambers
- Thursday, April 11, 2019 - City Council Meeting - 6:30 p.m. @ City Hall, Council Chambers

Reports:

- Warrant List #7

**XIV.** Adjournment: 9:02 p.m.

---

Mayor Nathan Blackwell

---

ATTEST: City Clerk, Linda P. Jaworski

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