

ST. CLOUD CITY COUNCIL REGULAR MEETING
Thursday, May 23, 2019
City Hall - Council Chambers
1300 9th Street
Minutes

- I.** Mayor Blackwell called the meeting to order at 6:30 p.m.
- II.** Invocation given by Pastor Jose Sanchez from Family Life Church
- III.** Pledge of Allegiance
- IV.** Roll Call

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| ◆ 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

- Proclamation in recognition of Osceola History Month

Mayor Blackwell presented Donna Hart, Anza Bast, Mary Cooper and Russell Anderson with a proclamation in recognition of Osceola History Month.

Donna Hart spoke about the many opportunities to visit several historical sites throughout the County.

- Economic Development Update

David Rodriguez, Economic Development provided an update. He reviewed several initiative updates that would have an impact on the economic development for the City. He stated just in the first quarter of this year, 61 new businesses registered in the City, which most fall within three (3) categories:

- Service
- Contractor
- Retail

He stated in March the City hosted the first CRA Lender's Round Table with the St. Cloud Chambers, Main Street and several banks to not only help the City, but to meet their community reinvestment act requirements for their bank regulators. This gave us the opportunity to highlight the opportunities and projects for the City of St. Cloud.

Mr. Rodriguez reviewed the Economic Development Summit which included a tour that would help developers visualize areas for commercial and technology growth.

He explained that the next goal was to focus on:

- Redeveloping 918 New York Avenue
- Facilitate Stevens North
- Plans to elevate opportunity zones for the City

Deputy Mayor Matheny requested an update on the timeline for the Hotel.

Bob Deatherage, Interim Building Director, stated demolition had been completed to reveal any structural issues and on June 3rd would request a permit. The timeframe would be 12 to 18 months with removal of the roof of the hotel and then to reframe it.

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, shared concerns regarding Council's policies and transparencies.

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.

Council Member Cooper pulled Items C and F for discussion and requested F be voted on separately.

- A. Resolution No. 2019-071R, a resolution of the City Council of the City of St. Cloud, Florida, revising the schedule of fees pursuant to Article XIII, Minimum Building Construction Standards, Section 13.3. - Permit and Permit Fee Required of the Land Development Code, repealing all resolutions in conflict and providing an effective date.
COST: No cost associated with this item.
- B. Resolution No. 2019-072R, a resolution of the City Council of the City of St. Cloud, Florida, amending the schedule of fees and charges pursuant to Part III Land Development Code, Article I - General Provision, Section 1.1.4 Fees and Charges for the purpose of processing applications pursuant to the requirements of the City of St. Cloud's Land Development Code, repealing all resolutions in conflict and providing for and effective date.
COST: No cost associated with this item.
- C. Resolution No. 2019-107R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a first addendum to the agreement dated June 18, 2018 between the City of St. Cloud and Quality Lawn Services Unlimited, Inc. for Mowing, Trimming and Litter Pickup Services US 192, and providing an effective date.
COST: Total Cost \$17,990 / Reimbursement Amount \$11,000 / City Cost up to \$6,990

Council Member Cooper requested how often the bid went out, was it yearly?

Stephanie Holtkamp, Parks & Recreation Director, stated this was a renewal from last year's contract.

Council Member Cooper stated his concern to Ms. Holtkamp that mowing was not handled properly. To which City Manager Sturgeon respectfully requested that Mr. Cooper address his concern to him and not staff. City Manager Sturgeon informed Council that sub contracting the mowing out was more economical for the City.

D. Resolution No. 2019-108R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the acquisition of six (6) LIFEPAK 15 AED units, and the award thereof to Physio-Control, Inc., a sole source provider in the best interest of the City of St. Cloud, and providing an effective date.

COST: up to \$227,815.90

E. Resolution No. 2019-112R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to accept a public utility easement from EMG St. Cloud, LLC. to have and to hold for all uses traditionally made of a public utility easement.

COST: No cost associated with this item.

Mayor Blackwell announced the consent agenda with no response from the audience.

Council Member Askew made a motion to approve the consent agenda minus item F. 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)

F. Request City Council's approval of a Final Plat for 73 single family residential lots in Rivercrest at Narcoossee Subdivision.

Mayor Blackwell announced Item F for public comment.

Hughette Crumpler, 300 Michigan Avenue, asked if this was known previously as Lillian Estates and requested additional details regarding lot size and design.

Andre Anderson, Planning & Zoning Director reviewed the previous presentation for the sub division.

Deputy Mayor Matheny made a motion to approve Item F. 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) Council Member Cooper voted nay.

VIII. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2019-17**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of “HB” Highway Business, compatible with a “Commercial” Future Land Use designation change, for approximately 1.14 acres identified as Shamrock Auto Body and Sonodepot, located east of Eastern Avenue, south of 10th Street, west of Grape Avenue and north of 12th Street; 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. 2019-17**

Ivy De La Cruz, Deputy City Clerk, read the final public hearing for Ordinance No. 2019-17 into the record by title.

