City Commission
Regular Meeting Minutes

January 10, 2024 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Phil Anderson, Commissioners Sheila DeCiccio, Kris Cruzada and Todd Weaver; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

Absent

Commissioner Marty Sullivan

1. Meeting Called to Order

Mayor Anderson called the meeting to order at 3:30 p.m.

2. Invocation-Pastor Weaver Blondin, Mt. Moriah Missionary Baptist Church

3. Pledge of Allegiance

4. Approval of Agenda

Motion made by Commissioner Cruzada to approve the agenda; seconded by Commissioner Weaver. Motion unanimously with a 4-0 vote. Commissioner Sullivan was absent.

5. Mayor's Report

Mayor Anderson announced the weekend events in recognition of MLK Day on Monday, including the Unity Heritage Festival in Hannibal Square Sunday and Monday with the dedication of the sculpture at Unity Corner at 9:15 a.m. on Monday.

6. City Manager's Report

a. Meeting/Work Session Schedule 2nd Quarter

Mr. Knight reviewed the quarterly schedule noting several work sessions are available for topics requested by the commission. No additional topics were requested.

Motion made by Mayor Anderson to approve the schedule, seconded by Commissioner Weaver. Motion unanimously with a 4-0 vote. Commissioner Sullivan was absent.

Mayor Anderson asked for an update on CRA expansion/extension. Mr. Knight said the report is being finalized and upon commission approval it will be sent to Orange County for approval. Mayor Anderson explained the city's intent and goal for expanding the existing CRA to include the Fairbanks Avenue area.

7. City Attorney's Report

8. Non-Action Items

9. Public Comment (Items not on the agenda.) Heard after Public Hearings.

10. Consent Agenda

a. Approve the minutes of the regular meeting, December 13, 2023
b. Approve the minutes of the work session, December 14, 2023.
c. Approve the following piggyback contracts:
   1. Environmental Products Group – Sourcewell Contract #101221-VTR – Sewer Vacuum, Hydro-Excavation, & Municipal Pumping Equipment with Related Accessories & Supplies; for vehicle purchases during the term of the agreement through November 29, 2025; Amount: $500,000
   2. Chuck Robinson Concrete & Bob Cat, Inc. - Seminole County Contract #RFP-604273-22/LNF - Aquatic Maintenance Services and Dredging; for services on an as-needed basis during the term of the agreement through May 30, 2025; Amount: $300,000
d. Approve the following contracts:
   1. RFQ18-18 - Power Engineers, Inc. - Electric Underground Conversion Design; for ongoing project designs and services during the term of the agreement through October 5, 2024; Amount: $500,000

Motion made by Commissioner Weaver to approve the Consent Agenda, seconded by Commissioner DeCiccio. Mayor Anderson noted that after publication, a correction was made to the December 13th minutes under Summary of Meeting actions to clarify that staff will prepare a notice advising people who to contact when they become aware of a property available for the city to purchase a Habitat house. Commissioner Weaver noted the possibility of a partnership between the two local land trusts and Habitat. **Motion unanimously with a 4-0 vote. Commissioner Sullivan was absent.**

11. Action Items Requiring Discussion

a. Leaf Blower Ordinance - Rebate Program

Director of Natural Resources and Sustainability Gloria Eby gave a presentation on the rebate program providing the background on the ordinance prohibiting gas-powered leaf blowers effective July 2024 and related fines for violation. She outlined educational programs and communication tools to inform residents and landscape contractors of the requirements. She explained the rebate program offers $50 per household, applied as a rebate on the utility bill. She added that program information will be on the city's website.

Mayor Anderson suggested noting on the website that the city has already taken steps to move away from gas-powered devices. Commissioner Weaver spoke about the higher costs of equipment due to batteries and questioned whether there is any thoughts on incentivizing businesses. Staff responded to questions on enforcement, funding and communication in utility bills, and education on the long-term cost benefits. Mrs. Eby affirmed that staff will continue to educate and disseminate information.

Motion made by Commissioner Weaver to approve the program, seconded by Commissioner DeCiccio. There were no public comments. **Motion unanimously with a 4-0 vote. Commissioner Sullivan was absent.**

b. Seven Oaks Project & Funding Allocation

Mr. Knight explained that the commission approved the Guaranteed Maximum Price (GMP) for the Seven Oaks Parks project, but the question was raised whether additional value engineering could be done to reduce the funding gap between the original and current cost estimate. He reviewed original funding and expenditures and options to eliminate portions of the project. He confirmed staff's recommendation to fund the gap: ARPA WiFi - $220k, ARPA Potential Planning Studies - $330k; and General Fund Contingency - $250k and discussion followed.

Motion made by Commissioner DeCiccio to approve the existing funding allocation, seconded by Mayor Anderson. There were no public comments. **Motion unanimously with a 4-0 vote. Commissioner Sullivan was absent.**

12. Public Hearings: Quasi-Judicial Matters

a. Request of Rollins College for: Conditional Use approval to build a new 139,200 square foot Rollins Residence Hall on the campus at 1000 Holt Avenue.

