



# City Commission Regular Meeting Minutes

**April 8, 2026 at 3:30 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Mayor Sheila DeCiccio, Commissioners Elizabeth Ingram, 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 - Fr. Elliott T. Drake, All Saints Episcopal Church**

### **3. Pledge of Allegiance**

### **4. Cultural Partner Presentation - Valencia College, Dr. Kathleen Plinske, President**

Dr. Kathleen Plinske, Valencia College President, spoke about Valencia campuses, population, programs, and opportunities.

### **5. Approval of Agenda**

Commissioner Lindsey requested reconsideration of the request of Z Properties for a lot split at 436 North Knowles Avenue, which was denied in the March 25th meeting.

**Motion made by Commissioner Russell to approve the agenda, adding reconsideration of the subdivision request of Z Properties to Item 12.d., Action Items Requiring Discussion, seconded by Commissioner Cruzada. Motion carried unanimously by a 5-0 vote**

### **6. Mayor's Report**

- a. Proclamation: Water Conservation Month

Mayor DeCiccio read the proclamation designating April as Water Preservation Month. Water and Waste Water Utility Director David Zusi, Diedre Irwin, St. Johns Water Management District, and Director of Natural Resources Gloria Eby thanked the city for the proclamation.

### **7. City Manager's Report**

- a. Work Session Schedule - April - June 2026

Mr. Knight presented the work session schedule and noted the work session tomorrow on the city survey.

Commissioner Lindsey asked about the use of charging stations at Morse and New York. Mr. Knight reviewed data on the utilization of the charging stations at the train station.

Commissioner Russell spoke about the strategic plan and focus on Aloma Avenue. Mr. Knight spoke about efforts to improve the area and the removal of the billboard at Balfour Drive.

## **8. City Attorney's Report**

Attorney Ardaman gave an update on the agreements to remove billboards in the city.

## **9. Non-Action Items**

## **10. Public Comments | 5 p.m. or soon thereafter**

## **11. Consent Agenda**

- a. Approve the minutes of the regular meeting, March 25, 2026.
- b. Approve the following piggyback contracts:
  1. Gresco Utility Supply, Inc. - City of Ocala #ELE/250274 - Transformer Supply and Delivery Services; For the supply of transformers and related equipment to support electric utility operations. Contract Term: Through August 30, 2028; Not to Exceed: \$1,000,000
  2. Central Florida Lift Stations, Inc. - Volusia County #50102-1 - Lift Station Maintenance & Repair; For maintenance, repair, and rehabilitation of the City's wastewater lift stations, supporting grant-funded work, CIP projects, and emergency needs on an as-needed basis. Contract Term: Through May 3, 2029; Not to Exceed: \$400,000
- c. Approve the following purchases:
  1. J.E. Krips, Inc. - Sidewalk & Curb Project Completion; Amount: \$500.00

**Motion made by Commissioner Russell to approve the consent agenda; seconded by Commissioner Cruzada. There were no public comments. Motion carried by a 5-0 vote.**

## **12. Action Items Requiring Discussion**

- a. City Manager Retirement

Mr. Knight announced his retirement in January 2027 and asked for authorization to negotiate a contract with Assistant City Manager del Valle for the city manager position. After endorsements by the commission, consensus was to authorize Mayor DeCiccio to negotiate a contract with Ms. del Valle.

- b. Consideration of Second Amendment to City Attorney Agreement for Legal Services

Mr. Knight presented a request to increase fees that have been in effect since 2022. Mayor DeCiccio and Commissioner Russell supported the fee increase. Commissioner Ingram supported releasing an RFP. Commissioner Lindsey agreed. Commissioner Cruzada supported the increase with potentially releasing an RFP when current litigation is resolved. There were no public comments.

**Motion made by Commissioner Russell to approve the second amendment and fee increases, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Russell and Cruzada and Mayor DeCiccio voted yes and Commissioners Ingram and Lindsey voted no. The motion carried by a 3-2 vote.**

c. Standards of Cover and Community Risk Assessment

Fire Chief Dan Hagedorn explained the Standards of Cover (SOC) and Community Risk Assessment (CRA), which is an evaluation of the risks and identification of resources to mitigate those risks, and requested approval of the 6th Edition. He responded to questions regarding building requirements, service area, resources, response times, and billable services. There were no public comments.

**Motion made by Commissioner Cruzada to approve the Standards of Cover and Community Risk Assessment; seconded by Commissioner Russell. Motion carried with a 5-0 vote.**

d. Additional Item Not on the Agenda: Reconsideration of Request of Z Properties for subdivision approval, to divide the property at 436 North Knowles Avenue.

Commissioner Lindsey explained that, subsequent to the March 25<sup>th</sup> commission meeting, applicant Zane Williams met with him and staff and proposed changing the Floor Area Ratio and other changes to address some of the comments and concerns addressed at the meeting. (Amended in the April 22 meeting)

Attorney Ardaman noted staff will need time to readvertise the item before placing it on a future agenda. There were no public comments.

**Motion made by Commissioner Lindsey to reconsider the revised application of Z Properties for a lot split at 436 N. Knowles Avenue at a future meeting, after proper public notice, seconded by Mayor DeCiccio. Motion carried unanimously by a 5-0 vote.**

### **13. Public Hearings: Quasi-Judicial Matters**

### **14. Public Hearings: Non-Quasi-Judicial Matters**

### **15. City Commission Reports**

Commissioner Ingram -

- Congratulated Mead Garden on a successful Duck Derby

Commissioner Russell-

- Commended DNR staff and volunteers on the Great American Clean-up.
- Suggested tasking the Transportation Advisory Board to review and update the 2010 Pedestrian and Bicycle Circulation Plan or Multi-modal circulation plan. Agreed by consensus.

Commissioner Cruzada -

- Thanked Public Works staff for addressing concerns raised by residents.

- Reminded residents to avoid placing debris in the storm drains.

Commissioner Lindsey -

- Thanked Mr. Knight for his dedication to the city and congratulated Ms. del Valle.
- Expressed condolences to the family of Harold Ward who passed away recently.
- Thanked the Police Department for their recent neighborhood crime information network meeting.
- Echoed Commissioner Ingram's comments about the Duck Derby.

Mayor DeCiccio -

- Asked Police Chief Volkerson about crime prevention measures. Chief Volkerson spoke about recent residential burglaries and ways to prevent robberies while they are away from home - removal refuse bins from street front and packages, light timers. Residents can also enter their address into the Home Check Systems so officers can increase patrol.

## **16. Summary of Meeting Actions**

- CRA Agency approved issuing a public-private parking arrangement.
- Valenca College presentation.
- Proclamation for Water Conservation Month.
- Approved the work session schedule.
- Approved the Consent Agenda.
- Accepted City Manager Retirement and authorized the mayor to negotiate a contract with Asst. City Manager Michelle Del Valle.
- Approved the second amendment to the city attorney legal services agreement.
- Approved the Standard of Cover and Community Risk Assessment for the Fire Department.
- Authorized reconsideration of Z Properties request for lot split at 436 Knowles.
- Tasked Transportation Advisory Board to look at pedestrian and bicycle safety plan.

## **17. Adjournment**

The meeting was adjourned at 4:55 p.m.

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Mayor Sheila DeCiccio

ATTEST:

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City Clerk Rene Cranis