



City Commission Regular Meeting Minutes

November 13, 2024 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

1. Meeting Called to Order

Mayor DeCiccio called the meeting to order at 3:32 p.m.

2. Invocation - Pastor Ron Camblin, Aloma Church

3. Pledge of Allegiance

4. Approval of Agenda

Motion made by Commissioner Sullivan to approve the agenda, seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.

5. Mayor's Report

- a. Proclamation for Small Business Saturday

Mayor DeCiccio recognized Winter Park business owners and read the proclamation for Small Business Saturday.

She reported the appointment of Carl Creasman to the Community Redevelopment Advisory Board.

6. City Manager's Report

- The city has leased the parking lot at the corner of E. New England and Knowles for free four-hour parking during the holiday season.
- Moody has upgraded the electric bond rating to Aa-3.

7. City Attorney's Report

8. Non-Action Items

- a. Report from Winter Park Library on Early Voting - Executive Director Melissa Schneider

Assistant Library Director Nicole Heintzelman presented statistics and reported on the impact of early voting on the library.

9. Public Comments | heard after Item 13b

10. Consent Agenda

- a. Approve the minutes of the regular meeting, October 17, 2024.
- b. Approve the minutes of the regular meeting, October 23, 2024.
- c. Approve the minutes of the work session, October 24, 2024.
- d. Approve the following formal solicitations:
 1. Ovation Construction Company, Inc. - RFP22-24 - CMAR Services for the Parks Maintenance Facility & West Meadow Restroom/Public Facility; CMAR Fee: 5%
 2. Modern Plumbing Industries - IFB24-24 - Plumbing Services; Amount: \$200,000
 3. Mechanical Contractors, Inc. - IFB24-24 - Plumbing Services; Amount: \$200,000
- e. Approve the following piggyback contracts:
 4. Presidio Networked Solutions, LLC - State of Florida Contract #43220000-NASPO-19-ACS - Data Communications Products and Services - Renewal; for services on an as-needed during the term of the agreement through September 30, 2026; Amount: \$100,000
 5. TSI Disaster Recovery, LLC - Florida Department of Environmental Protection (FDEP) Contract #SL005 - DEP Waterway Debris; for services on an as-needed basis during the term of the agreement through August 1, 2026; Amount: \$1,000,000
 6. Zabatt Engine Systems, Inc. - Sourcewell Contract #092222- CMM - Electrical Energy Power Generation Equipment; for services on an as-needed basis during the term of the agreement through November 22, 2026; Amount: 250,000
 7. Global Rental Co. - Sourcewell Contract #040924-ALT - Rental Equipment & Used Equipment Sales; for vehicle purchases during the term of the agreement through June 11, 2028; Amount: \$215,000
 8. Bureau Veritas North America, Inc. - City of New Smyrna Beach Contract #RFP 11-24-BLDG - Building Inspection and Plans Review Services; for services on an as-needed basis during the term of the agreement through July 7, 2027; Amount: \$225,000
 9. Alan Jay Fleet Sales - Sourcewell Contract #091521-NAF - Cars, Trucks, Vans, SUVs, Cab Chassis, and Other Vehicles; for vehicle purchases during the term of the agreement through November 8, 2025; Amount: \$150,000
 10. Deere & Company - State of Florida Contract #25101900-21- STC - Agriculture and Lawn Equipment; for vehicle purchases during the term of the agreement through December 31, 2026; Amount: \$100,000
 11. R2 Unified Technologies, LLC - State of Florida Contract #AR3227 43220000-NASPO-19-ACS - Data Communications Products and Services - Renewal; for goods and services on an as-needed basis during the term of the agreement through September 30, 2026; Amount: \$200,000
- f. Approve the following contracts:
 1. RFP28-22 - Abbott Communications Group, LLC - Printing and Mailing Services - Renewal; for services on an as-needed basis during the term of the agreement through October 30, 2025; Amount: \$165,000