Leigh Anne Watcher, Planning & Zoning, reviewed the proposed ordinance.

Mayor Blackwell announced the final public hearing with no response from the audience.

Deputy Mayor Matheny made a motion to adopt Ordinance No. 2019-17. 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) Council Member Cooper voted nay.

2. **FIRST PUBLIC HEARING AND TRANSMITTAL HEARING FOR ORDINANCE NO. 2019-20**, an ordinance of the City Council of the City of St. Cloud, Florida, repealing and replacing the Housing Element of the Comprehensive Plan; providing for 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 June 27, 2019) **ACTION ON ORDINANCE NO. 2019-20**

Ivy De La Cruz, Deputy City Clerk, read the first public hearing for Ordinance No. 2019-20 into the record by title.

Leigh Anne Watcher, Planning & Zoning reviewed the proposed ordinance.

Mayor Blackwell announced the first public hearing for Ordinance No. 2019-20.

Isaac Kwon & James Hartling, Urban Partners, Consultants, 325 Chestnut Street Suite 506, Philadelphia, PA gave a presentation regarding the replacement of the Housing Element in the Comprehensive Plan.

Mr. Hartling stated that through research with the University of Florida the growth forecast for Osceola County was from 368,000 to a population of 591,000 by 2040, of which St. Cloud had the highest rate of growth.

Mr. Kwon, identified goals, policies and objectives to ensure an adequate supply of affordable, decent, safe and sanitary housing for existing and future residents.

Hughette Crumpler, 300 Michigan Avenue, shared concerns regarding apartments.

Council Member Askew made a motion to approve the first public hearing for Ordinance No. 2019-20. Council Member Trace seconded the motion.

Deputy Mayor Matheny requested further clarification on the push for housing rather than commercial business.

Andre Anderson, Planning & Zoning Director stated commercial development would not come without housing. He stated that the City had an obligation to provide a variety of housing developments and incentives for businesses simultaneously for our diverse community. He assured Council that several new businesses were under construction and being added to the community.

City Manager Sturgeon stated that in the future the City may need to put in infrastructure for some of the commercial areas.

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

3. FIRST PUBIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2019-34, an Ordinance of the City Council of the City of St. Cloud, Florida, amending City Code Chapter 40, Article IV, Section 40-163. "Schedule of Local Business Tax Fees", providing for severability, conflicts, codification, and an effective date. (Final Public Hearing will be heard on June 13, 2019) (Above is full title) **ACTION ON ORDINANCE NO. 2019-34**

Ivy De La Cruz, Deputy City Clerk, read the first public hearing for Ordinance No. 2019-34 into the record by title.

Leigh Anne Watcher, Planning & Zoning, reviewed the proposed ordinance.

Mayor Blackwell announced the first public hearing for Ordinance No. 2019-34 with no response from the audience.

Deputy Mayor Matheny made a motion to approve Ordinance No. 2019-34. 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) Council Member Cooper voted nay.

4. RESOLUTION NO. 2019-106R, a resolution of the City Council of the City of St. Cloud, Florida, accepting and adopting the Transportation and Mobility Master Plan for the purpose of guiding the City's long-term vision for transportation and incorporating the recommendations to inform the update of the Transportation Element of the City's Comprehensive Plan pursuant to the requirements of Chapter 163, Florida statutes; making certain findings; providing for conflicts; providing for non-codification; and providing for an effective date. (Above is full title) **ACTION ON RESOLUTION NO. 2019-106R**

Ivy De La Cruz, Deputy City Clerk, read Resolution No. 2019-106R into the record by title.

Christopher Mills, Planning & Zoning reviewed the proposed resolution.

Mayor Blackwell announced the first public hearing for Resolution No. 2019-106R.

Edward Ng, Corradino Group, gave a detailed presentation on the Transportation and Mobility Master Plan. He stated public workshops were held and data collected for a needs assessment to provide recommendations and project developments. The needs assessment focused on four (4) primary factors:

- Safety
- Technology
- Connectivity
- Mobility

Deputy Mayor Matheny requested discussion regarding raising mobility fees from 80% to 100%.

Discussion followed with Council's consensus to bring back for approval mobility fees raised from 80% to 100%.

Council Member Trace made a motion to approve Resolution No. 2019-106R. Council Member Askew 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. 2019-109R, a resolution of the City Council of the City of St. Cloud, Florida, approving a Water & Wastewater Service Agreement from Avex Homes, LLC., a residential development named Wiregrass located in the unincorporated area of Osceola County on the south side of Jack Brack Rd., north of Jones Rd., east of Zuni Rd. and west of Trails End Ct. authorizing the City Manager to execute the agreement; and providing an effective date.

Ivy De La Cruz, Deputy City Clerk, read Resolution No. 2019-109R into the record by title.

DiAnna Rawleigh, Public Services Administrator, reviewed the proposed resolution.

Mayor Blackwell announced the proposed resolution.

Shawn Hindle, Hanson, Walter and Associates, LLC, 8 Broadway, Kissimmee, stated he represented the applicant and was available for any questions.

Council Member Askew made a motion to approve Resolution No. 2019-109R. 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)

2. Request Council's approval of staff's comments provided to Osceola County regarding the Edgewater Mixed Use Concept Plan.

Ivy De La Cruz, Deputy City Clerk, read Council Action item #2 into the record.

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

Mayor Blackwell announced the proposed resolution.

Dave Tomak, Osceola County, stated he was available for questions.

Donna Hart, 965 Chamberlin Trail, stated she was a member on both the City and the Chamber Economic Development committees where discussion regarding an employment center and a distribution center in this area would be ideal.

Mr. Tomak stated there was an “urban center” in the project next to the turnpike interchange with 2,000,000 square feet of services and employment opportunities. He said the City could establish a “special district” within the urban center.

Council Member Trace made a motion to approve staff’s comments with the addition of special district in ED4. 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)

3. Discussion and possible action regarding City Manager executive search.

Ivy De La Cruz, Deputy City Clerk, read Council Action #3.

City Manager Sturgeon brought to Council two reputable companies to search for a new City Manager, in the event he should resign.

Council Member Cooper made a motion to hire Collin Baenziger & Associates. Council Member Askew seconded the motion.

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

4. Discussion and possible action regarding a vacancy on the Tree Advisory Committee.

Ivy De La Cruz, Deputy City Clerk read Council Action #4.

City Manager Sturgeon pulled this item to be brought back on the June 13, 2019 Council Meeting with additional applicants.

5. Discussion and possible action regarding appointments to the St. Cloud Public Safety Citizen Advisory Committee

Ivy De La Cruz, Deputy City Clerk read Council Action #5.

Council Member Askew nominated Mike Kempner to Seat #4.

City Manager Sturgeon stated an at-large appointment was needed, as well as a Chairman and a Vice Chairman.

Deputy Mayor Matheny nominated Ray Stangle to Seat #6.

Deputy Mayor Matheny made a motion to approve Mike Kempner and Ray Stangle to the Public Safety Citizens Advisory Committee. 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) Council Member Cooper voted nay.

City Attorney Mantzaris advised Council to verify which candidates were in the City or County on the roster.

Council Member Cooper stated he would have his appointment at the next meeting.

Council will appoint a Chairman and Vice Chairman at the next meeting as well.

X. City Attorney

City Attorney Mantzaris stated he had nothing at this time.

XI. City Manager

City Manager Sturgeon stated he had nothing at this time.

XII. Mayor and Council Members

Council Member Cooper requested information about contaminate testing for leachate at our facilities.

City Manager Sturgeon stated the contract is a 20 year agreement with a company that distributes the leachate from the JED Landfill to our wastewater facility storage area.

DiAnna Rawleigh, Public Services Administrator, stated that about 80 gallons per minute go into the wastewater treatment plant. The charge was \$5.38 per 1,000 gallons and the agreement contract states that if anything detrimentally affected our treatment plants, we could discontinue the use of the product. She explained that they had informed the company that if the acceptance of coal ash changed the characteristics of the leachate, the City would discontinue their services. She said at this time there had been no reports of any issues. Ms. Rawleigh stated she would verify that the testing for chemicals were up to today's testing standards.

Council Member Askew stated he had nothing at this time.

Council Member Trace stated he had nothing at this time.

Deputy Mayor Matheny asked to have the contract cancelled or renegotiate for additional testing for accepting leachate water from the JED Landfill.

She asked to research the possibility of building an extended area out in the lake at Chisholm Park using the material from the drawdown. She said it then could be used as a destination for residents. Council consensus was to create the extended area.

Deputy Mayor Matheny asked to be provided a processing schedule for the planning department.

City Attorney Mantzaris advised Council that to cancel the contract may have consequences. He stated there may be an opportunity to renegotiate a contract come October, when JED stops accepting the coal ash.

Mayor Blackwell stated that the St. Cloud Chamber of Commerce had presented the City with a Community Image Award for the renovations on New York Avenue.

XIII. Information Section and Report Section

Mayor Blackwell read the following:

- Monday, May 27, 2019 - City Offices will be closed in observance of the Memorial Day Holiday
- Thursday, June 13, 2019 - City Council Meeting - 6:30 p.m. @ City Hall, Council Chambers

Mayor Blackwell announced the Veteran's Memorial Service at Mount Peace Cemetery at 10:00 a.m. on Monday, May 27, 2019

Proclamations:

- Proclamation in recognition of Public Works Week
- Proclamation in recognition of Emergency Medical Services Week

Reports:

- Recreation Advisory Committee Minutes January 2019 – Approved
- Warrant List #12

XIV. Adjournment: 9:05 p.m.

Mayor Nathan Blackwell

ATTEST: City Clerk, Linda P. Jaworski

Minutes Approved: _____