

ST. CLOUD CITY COUNCIL WORKSHOP
Thursday, August 15, 2019
City Hall, Council Chambers
1300 Ninth Street
Minutes

I. Mayor Blackwell called the meeting to order at 6:55 p.m.

II. 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 Council Members were present.

III. Discussion regarding water integration.

City Manager Sturgeon provided a brief statement regarding the history of this item and did not recommend the integration of the utility with any other utility citing several reasons such as customer service and accountability.

Brian Wheeler, Interim Utilities Director, provided information regarding the water rates and future planning needs for future water supply. He discussed the supply and demand for reclaim and potable water, stating Cypress Lake was a valuable water asset for the City.

Deputy Mayor Matheny discussed changes to the Land Development Code for water conservation.

Consensus from Council was to add pulling water from each development's ponds to supplement the reuse system in the LDC.

Consensus from Council was to establish regulations for a Utility Advisory Committee.

City Manager Sturgeon stated his recommendation was to not go any further with a feasibility study. He asked the Members for direction on how next to proceed.

Council consensus was to continue with water rate plans and projections.

Wendy Collazo, Finance Director, reviewed budget plans for future expenditures involving St. Cloud Utilities.

Todd Swingle, Executive Director, TOHO, read and presented a letter from the TOHO Board to the Council asking for a workshop meeting to discuss future ventures. "Exhibit A"

Council consensus was to schedule a Workshop with TOHO Board.

IV. Discussion regarding lobbying priorities.

City Manager Sturgeon reviewed 12 recommendations from Staff and asked direction from Council to prioritize which to pursue.

1. Alternative Water Supply
2. Public Safety Facility and Infrastructure
3. Chisholm Park – Storm Water
4. Center Lake Reclaim Booster Station
5. Downtown Lynx
6. Multi-modal Station on 10th Street between New York & Massachusetts Avenues
7. Traffic Management Technology
8. Lynx Bus Expansion
9. Job Training
10. Trolley around Downtown/Lakefront
11. Local Legislative Bill for land for parks
12. Seaplane Base

Deputy Mayor Matheny requested staff talk with Lynx regarding information she heard regarding cutting routes prior to reaching out to a lobbyist.

Council Member Trace requested looking into project opportunities for reclaim water.

City Manager Sturgeon advised he would come back with a shorter list.

V. Discussion regarding purchase of park land.

Stephanie Holtkamp, Parks & Recreation Director, provided a presentation about the possible purchase of the Hastings Ranch for \$5.75 million. She reviewed the serenity and pristine settings included in the property that would benefit the City as a park.

Wendy Collazo, Finance Director, reviewed three (3) purchase options:

1. Bonds (annual debt payment, \$354,412.00)
2. Lease property for 5 years from Hastings Ranch (\$1,000,050 per year for 5 years)
3. Purchase outright with the combination of available funds

Ms. Holtkamp stated after a meeting with Osceola County they expressed their support of the purchase and would share in the purchase price and participate in a shared maintenance of the property.

She shared other funding opportunities and requested direction:

- Florida Communities Trust Grant – Apply September 2020 up to \$5 million. May apply for the grant even after the purchase of the park.
- Land & Water Conservation Fund Grant – Apply February 2020 for \$400,000.

George Hastings, Property owner, stated he had two LOI's; one for \$6.5 million and one for \$5.75 million. His preference was to keep the natural beauty of the ranch versus multiple homes on the site so would accept the lower offer from the City.

After Council discussion the consensus was to move forward with \$7,200.00 expenditure for the due diligence to purchase Hastings Ranch.

VI. Adjournment: 7:59 p.m.

Mayor Nathan Blackwell

ATTEST: City Clerk, Linda P. Jaworski

Minutes Approved: _____