2. RFQ20-23 - Ovation Construction Company, Inc. - Repair and Construction Services (< \$300k/project) - Renewal; for services on an as-needed basis during the term of the agreement through October 30, 2025; Amount: \$2,000,000
3. FY24-49 - Silver Fox Consulting & Inspections - Independent Contractor Agreement - Renewal; for construction project management services during the term of the agreement through October 16, 2025; Amount: \$150,000
4. SS25-1 - Xylem Water Solutions U.S.A., Inc. - Flygt Products; for goods on an as-needed basis through September 30, 2025; Amount: \$500,000
5. SS25-10 - Gardner Denver, Inc. - Hoffman & Lanson Centrifugal Blowers; for goods on an as-needed basis through September 30, 2025; Amount: \$200,000
6. SS25-11 - Hydro-Dyne Engineering - Wastewater Treatment Screening Equipment; for goods on an as-needed basis through September 30, 2025; Amount: \$100,000
7. FY20-75 - Paymentus Corporation - Payment Management & Processing Services - Renewal; for services during the term of the agreement through November 7, 2027; Amount: \$1,500,000
- g. Approve the following purchase:
 1. Welch Tennis Courts, Inc. - Hydro-Court Conversion for tennis courts #9-12 at the Azalea Lane Tennis Center; Amount: \$492,180

There were no public comments. **Motion made by Commissioner Weaver to approve the Consent Agenda, seconded by Commissioner Sullivan. The motion carried unanimously by a 5-0 vote.**

11. Action Items Requiring Discussion

- a. Joint Planning Area agreement between the City of Winter Park and Orange County

Mayor DeCiccio provided the background and purpose of this agreement which will be considered by the Orange County Commission in December. Director of Planning and Community Development Alison McGillis reviewed key points of the agreement and showed potential annexation areas covered by this agreement. Discussion followed on the parameters to annex areas into the city.

There were no public comments. **Motion made by Commissioner Russell to approve the agreement, seconded by Commissioner Cruzada. The motion carried unanimously by a 5-0 vote.**

- b. Acquisition of 929-957 W. Fairbanks Avenue

Mayor DeCiccio summarized the basis of the city's interest in these properties and noted that the property owners approached the city to purchase the property. The city will honor the existing leases and work with the current lessees as projects move forward.

Commissioner Sullivan asked for clarification on the deposits and due diligence period. Mr. Ardaman stated there is an initial non-refundable deposit of \$5k and an additional deposit of \$10k is due within five days after the contract is signed. A third payment of \$250k is due after expiration of the 60-day due diligence period, which could be

refunded if issues were discovered during the due diligence period. Discussion followed with agreement for staff to report issues to the commission.

Mr. Ardaman noted under Section 5, Exhibit C needs to be changed to Exhibit D. In response to questions regarding seller disclosures, Mr. Ardaman said the seller objected to the inclusion of the disclosure paragraph but added language about their limitations regarding representations and warranties to the city. Due to this language, the city will need to be diligent in its investigation. Discussion continued on the due diligence process, whether inspections could be completed within 60 days and potential code violations. Commissioner Weaver suggested a 75-day period.

Motion made by Commissioner Weaver to approve the purchase of property located at 929-957 W. Fairbanks Avenue for \$4m (\$3m from CRA fund and \$1m from Parks Acquisition Fund, correcting the Exhibit as noted by Mr. Ardaman and changing the due diligence period from 60 to 75 days, seconded by Commissioner Russell.

Mr. Knight left the meeting to contact the seller to request a 75-day due diligence period.

Michael Collantes, current lessee for his restaurant, spoke about his investment and his hope to continue his business in Winter Park.

Jackie Moore, co-owner of Austin's Coffee, 929 W. Fairbanks Avenue, questioned the city's need to purchase this property. She said FDOT advised her that Fairbanks is a maxed-out roadway and the left-turn on Fairbanks to Denning will not offer any great relief. She feels the city is disregarding the financial impact on tenants.

Stephen Moore, 929 Fairbanks Avenue, spoke about the value of Austin's Coffee to residents, college students, visitors, and artists.

Mr. Knight reported that the seller agreed to the 75-day due diligence period.

Motion was restated and carried unanimously with a 5-0 vote.