City Planning Consultant Jeff Briggs reviewed the request and site plan and said this 300-bed project helps Rollins reach their goal to increase on-campus housing for students and reduce student rentals in area neighborhoods. The building height, measured from the front of buildings, allows an additional floor on buildings closer to the lake due to the grade of the property and is in compliance with zoning requirements. He reviewed the setback requirements and showed building elevations and setbacks for each floor. There is no net impact on parking since students will use the existing parking garage. Staff and the Planning and Zoning Board recommended approval with a condition that the maintenance building walls facing the street have ornamentation and that a landscape plan be approved by the City that adequately screens the view of this building and the tennis court fencing.

Commissioner Weaver referred to an e-mail from a resident asking that height restrictions be followed to preserve the charm and scale of the community. Mr. Briggs provided information on building and floor heights. He responded to questions regarding tree preservation and removal and discussion followed on building height and appearance and preference for pitched versus flat roofs.

Commissioner Weaver said he spoke with Sam Stark, Rollins VP of Communications and External Relations, about this and an upcoming faculty housing project, and asked if the college considered installing solar. Mr. Stark said he shared solar information and deferred response to the project manager and builder. Mr. Stark read a statement in tribute to former Rollins President Rita Bornstein who passed away recently and a moment of silence was observed.

Rollins President Grant Cornwell said the purpose of this project is partly due to increased enrollment but also to provide on-campus housing for the benefit of student experience and to remove students from rentals in the surrounding area.

Becky Wilson, attorney for the applicant, said Rollins will investigate solar but cannot commit to providing solar. She responded to questions stating students will be relocated during construction and in addition to pulling students out of neighborhoods, this will also reduce traffic coming from outlying areas. Discussion followed on parking needs and solutions which will benefit the neighborhood.

There were no public comments. **Motion made by Commissioner DeCiccio to approve the request as recommended (with the condition that the maintenance building walls facing the street have architectural ornamentation and that a landscape plan be provided for approval by the City that adequately screens the view of this building and the tennis court fencing, to the satisfaction of the City), seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion unanimously with a 4-0 vote. Commissioner Sullivan was absent.**

13. Public Hearings: Non Quasi-Judicial Matters

a. Ordinance 3290-24 - Amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-84 "General provisions for non-residential zoning districts", to provide definitions, submittal and reporting requirements, and other provisions for certification and implementation of development pursuant to the Live Local Act of Florida Statutes. (2nd reading)

Attorney Ardaman read the ordinance by title. Mr. Briggs noted two corrections are necessary: on Page 4, Item 20, change "gross revenue" to "gross income" and on Page 5, Subparagraph (k) change "three (3) months" to "six (6) months."

Mr. Ardaman explained that the bill sunsets in 2033 and is incorporated into the ordinance.

Commissioner Weaver suggested that the city's lobbyist contact Senator Brodeur or Representative Eskamani to propose changes to implementation and province at the state level. Mayor Anderson agreed.

Motion made by Commissioner Weaver to adopt the ordinance (with corrections noted), seconded by Commissioner Cruzada. There were no public comments. **Upon a roll call vote, Commissioners DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 4-0 vote. Commissioner Sullivan was absent.**

9. Public Comments | 5 p.m. or soon thereafter

Kent Sokmensuer, 940 Canton Avenue, spoke about metal panels on the sidewalks which are slippery when it rains, dangerous and unsafe and explained injuries he received when he slipped and fell. He showed photos of panels which have been painted which reduce slipping hazard and suggested the city paint the panels throughout the city. The City Manager will investigate and report back to Mr. Sokmensuer and the Commission.

14. City Commission Reports

Commissioner Cruzada -

- Asked for an update on the deteriorating wall on Aloma Avenue. Mr. Knight stated the homeowner was cited but requested additional time to address. Director of Building and Zoning Gary Hiatt said staff is working with FDOT to determine responsibility for the wall and that the homeowners have been cooperative, but it may be FDOT's responsibility.

Mayor Anderson –

- Asked for an update on the parking study in the CRA work session.
- Noted upcoming discussions on attainable and affordable housing and ownership versus rental as a result of a pending project application. Commissioner DeCiccio noted concerns from residents about architectural issues and parking.

15. Summary of Meeting Actions

- Reported on MLK events next weekend.
- Approved the Consent Agenda
- Approved leaf blower rebate program
- Approved funding for Seven Oaks Park Project
- Approved Conditional Use for Rollins residence hall.
- Adopted changes to the city code relating to Live Local Act. Staff to follow-up with lobbyist on potential amendments to the Act.
- Received report from resident about dangerous metal plates in sidewalks. Staff to investigate and report back.
- Staff to provide an update on the parking study in the CRA work session.

16. Adjournment

The meeting was adjourned at 4:51 p.m.

Mayor Phillip M. Anderson

ATTEST:

Rene Cranis

City Clerk Rene Cranis