



City Commission Regular Meeting Minutes

September 24, 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 Kurt Ardaman and City Clerk Rene Cranis.

1. Meeting Called to Order

Mayor DeCiccio called the meeting to order at 3:30 p.m. She welcomed 4th and 5th grade students who received tutoring at the Community Center. Commissioner Russell thanked staff and tutors for their support.

2. Invocation - Pastor Ron Camblin, Aloma Church

3. Pledge of Allegiance

4. Cultural Partner Presentation

- a. Casa Feliz - Executive Director, Betsy Rogers Owens

Executive Director Betsy Rogers Owen gave a presentation on Casa Feliz' history and its current operations. Casa Feliz Board Chair John Bill reviewed upcoming events.

5. Approval of Agenda

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

6. Mayor's Report

- a. Introduction of Sheila Rankin, CEO AdventHealth Winter Park

Mayor DeCiccio introduced AdventHealth Winter Park CEO Sheila. Ms. Rankin spoke about her goals and the programs at the Winter Park location.

- b. Report: Winter Park Chamber of Commerce upcoming events.

Chamber President and CEO Betsy Gardner presented the Autumn Art Festival poster artwork, outlined upcoming events and expressed her appreciation for the city's partnership.

- c. Recognition of State Representative David Smith - Check Presentation

Mayor DeCiccio introduced State Representative David Smith and thanked him for his efforts in securing grants. Representative Smith spoke about his work to secure grants and presented checks for the purchase of vehicle barriers for events and to support Stirling Bridge replacement.

Mayor DeCiccio reported the appointment of Warren Bloom to the Lakes and Waterways Board and Cynde Norris to the Historic Preservation Board.

7. City Manager's Report

Mr. Knight reminded the commission of the Executive Session tomorrow at 3:30 to discuss the Firefighters bargaining unit agreement and the EV car show on Saturday.

a. FY 26 Q1 Meeting Schedule

The schedule was approved by consensus.

8. City Attorney's Report

Attorney Ardman advised the city closed on the purchase of the Winter Park Playhouse.

9. Non-Action Items

10. Public Comments | Heard after Item 14c

Gigi Papa, 1440 Hibiscus Avenue, expressed her disappointment that Save Christmas in Winter Park petition was called misleading and non-factual and feels it has led to distrust by residents. She feels residents are not being heard, and their viewpoints are not reflected in meeting minutes, noting that the previous minutes do not reflect her comments about the death of Charlie Kirk and the prayer led by Paston Blondin.

Mark Russell, 1237 Park Green Place, said the new Lifetime Fitness facility should not be next to a residential community due to the noise from the outdoor pickleball courts and the lights in the parking garage that luminate his property. He suggested louvered windows at the rear of the garage and requested that the city address the lighting. Mayor DeCiccio asked staff to investigate the parking garage lighting.

David Adhira, 1233 Park Green Place, said the construction noises and vibrations from the Lifestyle Fitness project adversely impact his quality of life. He played audios of construction noise and pickleball, pointing out that the courts are only 50 feet from his home. He suggested full enclosure of the courts, sound mitigation, and limited hours of operation. He submitted his written comments and sound study analysis.

11. Consent Agenda

- a. Approve the minutes of the regular meeting, September 10, 2025
- b. Approve the minutes of the work session, September 11, 2025.
- c. Approve the following formal solicitations:
 1. RFP12-25 - External Auditing Services; Authorization for Procurement and City staff to enter into negotiations and award the top-ranked firm based on the selection committee's recommendation: Forvis Mazars, LLP
- d. Approve the following piggyback contracts:
 2. Odyssey Manufacturing Company - City of St. Augustine #24052 - Sodium Hypochlorite Supply; For the purchase of sodium hypochlorite to support the Water & Wastewater Department operations. Contract Term: Through September 30, 2027; Not to Exceed: \$880,000

