



City Commission Regular Meeting Minutes

January 28, 2026 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.

2. Invocation - Rabbi Dovid Dubov, Chabad of Greater Orlando

3. Pledge of Allegiance

4. Cultural Partner Presentation - Jennifer Deery, Executive Director of the Albin Polasek Museum and Sculpture Gardens

Ms. Deery gave a presentation on the current and future exhibitions, programs and events. She invited everyone to visit during its 65th anniversary celebration.

5. Approval of Agenda

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

6. Mayor's Report

a. Sounds of the Wildcats Marching Band Day Proclamation

Mayor DeCiccio read and presented a proclamation declaring January 28, 2026 as Sounds of the Wildcats Marching Band Day. Band Director Michael Climente expressed appreciation for the community's support over 86 years.

Mayor DeCiccio read a letter sent to First Congregational Church in response to the recent incident at a Winter Park church and thanked the police and fire departments for their response.

7. City Manager's Report

- Reviewed proposed bills regarding property tax reform and the timeline for placing on the November ballot. Attorney Ardaman loses its ability to communicate about proposed legislation once a bill is set for the ballot. Director of Office and Management and Budget Peter Moore confirmed that the loss of ad valorem taxes will adversely impact city services and that there are many unknowns as it relates to what services cannot be reduced, i.e. public safety. Discussion followed on the legislative process, communication and potential ballot language.

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- Explained the potential impact from extreme cold weather on electric fuel costs and the city's policy on fuel rate adjustments and the city's fuel stabilization fund to minimize impact on customers.
- Gave an update on the Park Avenue Refresh Project. **City Attorney's Report**
 - a. Discussion on Code Enforcement Action-2661 Via Tuscany

Mr. Ardaman gave an update on the information requested on existing liens and mortgages and explained foreclosure process and costs. He suggested delaying action until lien and mortgage information is received and to protect the city from incurring fees. (Additional comments under Public Comments). **Non-Action Items**

10. Public Comments | Heard after public hearings.

Ness Chokir, attorney representing the owners of 2661 Via Tuscany, stated that their previous request was a waiver of all fees, and is now requesting a partial reduction of fines to \$50k. Discussion followed on whether to consider a reduction. Mr Chokir was directed to contact City Attorney Ardaman.

11. Consent Agenda

- a. Approve the minutes of the regular meeting, January 14, 2026
- b. Approve the following piggyback contracts:
 - 1. O-Town Compost, Inc. - Orange County Public Schools #RFP24189 - Organic Waste Hauling Disposal; For the Center Street food waste diversion program. Contract Term: Through July 29, 2028; Not to Exceed: \$300,000
 - 2. Altec Industries, Inc. - Sourcewell #110421-ALT - Digger Derricks, Bucket Trucks, and Utility Equipment; For the purchase of vehicle replacements to support City operations. Contract Term: Through December 27, 2026; Not to Exceed: \$550,000
 - 3. Vermeer Southeast Sales & Service - Sourcewell #110421-VTR - Public Utility Equipment; For the purchase of utility equipment to support City operations. Contract Term: Through December 27, 2026; Not to Exceed: \$130,000
 - 4. Bayside Dredging, LLC - City of Tampa #101100422 - Outfall Maintenance Services; For services to support stormwater and drainage projects throughout the City. Contract Term: Through December 14, 2026; Not to Exceed: \$200,000
 - 5. TSI Disaster Recovery, LLC - St. Lucie County #20-049 - Emergency Debris Removal & Dike Repair; For services to support grant-funded initiatives and other stormwater and infrastructure improvements. Contract Term: Through September 30, 2026; Not to Exceed: \$400,000
- c. Approve the following contracts:
 - 1. RFQ30-22 - GAI Consultants Southeast, Inc. - Professional Landscape Architectural Services; For professional consulting services to support city staff with active and potential future projects. Contract Term: Through November 29, 2026

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2. RFQ31-22 - Borrelli + Partners - Professional Architectural Services; For professional consulting services to support city staff with active and potential future projects. Contract Term: Through December 27, 2026
- d. Authorize opening a City of Winter Park account with Florida Fixed Income Trust (FL-FIT)

Commissioner Lindsey asked for clarification on Items 11c.1 and 2 and 11d.

Items 11c1 and c2 Mr. Knight explained that these are existing contracts for services in potential work over the next year.

Item 11d Mr. Knight confirmed funds are not FDIC insured. Finance Director Wes Hamil said \$1m of property tax revenue will be deposited to this account to receive a higher interest rate and that funds can be accessed within one day.

Motion made by Commissioner Cruzada, seconded by Commissioner Lindsey. The motion carried unanimously with a 5-0 vote. Action Items Requiring Discussion

13. Public Hearings: Quasi-Judicial Matters

- a. RESOLUTION 2310-26 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1165 WOODMERE DRIVE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

Attorney Ardaman read the resolution by title. Director of Planning and Zoning Allison McGillis presented the request and advised the Historic Preservation Board recommended approval. There were no public comments.

Motion made by Commissioner Cruzada to adopt Resolution 2310-26, seconded by Mayor DeCiccio. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously with a 5-0 vote.

- b. Ordinance- Vacating and abandoning the North 1.9 feet of distribution easement located at 817 Antonette Ave. (1st reading)

Attorney Ardaman read the ordinance by title. Assistant Director of Public Works and Transportation Don Marcotte reviewed the request to vacate a distribution easement in order to proceed with the sale of the property and responded to questions regarding fees for abandonment to cover city and attorney costs. Commissioner Lindsey suggested an ordinance that would allow the city to recover staff costs to process abandonment requests. There were no public comments. Director of Planning and Zoning Allison McGillis explained that an ordinance is in place for development applications. Staff will explore options to address Commissioner Lindsey's request.

Motion made by Commissioner Sullivan to approve the ordinance on first reading, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously with a 5-0 vote.

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- c. Ordinance- Approving the partial vacation located at 2923 Cove Trail. (1st reading)

Attorney Ardaman read the ordinance by title. Assistant Director Marcotte reviewed this request that includes the city's retention of a utility easement.

There were no public comments. **Motion made by Commissioner Russell to approve the ordinance on first reading, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously with a 5-0 vote.**

14. Public Hearings: Non-Quasi-Judicial Matters

- a. Ordinance amending Chapter 2 - Article III Subsidiary Boards of the City of Winter Park (1st reading)

Attorney Ardaman read the ordinance by title. City Clerk responded to questions on terms of office and attendance.

Commissioner Cruzada suggested adding language to meeting agendas regarding voting conflicts, Sunshine Law and public records. Agreed by consensus. There were no public comments.

Motion made by Commissioner Russell to approve the ordinance on first reading, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously with a 5-0 vote.

- b. Ordinance - Amending Lease Agreement at the Fairbanks Village Properties (1st reading)

Attorney Ardaman read the ordinance by title. Mr. Knight reviewed the status of existing leases and proposed lease terms. He explained the city's plans for the surrounding area which will complement the restaurant and MLK park with the recent purchase of Lake Rose. Discussion ensued about the right of first refusal and the ability of a lessee to assign the lease without the city's prior written consent.

There were no public comments. **Motion made by Mayor DeCiccio to approve the ordinance on first reading amending the lease by deleting right of first refusal and adding language that the lease cannot be assigned without the city's prior consent, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously with a 5-0 vote.**

15. City Commission Reports

Mayor DeCiccio -

- State of the City event on January 30th.
- Arts Weekend begins February 6th.

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- Noted the insufficient lighting in Shady Park during the Unity Heritage Festival and asked staff to research the need for additional lighting at Shady Park.

Commissioner Sullivan -

- Expressed appreciation for the Orlando Health developer for addressing his concerns regarding stormwater capacity for its new location on Gay Road.

Commissioner Russell

- Community meeting on e-bikes and e-scooters is February 17th.

Commissioner Cruzada

- Love your Library Event is February 7th.
- Thanked staff for infrastructure improvements near Golfside Drive.

Commissioner Lindsey

- Addressed the incident at First Congregational Church incident and emphasized the city's support for a welcoming community.
- The Library Board of Trustees will present resident and former commissioner Sarah Sprinkel with the Lifetime Service Award.
- Reported on the Library's accomplishments and state-wide recognitions.
- Bach Festival concert, Sounds of America is on January 30th.

16. Summary of Meeting Actions

- Received presentation about the Polasek Museum.
- Presented proclamation for WPHS band.
- Approved the Consent Agenda.
- Adopted resolution designating 1165 Woodmere as a historic property.
- Approved ordinance abandoning an easement at 817Antonette.
- Directed staff to look at fees to recover costs for processing abandonment requests.
- Approved ordinance abandoning an easement at 2923 Cove Trail.
- Approved ordinance amending, Chapter 2, Subsidiary Boards.
- Add statements on meeting agendas regarding voting conflicts, Sunshine Law, and public records,
- Approved ordinance amending lease for Fairbanks Village with amendments.
- Received request to propose reduction of fine.

17. Adjournment

The meeting was adjourned at 5:19 p.m.



ATTEST:

Signed by:

Kim Breland

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Deputy City Clerk Kim Breland

Signed by:

Sheila DeCiccio

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Mayor Sheila DeCiccio