12. Public Hearings: Quasi-Judicial Matters

- c. Request of Benjamin Partners, LTD for:
 - ORDINANCE 3323-24 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO ORANGE COUNTY PLANNED DEVELOPMENT FUTURE LAND USE ON THE PROPERTY AT LOCATED AT 1251 LEWIS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN. (2nd Reading)
 - ORDINANCE 3324-24 AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM LOW DENSITY RESIDENTIAL (R-2) ZONING TO ORANGE COUNTY PLANNED DEVELOPMENT (OC-PD) ZONING ON THE PROPERTY AT 1251 LEWIS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN (2nd Reading)

Attorney Ardaman read the ordinances by title. A simultaneous public hearing was held. There were no public comments.

Motion made by Commissioner Sullivan to adopt Ordinance 3323-24, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. Commissioner Weaver voted no. The motion carried by a 4-1 vote.

Motion made by Commissioner Sullivan to adopt Ordinance 3324-24, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell and Cruzada and Mayor DeCiccio voted yes. Commissioner Weaver voted no. The motion carried by a 4-1 vote.

13. Public Hearings: Non-Quasi-Judicial Matters

- a. ORDINANCE 3325-24 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AUTHORIZING THE SALE AND CONVEYANCE OF THE EAST 20 FEET OF 1530 DRUM STREET OWNED BY THE CITY IN CONFORMANCE WITH CITY CHARTER SECTION 2.08 (C) AND SECTION 2.11 OF THE CITY CHARTER, PURSUANT TO THE TERMS APPROVED BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS AND AN EFFECTIVE DATE. (2nd Reading)

Attorney Ardaman read the ordinance by title. There were no public comments.

Motion made by Commissioner Weaver to adopt Ordinance 3325-24, seconded by Commissioner Sullivan. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. The motion carried unanimously with a 5-0 vote.

- b. ORDINANCE 3326-24 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE ADOPTED BUDGET AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2023 – 2024 BY PROVIDING FOR CHANGES IDENTIFIED IN EXHIBIT A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE. (2nd Reading)

Attorney Ardaman read the ordinances by title. There were no public comments.

Commissioner Weaver addressed revenues for rental of the first floor of the Chamber building and opposed additional subsidies for Chamber events. Director of Parks and Recreation Jason Seeley advised the PRAB will be discussing rental fee discounts in its November meeting and present its recommendation to the commission for approval.

Motion made by Commissioner Weaver adopt Ordinance 3326-24, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. The motion carried unanimously with a 5-0 vote

9. Public Comments

Gigi Papa, 1440 Hibiscus Avenue, shared observations during early voting at the Library as it relates to posting of signs and campaigning. She commended the fire department's response to a medical emergency.

14. City Commission Reports

Commissioner Russell -

- Congratulated WPHS girls' volleyball state championship and Bishop Moore in their division.
- Commended leadership at the Community Center, in particular, tutoring for the after-school program.
- Asked for an update on the review of criteria for organizational support. Director of OMB Peter Moore said staff is gathering information to draft guidelines for discussion in a work session.
- Congratulated Winter Park Tigers on advancing to semi-finals in Pop Warner football.

Commissioner Weaver –

- Addressed the proposed letter of support of the lease of the Hungerford property in Eatonville and spoke about the lack of adequate sewage lines for new development which included athletic fields. He said he would sign the letter of support if the tree farm is removed as a potential site for a ball field adding that residents, primarily without school age children, would prefer a passive park. After discussion, majority consensus supported the letter. Commissioner Weaver opposed.

Mayor DeCiccio -

- Reported the Winter Park Housing Authority received an \$800k Federal grant for improvements.

15. Summary of Meeting Actions

- Presented Business Saturday Proclamation.
- Carl Creasman was appointed to the Community Redevelopment Advisory Board.
- City Manager reported that free 4-hour parking is available during the holiday season and that Moody's upgraded the Electric Enterprise's debt rating to Aa3.
- Received report on early voting at the Library.
- Approved Joint Planning Area Agreement with Orange County.
- Approved agreement for acquisition of 929-957 Fairbanks Avenue with amendments.
- Adopted ordinances amending future land use and zoning for 1251 Lewis Drive.
- Adopted ordinance authorizing the sale of a portion of 1530 Drum Street.
- Adopted ordinance amending the Fiscal Year 2024 Budget.

16. Adjournment

The meeting was adjourned at 5:10 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis