City Commission
Regular Meeting Minutes

July 9, 2025 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Craig Russell, Kris Cruzada and Warren Lindsey; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Dan Langley and City Clerk Rene Cranis.

1. Meeting Called to Order

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

2. Invocation - Pastor Justin Mrotz, Action Church

3. Pledge of Allegiance

4. Approval of Agenda

Item 6b, FY 26 Budget Presentation, was moved following Public Hearings.

5. Mayor's Report

- Complimented Police Chief Volkerson and Fire Chief Hagedorn on the article in Winter Park 32789 magazine.
- Reported on state funding received for several projects.

a. Establishment of Auditor Selection Board

Mr. Knight explained the charter requirements for retaining a city auditor. Staff have made recommendations for resident board members. Consensus was to appoint Commissioner Cruzada as board chair and approve staff's recommendation for resident board members.

Mr. Knight addressed resident concerns received about the odor from the Magnolia water plant, which was caused by the malfunction of the ozone generated caused by a lightning strike and reported that staff are diligently working to repair the equipment.

6. City Manager's Report

a. FY 25 Q4 Schedule

Approved by consensus.

b. FY 26 Budget Presentations

City Manager Randy Knight reviewed the current economic conditions which have caused increased costs for software, credit card fees, and wages. The budget is presented without a millage rate increase but with increases in the non-fuel portion of the electric bill, stormwater fees (part of an approved three-year rate increase) and water and wastewater rates to fund improvements. He summarized the general fund revenue, expenditures and reserves and presented a millage rate comparison (WP is 2nd lowest in Orange County). budget highlights, capital improvements, unfunded projects (available contingency and surplus funds). Decisions for the commission are rate increases, surplus funding and tentative millage rate, which will be set in the July 23rd meeting. He advised that if the commission is considering a millage rate increase, a .25 percent increase would generate an additional $2.36m.

Commissioner Lindsey suggested implementing a fee on credit card payments on a sliding scale based on payment amount, immediately.

Commissioner Russell expressed concern about the condition of transformers and the need for ongoing maintenance of facilities and suggested posting signs at project sites to inform residents how the project is funded (tax dollars).

Commissioner Sullivan spoke about increased costs and said he feels the millage rate can remain the same if the city limits expansion of service, capital projects and staff. Additional revenue may also be needed to comply with new laws. He feels, since the city's contribution to the Library is more than 70%, the city needs to review the operation to ensure it is adequately serving its residents.

Mayor DeCiccio opposed cuts that would adversely affect the city's level of service.

Budget presentations were received from directors of the following departments: Communications, Building, Permitting and Code Enforcement, IT and Planning and Zoning, each reviewing their department's mission statements, organizational charts, levels of service and key performance indicators, accomplishments, spending and goals, and responding to questions from the Commission.

7. City Attorney's Report

8. Non-Action Items

9. Public Comments | Heard after public hearings

Cathy Baumgardner, 2437 Lake Waumpi Drive, spoke about water odor and lack of communication to residents about the cause and status of resolution. Staff will provide updates on the website.

Hattie Bryant, 1240 S. Pennsylvania, opposed the proposed increased FY 26 budget and utility rate increase.

Gig Papa, 1440 Hibiscus Avenue, expressed appreciation for the Parks and Recreation Advisory Board's work on the fee waiver policy, but expressed disappointment in the commission's action to keep some fee waivers in place despite not meeting the new policy requirements. She also opposed political activities/groups attendance at city events.

Gina Dole, 2703 Parkland Drive, spoke about fiber installation and damage to residents' property. She suggested residents be notified when installation or work will be performed on their property. She expressed a desire for better streetlights on Parkland Drive and electric undergrounding even though they are OUC customers. Staff will reach out to contractors to provide notice.

A recess was held from 5:03 to 5:15 p.m.

10. Consent Agenda

a. Approve the minutes of the regular meeting, June 25, 2025
b. Approve the minutes of the work session, June 26, 2025
c. Authorize staff to negotiate the following:
   1. RFP5-25 - Design, Install, Configure & Maintain Audio Visual Systems; Authorization for Procurement and City staff to enter into negotiations with the two (2) top-ranked vendors based on the selection committee's recommendation: BCI Integrated Solutions, IM Solutions, LLC. Final award recommendations will be brought back to the City Commission for approval upon completion of negotiations.
   2. ITN7-25 - Janitorial Services REBID; Authorization for Procurement and City staff to enter into negotiations with the four (4) top-ranked vendors based on the selection committee's recommendation: American Facility Services, Inc., American Janitorial, Inc., Kings Service Solutions, LLC, United States Service Industries, Inc. (dba Grupo Eulen). Final award recommendations will be brought back to the City Commission for approval upon completion of negotiations.
d. Approve the following piggyback contracts:
   1. Wind River Environmental, LLC - Orange County #Y23-155 - Sewage Hauling; For contracted sewage hauling services to support City staff and operations, including during sewer line breaks and maintenance shutdowns. Contract Term: Through July 24, 2028; Not to Exceed: $125,000.
   2. Cubix, Inc. - OMNIA Partners #2020002150 - Systemwide Flooring; For flooring replacement throughout City facilities, as determined by operational needs. Contract Term: Through April 14, 2027; Not to Exceed: $175,000.
   3. Everglades Equipment Group - Sourcewell #112624-DAC - Ground Maintenance; For purchase and replacement of grounds maintenance equipment to support City operations. Contract Term: Through January 31, 2029; Not to Exceed: $150,000.
   4. Applied Ecology, Inc. - South Florida Water Management District #4600004950 - Ecological and Environmental Scientific and Technology Support; For services to analyze 2021-2022 vegetation coverage throughout the City and compare existing canopy data. Contract Term: Through October 28, 2027; Not to Exceed: $250,000.
   5. Optimus Solar, LLC - Sourcewell #042221-CPI - Electric Vehicle Supply Equipment & Related Services; For the maintenance of existing electric

vehicle infrastructure. Contract Term: Through July 20, 2026; Not to Exceed: $145,000.

6. Atlantic Pipe Services, LLC - City of Orlando #IFB22-0161-3 - Sanitary Sewer Lining and Manhole Rehabilitation; For contracted services to support the Public Works Department staff and City operations. Contract Term: Through July 17, 2026; Not to Exceed: $215,000.
7. Municipal Emergency Services - Lake County #22-730 (Multi-Award Contract) - Fire Equipment, Supplies & Services; For the purchase of firefighting tools, equipment, and related supplies to support the Fire Department operations. Contract Term: Through July 31, 2027; Not to Exceed: $100,000.
8. Ten-8 Fire Equipment Company - Lake County #22-730 (Multi-Award Contract) - Fire Equipment, Supplies & Services; For the purchase of firefighting tools, equipment, and related supplies to support the Fire Department operations. Contract Term: Through July 31, 2027; Not to Exceed: $100,000.

e. Approve the following contracts:
   1. RFP22-23 - High Performance Sports Management, Inc. - Tennis Programming & Instructional Services; Requesting additional funding to continue supporting the successful tennis program. Due to increased revenue goals and growing participation, the City has incurred higher program costs. Contract Term: Through October 10, 2025; Not to Exceed: $175,000.
   2. IFB14-24 - Yang, Inc. - Electrician Services; For as-needed electrical services to support maintenance and repair needs across City facilities. Contract Term: Through August 4, 2026; Not to Exceed: $175,000.

Motion made by Commissioner Sullivan to approve the Consent Agenda, seconded by Commissioner Russell and carried unanimously by a 5-0 vote.

11. Action Items Requiring Discussion

12. Public Hearings: Quasi-Judicial Matters

a. Request of Benjamin Partners, LTD:

- ORDINANCE 3344-25 - 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 1101 LEWIS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN. (2nd Reading).
- ORDINANCE 3345-25 - 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 1101 LEWIS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN. (2nd Reading).

Attorney Langley read the resolution (adopted on June 25) and ordinances by title. There were no public comments.

Motion made by Mayor DeCiccio to adopt Ordinance 3344-25, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Sullivan to adopt Ordinance 3345-25, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

b. Request of David Rasmussen:

- ORDINANCE 3346-25 - 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 SINGLE-FAMILY RESIDENTIAL (R-1A) ZONING TO LOW DENSITY RESIDENTIAL (R-2) ZONING ON THE PROPERTY AT 2260 HAWICK LANE, MORE PARTICULARLY DESCRIBED HEREIN. (2nd Reading)

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

Motion made by Commissioner Sullivan to adopt Ordinance 3346-25, seconded by Commissioner Lindsey. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

c. Request of Cory Kroeger:

- ORDINANCE 3338-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.50 ACRES OF REAL PROPERTY LOCATED AT 874 JACKSON AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (2nd Reading)
- ORDINANCE 3347-25 - 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 ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT LOCATED AT 874 JACKSON AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN. (2nd Reading)