3. Core & Main, LP - City of Boynton Beach #WH22-047 - Annual Supply of Pipe Fittings and Accessories; For the purchase of pipe fittings and related accessories to support warehouse inventory and department operations. Contract Term: Through October 4, 2026; Not to Exceed: \$2,000,000
- e. Approve the following contracts:
 1. FY19-10 - Advanced Compatible Solutions, Inc. - Fire Alarm System & Monitoring; For contracted services to continue maintaining and monitoring fire alarm systems across all City facilities. Contract Term: Through October 1, 2026; Not to Exceed: \$125,000
 2. RFP22-23 - High Performance Sports Management, Inc. - Tennis Programming & Instructional Services; For contracted services to continue supporting the City's successful tennis program. Contract Term: Through October 10, 2026; Not to Exceed: \$575,000
 3. MetLife - Group PPO Dental Benefits; For services to provide continued dental insurance coverage for City staff. Contract Term: Through September 30, 2026; Not to Exceed: \$433,000
 4. New York Life - Life, AD&D and Disability Insurance; For services to provide continued life, accidental death & dismemberment, and disability insurance coverage for City staff. Contract Term: Through September 30, 2026; Not to Exceed: \$255,000
 5. Cigna Health and Life Insurance Company - Medical Insurance Stop Loss & Administration; For services to provide continued medical insurance coverage for City staff. Contract Term: Through September 30, 2026; Not to Exceed: \$1,710,000
 6. Mitrastech Trakstar, Inc. - Trakstar Perform; For contracted services for City staff to track and evaluate employees' performance; Contract Term: Through September 30, 2028; Not to Exceed: \$40,960
 7. FY20-8 - ESRI, Inc. - Utility Network & Security Management Software; For contracted software services that support the City's utility network operations and enhance system security management. Contract Term: Through October 1, 2026; Not to Exceed: \$85,000
 8. FY20-44 - CenturyLink Communications, Inc. - ISDN PRI Services for City Hall & Public Safety; For contracted telecommunications services that support critical phone and communication systems at City facilities. Contract Term: Approve HIDTA Grant-Pass through Funding for FY 2026 in the amount of \$107,201
- f. HIDTA Purchase Orders
- g. Cancel second meetings in November and December due to holidays
- h. Budget Amendment - FY25 - Golf and Tennis

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

12. Action Items Requiring Discussion

- a. Authorization of Negotiations for Professional Services Related to Feasibility Analysis of the Proposal, by City of Winter Park Residents, for the Heritage - Market Trail Project

Director of Public Works and Transportation Charles Ramdatt summarized the background of the Transportation Master Plan and funding mechanisms. A plan for a Heritage Market Trail n was presented by two residents and there have been discussions about the project and potential funding sources. Staff are recommending a feasibility study by Kisinger Campo Associates and authorization for the City Manager to direct negotiations and present a proposal to the commission for approval. He responded to questions about the cost (not more than \$150k) and availability of outside funding for the project.

Peter Gottfried explained the benefits of a trail system. Particularly one leading to the downtown train station and asked for the commission's approval to fund this feasibility study. He noted the availability of state grants.

Forrest Michael, spoke about the importance of connectivity and safety.

Motion made by Mayor DeCiccio to authorize the City Manager to direct negotiations up to \$100k with Kisinger Campo & Associates for a feasibility analysis, seconded by Commissioner Sullivan. The motion carried unanimously by a 5-0 vote.

Amended motion made by Mayor DeCiccio to increase the budget from \$100k to \$150k, seconded by Commissioner Sullivan. The motion carried unanimously by a 5-0 vote.

13. Public Hearings: Quasi-Judicial Matters

14. Public Hearings: Non-Quasi-Judicial Matters

- a. Fee Schedule Effective October 1, 2025

Finance Director Wes Hamil advised that the schedule reflects the Parks and Recreation Advisory Board recommendations for Saturday Farmers Market vendor spaces and cemetery spaces, which are higher than staff's recommendation. Director of Parks and Recreation Jason Seeley reviewed a comparison of fees for other farmers markets and cemeteries and responded to questions. There were no public comments.

Motion made by Commissioner Cruzada to approve the fee schedule with staff's recommended fees, seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.

- b. ORDINANCE 3356-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 22, "BUILDINGS AND BUILDING REGULATIONS," OF THE CITY CODE OF ORDINANCES TO IMPLEMENT AMENDMENTS TO SECTION 553.899, FLORIDA STATUTES, RELATING TO MILESTONE INSPECTIONS AND REPAIRS; PROVIDING FOR ENFORCEMENT

THROUGH THE CODE COMPLIANCE BOARD; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. (2nd Reading)

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

Motion made by Commissioner Russell to adopt Ordinance 3356-25, 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.

- c. RESOLUTION 2306-25 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, SUPPORTING MAP 1A OF THE ORANGE COUNTY MID-DECENNIAL REDISTRICTING ADVISORY COMMITTEE AND REQUESTING APPROVAL OF MAP 1A BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR TRANSMITTAL AND COMMUNICATION OF THIS RESOLUTION TO THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

Attorney Ardaman read the resolution by title. Mayor DeCiccio spoke about the importance and impact of the two proposed redistricting maps on the city. She urged residents to support Map 1A and contact Orange County Commissioners. There were no public comments.

Motion made by Commissioner Russell to adopt Resolution 2306-25, 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.