- ORDINANCE 3348-25 - 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 ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 874 JACKSON AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (2nd Reading)

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

Motion made by Commissioner Russell to adopt Ordinance 3338-25, seconded by Commissioner Lindsey. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Sullivan to adopt Ordinance 3347-25, seconded by Commissioner Lindsey. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Lindsey to adopt Ordinance 3348-25, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

13. Public Hearings: Non-Quasi-Judicial Matters

a. ORDINANCE 3349-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING REGULATIONS" SUBSECTION 58-71 THROUGH 58-83 SO AS TO ADD PROVISIONS RELATING TO THE ADOPTION OF UPDATED DESIGN STANDARDS FOR THE CENTRAL BUSINESS DISTRICT/WEST NEW ENGLAND AVENUE, MORSE BOULEVARD, AND THE ORANGE AVENUE OVERLAY DISTRICT PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. (2nd Reading).

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

Motion made by Commissioner Lindsey to adopt Ordinance 3349-25, seconded by Commissioner Sullivan. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey voted yes. Mayor DeCiccio voted no. The motion carried by a 4-1 vote.

b. Ordinance - Implementing reasonable time, place, and manner restrictions on protests and demonstrations near the Winter Park Library and Events Center and prohibiting intentional acts causing disruption to Library operations or events occurring at the Winter Park Library and Events Center (1st Reading) **Tabled from June 25, 2025**

Attorney Langley read the ordinance by title. He explained the boundary was changed to include the Library and Events Center campus, which, from an operational standpoint, is not part of the public park. The ordinance was also revised to define organized protests and establish provisions for disruption of events and a verbal warning before issuing a violation. He noted that the ordinance does not regulate content. He responded to comments by members of the Commission.

Commissioner Sullivan said he feels this ordinance goes beyond what is needed to protect the Library and Events Center, will damage the city's image, could result in a lawsuit.

Commissioner Russell said he feels it is the city's responsibility to protect its residents and visitors, and this ordinance is a reasonable measure to that end.

Commissioner Cruzada said he views this as a safety issue and protects patrons on the campus.

Commissioner Lindsey feels this is a First Amendment violation, is a solution looking for a problem, an unnecessary use of government power, is a negative symbol of Winter Park and has a potential for litigation.

Mayor DeCiccio said this ordinance does not restrict speech and the city can implement restrictions provided content is not restricted. She feels patrons should not experience disruption of events.

Cheryl Malone, 2400 Temple Drive, and Gigi Papa, 1440 Hibiscus Avenue, opposed the ordinance.

Motion made by Mayor DeCiccio to approve the ordinance, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Russell and Cruzada and Mayor DeCiccio voted yes. Commissioners Sullivan and Lindsey voted no. The motion carried by a 3-2 vote.

c. RESOLUTION 2302-25 - A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA, APPROVING THE USE OF ELECTRONIC SIGNATURES ON GOVERNMENT DOCUMENTS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

Attorney Langley read the resolution by title.

Motion made by Commissioner Cruzada to adopt Resolution 2302-25, seconded by Commissioner Sullivan. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

14. City Commission Reports

Commissioner Russell –
- A Meet and Greet with the new WPHS principal is next Monday at the Ninth Grade Center.

Commissioner Cruzada –
- Appointed Ben Robins to the Transportation Advisory Board and Christopher Warshaw to the Utilities Advisory Board.

Commissioner Lindsey –

- The dedication of the MLK Park Unity Corner is Saturday.
- Thanked the Chamber of Commerce for hosting the legislative update session.

Mayor DeCiccio –

- Reported on her experience with the new procedures for monitoring board member attendance.

15. Summary of Meeting Actions

- Received Mayor's Report.
- Appointed members to the Auditor Selection Board.
- Approved the upcoming meeting and work session schedule for the 4th quarter.
- Approved the Consent Agenda.
- Adopted ordinances changing land use and zoning at 1101 Lewis Drive.
- Adopted ordinance changing zoning at 2260 Hawick Drive.
- Adopted annexation, land use and rezoning ordinances at 874 Jackson Avenue.
- Adopted ordinance updating design standards for CBD, Morse Blvd., and OAO.
- Approved ordinance relating to disruption of events at the Library and Events Center.
- Adopted resolution authorizing electronic signatures on official documents.
- Received budget presentations.

16. Adjournment

The meeting adjourned at 7:26 p.m.

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Mayor Sheila DeCiccio

ATTEST:

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City Clerk Rene Cranis