15. Millage Rate and Budget Public Hearing | 5:00 p.m. or soon thereafter

- a. ORDINANCE 3354-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING A 4.0923 MILL AD VALOREM TAX LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE GENERAL OPERATING EXPENSES OF THE CITY, AND A 0.2062 MILL VOTED DEBT SERVICE LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE CITY OF WINTER PARK, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2017 & 2020. (2nd reading)
- b. ORDINANCE 3355-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN; APPROPRIATING FUNDS FOR THE GENERAL FUND, DESIGNATIONS TRUST FUND, STORMWATER UTILITY FUND, COMMUNITY REDEVELOPMENT FUND, AFFORDABLE HOUSING TRUST FUND, MULTI-MODAL TRANSPORTATION IMPACT FUND, FEDERAL FORFEITURE FUND, POLICE GRANT FUND, DEBT SERVICE FUND, WATER AND SEWER FUNDS, ELECTRIC UTILITY FUND, FLEET MAINTENANCE FUND, EQUIPMENT REPLACEMENT FUND, EMPLOYEE INSURANCE FUND, GENERAL INSURANCE FUND, CEMETERY TRUST FUND, GENERAL CAPITAL PROJECTS FUND AND STORMWATER CAPITAL PROJECTS

FUND; PROVIDING FOR MODIFICATIONS; PROVIDING FOR AMENDMENTS TO SAID ANNUAL BUDGET TO CARRY FORWARD THE FUNDING OF PURCHASE ORDERS OUTSTANDING AND UNSPENT PROJECT BUDGETS AS OF SEPTEMBER 30, 2025; AND AUTHORIZING TRANSFER OF FUNDS HEREIN APPROPRIATED BETWEEN DEPARTMENTS SO LONG AS THE TOTAL FUND APPROPRIATIONS SHALL NOT BE INCREASED THEREBY. (2nd reading)

Mayor DeCiccio said the millage rate needed for FY 2026 to generate the same property tax revenue in 2025 is 3.8697 mills. The proposed budget requires a millage rate of 4.0923 mills. The increase in property tax is due to increases in the assessed value of properties. In addition, a 0.2062 mill voted debt service is levied to cover bonds issued in 2017 and 2020 approved by the voters in March 2016. A simultaneous public hearing was held. Attorney Ardaman read the ordinances by title.

Motion to amend the budget allocating \$250k from the Contingency Fund for Howell Creek improvements contingent upon public contributions of \$400k. There were no public comments. **Motion seconded by Commissioner Sullivan.**

Motion made by Mayor DeCiccio to adopt Ordinance 3354-25, setting the millage rate for FY 26, 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.

Upon a roll call vote on the motion to amend the budget, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Mayor DeCiccio to adopt Ordinance 3355-25, adopting the budget for FY 26 as amended, 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.

16. City Commission Reports

Commissioner Russell –

- Winter Park High School Homecoming Week is next week with the parade on Wednesday and the game on Friday.

Commissioner Cruzada –

- Suggested refocusing efforts on maintenance of water plants to ensure distribution of clean water.

Commissioner Lindsey –

- Thanked Don Marcotte and staff for professionally addressing stormwater complaints.
- Spoke about the importance of city residents' involvement in county boards and asked staff to provide the commission with a list of Orange County Committees and Boards, their purpose, current members, and appointment process. Mayor DeCiccio agreed.

- Requested the previous meeting minutes be amended to reflect that at Gigi Papa's request, Pastor Blondin addressed those in attendance and prayed in remembrance of the killing of Charlie Kirk. No action was taken.

Mayor DeCiccio

- Asked that staff publish the e-mail addresses of the Orange County Commission and the day and time of the Orange County Commission meeting on the selection of a redistricting map, so residents can either e-mail the commissioners or speak at the meeting.

17. Summary of Meeting Actions

- Received presentations from Casa Feliz Board members.
- Welcomed Sheila Rankin, CEO of AdventHealth Winter Park.
- Received presentation from Chamber of Commerce President/CEO Betsy Gardener.
- Recognized Representative David Smith for his efforts in securing grant funding for Stirling Bridge and vehicle barriers for events.
- Approved the next quarterly meeting schedule.
- Closed on purchase of Winter Park Playhouse.
- Approved the Consent Agenda.
- Authorized negotiation with Kisinger Campo & Associates for Heritage Trail study.
- Approved fee schedule with amendments.
- Adopted ordinance relating to milestone inspections and repairs.
- Adopted resolution supporting Orange County Redistricting Map 1A. Directed Staff to publish information regarding Orange County Commission and meeting.
- Adopted millage rate ordinance.
- Adopted budget ordinance with amendment for the Howell Branch project.
- Directed staff to look at lights in the garage at Lifetime Fitness.
- Directed staff to provide information on Orange County boards, purpose and appointment process.

18. Adjournment

The meeting adjourned at 5:33 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis