

ST. CLOUD CITY COUNCIL REGULAR MEETING

**Thursday, October 6, 2022
City Hall - Council Chambers
1300 9th Street
6:30 p.m.
Agenda**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker shall be allotted 3 minutes to address the Council, unless such time is extended by the Mayor or by questions from Council. Groups shall designate a spokesperson to avoid repetition of comments. Every effort will be made to avoid interrupting speakers. Thank you for participating in your City Government.

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

- ◆ Mayor Nathan Blackwell
- ◆ Deputy Mayor Linette Matheny
- ◆ Council Member Kolby Urban
- ◆ Council Member Dave Askew
- ◆ Council Member Keith Trace

V. Agenda Update: To include continued or add-on items, corrections, and/or deletions of existing items as submitted by the City Manager.

VI. Presentations

- Proclamation in recognition of Hispanic Heritage Month
- Proclamation in recognition of National Community Planning Month
- Presentation by Orlando Utilities Commission
- Update regarding Hurricane Ian response and recovery

VII. Citizens Forum - Any person who desires to comment on any item not on this agenda is provided this opportunity to address the City Council. Each person is requested to complete a sign-in form to be provided to the presiding officer prior to, or as soon as is practical thereafter, the person addresses the Council.

VIII. Consent Agenda: The next portion of tonight's meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the

opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

- A. Resolution No. 2022-264R, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution Number 2021-089R by changing the name of The Ranch at St. Cloud to The Ranch and providing an effective date. Rental hours and fees remain the same
COST: No cost associated with this item.
This item is to change the name of the Ranch at St. Cloud.
- B. Resolution No. 2022-265R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to negotiate and enter into a total of four (4) agreements with the following list of qualified professional civil engineering firms 1) GAI Consultants, Inc. 2) Hanson, Walter & Associates, Inc. 3) Osceola Engineering, Inc. 4) Wright-Pierce, Inc. per Request for Qualifications (RFQ) No. 2022-213 Continuing Professional Civil Engineering Services, and providing an effective date.
COST: Undetermined at this time as goods and services are provided on an as-needed basis. This contract will be utilized by various departments on an as-needed basis from various approved projects and budgeted expenditure accounts.
This item is to authorize the City Manager to negotiate and enter into agreements with 1) GAI Consultants, Inc. 2) Hanson, Walter & Associates, Inc. 3) Osceola Engineering, Inc. 4) Wright-Pierce, Inc. per Request for Qualifications (RFQ) No. 2022-213 Continuing Professional Civil Engineering Services.
- C. Resolution No. 2022-268R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest responsive, responsible bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regards to Invitation to Bid (ITB) No. 2022-271, to Boaters Exchange, LLC, whose subject matter is 2023 Pathfinder TRS 2200 Boat (Rebid), and providing an effective date.
COST: up to \$113,522.42
This item is for the award of ITB No. 2022-271 2023 Pathfinder TRS 2200 Boat (Rebid) to Boaters Exchange, LLC.
- D. Resolution No. 2022-269R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the purchase of one (1) Pierce PUC Pumper, with options, available through NPPGov Contract No. PS20240, and the award thereof to Pierce Manufacturing Inc. and their authorized dealer, Ten-8 Fire & Safety, LLC, and providing an effective date.
COST: up to \$808,314.00
This item is for the purchase of one Pierce PUC Pumper, with options, from Ten-8 Fire & Safety, LLC.
- E. Resolution No. 2022-270R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the purchase of one (1) VirTra V-300LE-1 4K simulator, with options and warranty, available through the Omnia Partners Contract No. 159498, titled Public Safety, Preparedness, Safety Equipment and Solutions, and the award thereof to Mallory Safety and Supply, LLC, and providing an effective date.
COST: up to \$315,489.35
This item is to approve the purchase of one (1) VirTra V-300LE-1 4K simulator, with options and warranty.

- F. Resolution No. 2022-271R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to execute Quote Q-10288, utilizing GSA Contract No. 47QTCA19D00MM which is reasonable and otherwise in the best interest of the City of St. Cloud whose subject matter is Information Technology, and the award thereof to SYNEX Corporation and an authorized reseller, Atlantic Data Security, and providing an effective date.
COST: up to \$109,465.67
This item is to obtain additional IT Infrastructure Modernization from Atlantic Data Security.
- G. Resolution No. 2022-273R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to execute Quote #Q-13768-1 between the City of St. Cloud and Azteca Systems, LLC - Cityworks, and providing an effective date.
COST: up to \$80,000.00
This item is to approve the annual maintenance of current product licensing with Azteca Systems, LLC - Cityworks.
- H. Resolution No. 2022-274R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Construction Manager at Risk Services for Projects Less than \$4 Million in Value with Quinn Commercial, Inc., for Cannery Park Building Project, establishing a guaranteed maximum price, authorizing the City Manager to approve change orders without increasing the approved budget, and providing an effective date.
COST: up to \$1,281,121.00
This item is to approve a guaranteed maximum price authorization with Quinn Commercial, Inc. for Cannery Park Building Project.
- I. Resolution No. 2022-277R, a resolution of the City Council of the City of St. Cloud, Florida, approving the acceptance of the federally-funded grant agreement for the St. Cloud Parks and Recreation Department under the Recreational Trails program for the purpose of providing assistance for the development of recreational trail, trail heads and trailside facilities and authorizing the Mayor to execute the Agreement.
COST: up to \$400,000.00 to be reimbursed by the grant funding per terms of the agreement.
This item is to accept the federally-funded grant agreement for the St. Cloud Parks and Recreation Department under the Recreational Trails program.
- J. Resolution No. 2022-278R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager, or her designee, to approve contracts for the budgeted purchase of vehicles, including motor vehicles of any kind and trailers, without further action of the City Council subject to specified restrictions, and providing an effective date.
COST: Undetermined at this time. These vehicles will be purchased from various approved and budgeted expenditure accounts.
This item is to authorize the City Manager, or her designee, to approve contracts for the budgeted purchase of vehicles and trailers less than \$100,000.00.

K. Minutes: April 8, 2021 / Regular Meeting; April 15, 2021 / Workshop; April 22, 2021 / Regular Meeting; July 14, 2022 / Regular Meeting and August 11, 2022 / Regular Meeting

IX. Public Hearings

1. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2022-57**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Article II, "Definitions" Section 2.1.1; amending Article III; "Zoning Regulations", amending Table III-5 of the Land Development Code; amending Table III-7 of the Land Development Code; amending Division 20 "Supplemental District Regulations", Section 3.20.38 "Communication Tower Facility Regulations", of the Land Development Code; providing for severability, conflicts and an effective date. (Above is the full title) (Final Public Hearing will be held on October 27, 2022) **ACTION ON ORDINANCE NO. 2022-57 (This is a Quasi-Judicial proceeding)**
2. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2022-61**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for findings and declarations of the City Council; amending Article XVII - Parks and Recreation Impact Fee and Article XVIII - Public Safety Impact Fee of the Land Development Code to adopt a comprehensive impact fee schedule for Public Safety Facilities and Parks and Recreation Facilities; adopting an Impact Fee study; creating an Impact Fee schedule and Land Use categories; providing for codification; severability; administrative correction conflicts; and an effective date. (Above is full title) (Final Public Hearing will be held on October 27, 2022) **ACTION ON ORDINANCE NO. 2022-61**

X. Council Action

1. Request City Council's approval of the Tohoqua Phase 4C Preliminary Subdivision Plan.
2. Request City Council's approval of the Tohoqua Phase 8 Preliminary Subdivision Plan.

XI. City Attorney

XII. City Manager

XIII. Mayor and Council Members

XIV. Information Section and Report Section

- Thursday, October 13, 2022 - City Council Meeting – Cancelled
- Monday, October 24, 2022 - Sunday, November 6, 2022 - Early Voting begins for the 11/8/2022 General Election
- Thursday, October 27, 2022 - City Council Meeting - 6:30 p.m. @ City Hall, Council

Proclamations:

- Proclamation in recognition of Blind Americans Equality Day
- Proclamation in recognition of National Fire Prevention Month

Reports:

- Warrant List #18

XV. Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), prior to the meeting. (FS 286.26) City Clerk Ivy De La Cruz, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-264R

PARKS & RECREATION AGENDA ITEM:

Resolution No. 2022-264R, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution Number 2021-089R by changing the name of The Ranch at St. Cloud to The Ranch and providing an effective date. Rental hours and fees remain the same

COST: No cost associated with this item.

This item is to change the name of the Ranch at St. Cloud.

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

Over the last few weeks staff reached out to the public via social media for possible park names. From September 2, 2022 to September 9, 2022, posts were placed on Facebook and Instagram. These posts received twenty (20) possible name submissions: The Ranch, The Ranch in St. Cloud, Jones Ranch, Cloud Country Ranch, The Cloud, St. Cloud Acres, Disston's Ranch of St. Cloud, Rain Cloud Ranch, Heaven's Point - Heaven's Cove - Heavenly Place, St. Cloud Oaks Ranch, Sunflower Park, Country Inspirations, Unity Park, Narcoossee Country Ranch, Jones Peace Place, Osceola Traditions Ranch, Nature's Venue, Serenity Park, Sweetheart Farm, and Ole Country Paradise.

The Facebook post had a reach of 4,607 with 23 reactions, 47 comments and 10 shares. The Instagram post had a reach of 1,875 with 57 likes, 26 comments and 17 shares.

On September 13, 2022 the top five (5) possible names were placed on Facebook and Instagram for the public to vote on their choice. Voting ran from September 13, 2022 through September 16, 2022. The Facebook post had a reach of 11,005 with 39 reactions, 227 comments and 8 shares. The Instagram post had a reach of 1,085 with 22 likes, 29 comments and one (1) share.

In total we received 102 votes: 49 votes for The Ranch, 7 votes for St. Cloud Acres, 26 votes for The Ranch in St. Cloud, 9 votes for Jones Ranch and 11 votes for Cloud Country Ranch from both social media platforms. Based on the votes we received the winning name for the property was: The Ranch.

REQUEST:

Request the approval of Resolution No. 2022-264R to name real park property located at 5452 Jones Road as, The Ranch (FKA The Ranch at St. Cloud and Hastings Ranch)

LEGAL AUTHORITY:

City Code Chapter 50-6 and 50-7

BUDGET AND RECOMMENDATION:

No cost associated with this item.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/22 Final Action



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-265R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-265R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to negotiate and enter into a total of four (4) agreements with the following list of qualified professional civil engineering firms 1) GAI Consultants, Inc. 2) Hanson, Walter & Associates, Inc. 3) Osceola Engineering, Inc. 4) Wright-Pierce, Inc. per Request for Qualifications (RFQ) No. 2022-213 Continuing Professional Civil Engineering Services, and providing an effective date.

COST: Undetermined at this time as goods and services are provided on an as-needed basis. This contract will be utilized by various departments on an as-needed basis from various approved projects and budgeted expenditure accounts.

This item is to authorize the City Manager to negotiate and enter into agreements with 1) GAI Consultants, Inc. 2) Hanson, Walter & Associates, Inc. 3) Osceola Engineering, Inc. 4) Wright-Pierce, Inc. per Request for Qualifications (RFQ) No. 2022-213 Continuing Professional Civil Engineering Services.

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

BACKGROUND INFORMATION:

RFQ No. 2022-213 Continuing Professional Civil Engineering Services was advertised in the Orlando Sentinel and on myvendorlink.com beginning July 10, 2022, with a due date of August 16, 2022. Myvendorlink.com shows that there were 3054 matching vendors and 99 planholders for this RFQ.

Sixteen (16) submittals were received from the following companies (in alphabetical order):

1. Bowman Consulting Group, Ltd.
2. Carnahan, Proctor and Cross
3. Chastain, Skillman, Inc.
4. CM Arrington & Associates, Inc.
5. CPH Consulting, LLC
6. Dyer, Riddle, Mills & Precourt, Inc. dba DRMP, Inc.
7. ForeFront Architecture & Engineering LLC
8. GAI Consultants, Inc.
9. Hanson, Walter & Associates, Inc.
10. Jones Edmunds & Associates, Inc.
11. Kimley-Horn and Associates, Inc.
12. KPM Franklin Surveying & Mapping

13. Madrid Engineering Group, Inc. dba Madrid CPWG
14. Osceola Engineering, Inc.
15. Tetra Tech, Inc.
16. Wright-Pierce, Inc.

A three member review committee independently reviewed and scored the submittals according to the RFQ criteria. The committee held discussion on the scoring and ranking and it was determined to recommend award to the four top scoring firms.

REQUEST:

Resolution No. 2022-265R will authorize the City Manager to negotiate and enter into agreements with 1) GAI Consultants, Inc. 2) Hanson, Walter & Associates, Inc. 3) Osceola Engineering, Inc. 4) Wright-Pierce, Inc. per Request for Qualifications (RFQ) No. 2022-213 Continuing Professional Civil Engineering Services.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article III, Sec. 3.

BUDGET AND RECOMMENDATION:

Undetermined at this time as goods and services are provided on an as-needed basis. This contract will be utilized by various departments on an as-needed basis from various approved projects and budgeted expenditure accounts.

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

The proposed contract will be funded on an as-needed basis from various budgeted expenditure accounts of the adopted and approved budget in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends Approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/2022 - Final Action



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-268R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-268R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest responsive, responsible bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regards to Invitation to Bid (ITB) No. 2022-271, to Boaters Exchange, LLC, whose subject matter is 2023 Pathfinder TRS 2200 Boat (Rebid), and providing an effective date.

COST: up to \$113,522.42

This item is for the award of ITB No. 2022-271 2023 Pathfinder TRS 2200 Boat (Rebid) to Boaters Exchange, LLC.

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

BACKGROUND INFORMATION:

Per Douglas Goerke, Police Chief, a police boat is needed for operational usage in order to respond to calls for service in lakes/waterways in the City of St. Cloud. The new boat primary duties will be patrol, enforcement and search/recovery. A specialized 22 foot center console boat is required with minimal draft to operate in shallow and weed infested waters.

ITB 2022-271 2023 Pathfinder TRS 2200 Boat (Rebid) was advertised in the Orlando Sentinel and on myvendorlink.com beginning on September 4, 2022 with a due date of September 27, 2022. Myvendorlink.com shows that 97 matching vendors were notified and there were 4 planholders for this ITB. The deadline for questions was 5:00 pm on September 16, 2022.

One (1) submittal was received from the following company:

1. Boaters Exchange, LLC

Boaters Exchange, LLC was found to be the lowest responsive, responsible bidder in the best interest of the City.

REQUEST:

Resolution No. 2022-268R will approve the award of ITB No. 2022-271 2023 Pathfinder TRS 2200 Boat (Rebid) to Boaters Exchange, LLC.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article III, Sec. 2.

BUDGET AND RECOMMENDATION:

Budgeted: \$147,270.00/Actual Cost: Up to \$113,522.42

General Fund

001-6010-521-64-00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/2022 - Final Action.



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-269R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-269R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the purchase of one (1) Pierce PUC Pumper, with options, available through NPPGov Contract No. PS20240, and the award thereof to Pierce Manufacturing Inc. and their authorized dealer, Ten-8 Fire & Safety, LLC, and providing an effective date.

COST: up to \$808,314.00

This item is for the purchase of one Pierce PUC Pumper, with options, from Ten-8 Fire & Safety, LLC.

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

BACKGROUND INFORMATION:

Per Jason Miller, Fire Chief, the Fire Department is in need of utilizing funds to purchase a suppression pumper to increase service levels and response capability throughout the City. This purchase is per recommendations set forth in the city's comprehensive plan via ordinance guidelines #2017-46 Section C. Utilizing the NPPGov LLC Contract PS20240 gives the best cost savings. The vehicle will have a limited material and workmanship basis apparatus warranty for a 12 month period commencing 60 days from original buyer invoice date.

This item was posted for ten business days in accordance with the City of St. Cloud Procurement Policy, Article III, Sec. 5, from September 13, 2022 through September 26, 2022, with no local vendor response.

REQUEST:

Resolution No. 2022-269R will approve the purchase of one Pierce PUC Pumper, with options, from Ten-8 Fire & Safety, LLC.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article III, Sec. 4 (E).

BUDGET AND RECOMMENDATION:

Budgeted \$824,454.00/Actual Cost up to \$808,314.00

1% Surcharge Fund

120-6510-522-64-00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/2022 - Final Action.



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-270R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-270R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the purchase of one (1) VirTra V-300LE-1 4K simulator, with options and warranty, available through the Omnia Partners Contract No. 159498, titled Public Safety, Preparedness, Safety Equipment and Solutions, and the award thereof to Mallory Safety and Supply, LLC, and providing an effective date.

COST: up to \$315,489.35

This item is to approve the purchase of one (1) VirTra V-300LE-1 4K simulator, with options and warranty.

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

BACKGROUND INFORMATION:

Per Douglas Goerke, Police Chief, a police VirTra V-300LE-1 4K simulator is needed for advance training for the police officers. This advanced simulator is an intense immersive training platform that takes into account every detail from the smallest pre-attack indicators to the most cognitive overload stimuli situations imaginable.

This item was posted September 19, 2022 through September 30, 2022, with no local vendor response.

REQUEST:

Resolution No. 2022-270R will approve the purchase of one (1) VirTra V-300LE-1 4K simulator, with options and warranty, from Mallory Safety and Supply, LLC.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article III, Sec. 4(E).

BUDGET AND RECOMMENDATION:

Budgeted \$1,135,000.00/Actual Cost up to \$315,489.35

One Percent Surcharge Fund

120-6010-521.64-00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/2022 - Final Action.



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-271R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-271R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to execute Quote Q-10288, utilizing GSA Contract No. 47QTCA19D00MM which is reasonable and otherwise in the best interest of the City of St. Cloud whose subject matter is Information Technology, and the award thereof to SYNEX Corporation and an authorized reseller, Atlantic Data Security, and providing an effective date.

COST: up to \$109,465.67

This item is to obtain additional IT Infrastructure Modernization from Atlantic Data Security.

STRATEGIC PLAN GOAL:

Infrastructure: To provide safe and adequate infrastructure to meet current and future needs.

BACKGROUND INFORMATION:

Per Roberto Smith, IT Director, due to the changing landscape of the network and the increasing number of threats, the City of St. Cloud needs to modernize its infrastructure to be able to counter these threats to protect City assets and data. This product provides comprehensive endpoint protection at the highest security level, crucial to avoid security breaches and data compromise, and also Next-Generation firewalls that provide the latest intrusion prevention. This project will continue to position the City to better protect itself from the increased threats faced by local governments around the world.

REQUEST:

Resolution No. 2022-271R will approve additional Infrastructure Modernization from Atlantic Data Security.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article III, Sec. 4 (E)

BUDGET AND RECOMMENDATION:

Budgeted: \$109,465.67/ Actual cost up to \$109,465.67

One Percent Fund

Project IT2200

300-9595-516-4601

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/2022 - Final Action.



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-273R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-273R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to execute Quote #Q-13768-1 between the City of St. Cloud and Azteca Systems, LLC - Cityworks, and providing an effective date.

COST: up to \$80,000.00

This item is to approve the annual maintenance of current product licensing with Azteca Systems, LLC - Cityworks.

STRATEGIC PLAN GOAL:

Infrastructure: To provide safe and adequate infrastructure to meet current and future needs.

BACKGROUND INFORMATION:

Per Roberto Smith, IT Director, Cityworks is designed to help users improve communication, workflows and track historical work data. Cityworks gives a detailed framework for asset management by incorporating GIS into the asset repository. Cityworks allows the user to easily group assets by location, type, age or other key parameters. These grouping can then be used to create maintenance activities such as preventative work, reactive work, tests or inspections. The procurement of Cityworks was approved by Resolution No. 2007-065R and is utilized by multiple City departments.

REQUEST:

Resolution No. 2022-273R will approve annual maintenance of current product licensing with Azteca Systems, LLC - Cityworks.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article II, Sec. 5 (25)

BUDGET AND RECOMMENDATION:

Budgeted: \$80,000.00/ Actual cost up to \$80,000.00

001-7010-541.46-01 \$12,000.00

001-7020-541.34-00 \$10,000.00

001-7510-572.46-01 \$3,600.00

450-7063-538.34-00 \$11,000.00

001-4510-516.46.01 \$43,400.00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/2022 - Final Action.



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-274R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-274R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Construction Manager at Risk Services for Projects Less than \$4 Million in Value with Quinn Commercial, Inc., for Cannery Park Building Project, establishing a guaranteed maximum price, authorizing the City Manager to approve change orders without increasing the approved budget, and providing an effective date.

COST: up to \$1,281,121.00

This item is to approve a guaranteed maximum price authorization with Quinn Commercial, Inc. for Cannery Park Building Project.

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

Infrastructure: To provide safe and adequate infrastructure to meet current and future needs.

BACKGROUND INFORMATION:

Per Stephanie Holtkamp, Parks and Recreation Director, this project is for the renovation of the Cannery Park building (901 Virginia Ave) to provide common rental space for the community and additional office space for the Parks and Recreation department.

REQUEST:

Resolution No. 2022-274R will approve a guaranteed maximum price authorization with Quinn Commercial, Inc. for Cannery Park Building Project.

LEGAL AUTHORITY:

Resolution No. 2022-152R approved on June 23, 2022.

BUDGET AND RECOMMENDATION:

Budgeted \$1,281,121.00/Actual Cost up to \$1,281,121.00

Capital Projects

Project PR1814

300-9595-572.63-00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/2022 - Final Action.



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-277R

FINANCE AGENDA ITEM:

Resolution No. 2022-277R, a resolution of the City Council of the City of St. Cloud, Florida, approving the acceptance of the federally-funded grant agreement for the St. Cloud Parks and Recreation Department under the Recreational Trails program for the purpose of providing assistance for the development of recreational trail, trail heads and trailside facilities and authorizing the Mayor to execute the Agreement.

COST: up to \$400,000.00 to be reimbursed by the grant funding per terms of the agreement.

This item is to accept the federally-funded grant agreement for the St. Cloud Parks and Recreation Department under the Recreational Trails program.

STRATEGIC PLAN GOAL:

Financial Sustainability: To meet the short and long-term financial needs of the City of St. Cloud.

Infrastructure: To provide safe and adequate infrastructure to meet current and future needs.

BACKGROUND INFORMATION:

The Lakefront Park to Chisholm Park Trail Connection project is identified as being an immediate need, not only to increase the length of the City's trail system but also to provide connections to two of the community's most popular waterfront parks. Once complete, the trail will provide a fully accessible route from the Lakeshore Park to Chisholm Park, which is over a mile away. In addition, the trail will further two of the State's designated trail corridors, increasing access to SUN Trail and the Kissimmee - St. Cloud Loop. The trail will be fully accessible to all users and meet current ADA standards. The trail will provide hiking, fitness, skating, biking and pedestrian uses.

REQUEST:

Resolution No. 2022-277R requests the Mayor to enter into an agreement with the Florida Department of Environmental Protection, Recreational Trails Program for the development and construction of the trail extension from the Lakefront Park to Chisholm Park.

LEGAL AUTHORITY:

Grants/Appropriations/Loans Policy Manual

BUDGET AND RECOMMENDATION:

The total project estimated cost equals \$1,000,000.00 with grant funds approved for \$400,000.00 with a City Match of \$100,000.00.

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/2022 - Final Action



MEETING: October 6, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-278R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-278R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager, or her designee, to approve contracts for the budgeted purchase of vehicles, including motor vehicles of any kind and trailers, without further action of the City Council subject to specified restrictions, and providing an effective date.

COST: Undetermined at this time. These vehicles will be purchased from various approved and budgeted expenditure accounts.

This item is to authorize the City Manager, or her designee, to approve contracts for the budgeted purchase of vehicles and trailers less than \$100,000.00.

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

BACKGROUND INFORMATION:

Per Council's request to streamline the purchase of budgeted vehicles, this resolution will allow the City Manager, or her designee, to enter into contracts, purchase orders or acquisition forms for the purchase of approved budgeted vehicles, including motor vehicles of any kind and trailers, for fiscal year 2022/2023.

REQUEST:

Resolution No. 2022-278R will authorize the City Manager, or her designee, to approve contracts for the budgeted purchase of vehicles and trailers less than \$100,000.00.

LEGAL AUTHORITY:

City of St. Cloud Procurement Policy

BUDGET AND RECOMMENDATION:

COST: Undetermined at this time. These vehicles will be purchased from various approved and budgeted expenditure accounts.

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

The proposed contract will be funded on an as-needed basis from various budgeted expenditure accounts of the adopted and approved budget in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/06/2022 - Final Action.



MEETING: October 6, 2022

Agenda Item Type: Public Hearings
Ordinance 2022-57

First Public Hearing: October 6, 2022

Second Public Hearing: October 27, 2022

PLANNING AGENDA ITEM:

FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2022-57, an ordinance of the City Council of the City of St. Cloud, Florida, amending Article II, "Definitions" Section 2.1.1; amending Article III; "Zoning Regulations", amending Table III-5 of the Land Development Code; amending Table III-7 of the Land Development Code; amending Division 20 "Supplemental District Regulations", Section 3.20.38 "Communication Tower Facility Regulations", of the Land Development Code; providing for severability, conflicts and an effective date. (Above is the full title) (Final Public Hearing will be held on October 27, 2022)

ACTION ON ORDINANCE NO. 2022-57 (This is a Quasi-Judicial proceeding)

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

Infrastructure: To provide safe and adequate infrastructure to meet current and future needs.

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

Ordinance No. 2022-57 amends Article III, "Zoning Regulations" and Article VIII, "Landscaping and Tree Protection" of the Land Development Code of the City of St. Cloud.

REQUEST:

The request is to approve Ordinance No. 2022-57 for the amendment of Article II, "Definitions" Section 2.1.1; Article III; "Zoning Regulations", Table III-5; Table III-7; and Division 20 "Supplemental District Regulations", Section 3.20.38 "Communication Tower Facility Regulations", of the Land Development Code

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. Based on Section 7.03 of the Charter and Related Laws, The City Council shall adopt, and from time to time modify, a comprehensive plan setting forth in graphic and textual form policies to direct the future physical development of the city as provided by law. The City Council has the final authority and responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws of this state in accordance with 3.21.1 of the Land Development Code.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

STAFF RECOMMENDATION:

Staff reviewed this request on or before September 22, 2022 with no objections.

Staff recommends **APPROVAL** of Ordinance No. 2022-57 for the amendment of Article II, “Definitions” Section 2.1.1; Article III; “Zoning Regulations”, Table III-5; Table III-7; and Division 20 “Supplemental District Regulations”, Section 3.20.38 “Communication Tower Facility Regulations”, of the Land Development Code of the City of St. Cloud.

PLANNING COMMISSION RECOMMENDATION:

At the time of Agenda upload, the Planning Commission Meeting has not taken place. This item will go in front of the Planning Commission on October 18, 2022. Planning Commission recommendation will be given at the October 27, 2022 City Council Meeting.

FINANCE DIRECTOR’S COMMENTS:

N/A

PROCUREMENT DIRECTOR’S COMMENTS:

N/A

CITY MANAGER’S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/27/22 - Final Action



MEETING: October 6, 2022

Agenda Item Type: Public Hearings
Ordinance 2022-61

First Public Hearing: October 6, 2022

Second Public Hearing: October 27, 2022

FINANCE AGENDA ITEM:

FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2022-61, an ordinance of the City Council of the City of St. Cloud, Florida, providing for findings and declarations of the City Council; amending Article XVII - Parks and Recreation Impact Fee and Article XVIII - Public Safety Impact Fee of the Land Development Code to adopt a comprehensive impact fee schedule for Public Safety Facilities and Parks and Recreation Facilities; adopting an Impact Fee study; creating an Impact Fee schedule and Land Use categories; providing for codification; severability; administrative correction conflicts; and an effective date. (Above is full title) (Final Public Hearing will be held on October 27, 2022) **ACTION ON ORDINANCE NO. 2022-61**

STRATEGIC PLAN GOAL:

Financial Sustainability: To meet the short and long-term financial needs of the City of St. Cloud.

BACKGROUND INFORMATION:

Historically, impact fees in Florida were a result of home rule powers with the requirements associated with the development, administration, accounting and expenditure governed by case law. However, in 2006, Section 163.31801 was added to the Florida Statutes, which placed specific requirements and limitations on that home rule authority. This statute has been amended several times since its initial adoption, including significant additional provisions in 2021 such as limiting the percentage increase for a change in impact fees.

The City retained Raftelis Financial Consultants, Inc. (Raftelis) to review and update the City's impact fees for police, fire, and recreation. The study herein is based on the costs to provide the necessary infrastructure to meet the demands of growth based on data specific to each service and related to the City's characteristics. The City Impact fees are payments required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve that development. The fees typically require cash payments in advance of the completion of development, are based on a methodology and calculation derived from the cost of the facility and the nature and size of the development, and are used to finance improvements offsite of, but to the benefit of the development.

The Technical Report has been presented to and reviewed by the City Council, which has determined: (1) that impact fees are necessary to offset the costs to the City associated with meeting the necessary public service and facility demand created by projected new residential and non-residential development; (2) that the amount of the impact fees bears a reasonable relationship to the burden imposed upon the City to provide the new public facilities addressed in the Technical Report to new development, (3) the expenditure of impact fees, pursuant to the terms of this Ordinance, will result in a beneficial use to such new development reasonably

related to the impact fees, per dwelling unit, by type and per increment of non-residential development; (4) that a “rational nexus” exists between the projected new development and the need for additional public facilities to be funded via the development fees; and (5) that the amount of the development fees is “proportional” to the fair share of the additional public facilities needed to provide adequate service to new development; and

The Technical Report distinctly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations contained in 163.31801 F.S. and thereby justifying the implementation of the fees as presented in the Technical Report. Furthermore, on May 19, 2022 and July 21, 2022 the City held publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations contained in 163.31801 F.S. justifying the increases to the Police Impact Fees, Fire Impact Fees, and Parks and Recreation Impact Fees.

If adopted, the proposed fees for Police Services would be \$1,029 per dwelling unit for single-family, \$992 per dwelling unit for multi-family, \$0.1130 per square foot of Industrial/warehousing, and \$1.332 per square foot for all other non-residential uses. The proposed fees for Fire/Rescue Services would be \$902 per dwelling unit for single-family, \$808 per dwelling unit for multi-family, \$0.099 per square foot for Industrial/warehousing, and \$1.167 per square foot for all other non-residential uses. The proposed fees for Parks and Recreation Services would be \$2,865 per dwelling unit for single-family and \$2,567 per dwelling unit for multi-family (Parks Impact Fees are proposed for collection on residential construction only). More detail is provided with respect to increases over existing fees in the attachments.

Finally, any impact fee increases will become effective 90 days after the adoption of this Ordinance, while any fee decreases will become effective immediately. The only reduced fees are for Industrial/warehousing uses for both Police and Fire/Rescue Impact Fees.

REQUEST:

This item is for the purpose to approve and adopt an ordinance of the City of St. Cloud amending Article XVII- Parks and Recreation impact and Article XVII - Public Safety Impact Fee of the land development code to adopt a comprehensive impact fee schedule for public safety facilities and parks and recreation facilities: adopting and impact fee study; creating an impact fee schedule and land use categories.

LEGAL AUTHORITY:

F.S Section 163.31801
City Code Article XVII, Section 16.1-15;

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.
Staff recommends **APPROVAL** of this item.

FINANCE DIRECTOR’S COMMENTS:

Recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR’S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

10/27/2022 Final Action



MEETING: October 6, 2022

Agenda Item Type: Council Action

PLANNING AGENDA ITEM:

Request City Council's approval of the Tohoqua Phase 4C Preliminary Subdivision Plan.

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property is generally located south of Neptune Road (County Road 525), and west of the Florida Turnpike. The property comprises approximately 51.60 ± gross acres (25.8 net developable acres) with a future land use designation of Mixed Use and is located within Mixed Use zoning district. The Mixed Use future land use designation allows for a range of 5 to 25 dwelling units per net acre. The proposed density is 9.65 units per net acre.

REQUEST:

The applicant is requesting approval of a Preliminary Subdivision Plan (PSP) for a 249 single family attached and detached residential subdivision on approximately 51.60 gross acres of land known as Tohoqua Phase 4C.

LEGAL AUTHORITY:

Land Development Code Section 5.2.2.F.2 - City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approved subject to stated conditions. Approval of the Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in Section 5.2.3.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the Tohoqua Phase 4C Preliminary Subdivision Plan subject to the following conditions and information:

PLANNING

1. The approval is subject to a Hold Harmless Agreement where the Owner agrees that the City may revoke the subject preliminary subdivision plan if the Conceptual Master Plan/Concept Plan Revision (MCP21-00005) is not approved.
2. At site construction plan (SCP), additional details and specifications shall be provided for the required amenities within the project's open space to comply with LDC Section 8.4.4.

3. At site construction plan (SCP), 5-foot wide ADA trails/walkways shall be provided for the open space amenities. Adjacent sidewalks provided within the rights-of-way and the community front yard walk for lots 42 to 47 shall not substitute this requirement to comply with LDC Section 8.4.4.
4. **INFORMATION:** Per Land Development Code (LDC) Table 3.22.3f, a minimum of 2 building stories is required for Neighborhood 2 (NH 2).

LANDSCAPE

1. The project's landscaping will be reviewed at subdivision construction plan. Sheets L400, 401, and 402 are provided for information purposes only and do not constitute a landscape approval.

TRANSPORTATION

1. At SCP, the plans must be revised relocating parking adjacent to the amenity/recreation tract so it does not interfere with required parking for the facility.
2. At SCP, the plans must be revised to include additional right-of-way for street trees behind the sidewalk adjacent to the on-street parking located near the amenity/recreation tract.

PUBLIC WORKS

INFORMATION:

1. Final engineering design will be reviewed with the construction site plan submittal.
2. The City shall not be responsible for maintaining parking stalls within the right of way.

911 ADDRESSING

1. Phase 4C still needs a minimum of five approved street names with suffixes applied to site plans for this phase. Eight street names were approved back in November 2021 by 911 addressing. Please submit all site plans once the street names and suffixes are added on all revised plans.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

Final Action - 10/06/22



MEETING: October 6, 2022

Agenda Item Type: Council Action

PLANNING AGENDA ITEM:

Request City Council's approval of the Tohoqua Phase 8 Preliminary Subdivision Plan.

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property is generally located south of Neptune Road (County Road 525), and west of the Florida Turnpike. The property comprises approximately 126.34 ± gross acres (52.98 net developable acres) with a future land use designation of Mixed Use and is located within Mixed Use zoning district. The Mixed Use future land use designation allows for a range of 5 to 25 dwelling units per net acre. The proposed density is 8.42 units per net acre.

REQUEST:

The applicant is requesting approval of a Preliminary Subdivision Plan (PSP) for a 446 single family attached and detached residential subdivision on approximately 126.34 gross acres of land known as Tohoqua Phase 8.

LEGAL AUTHORITY:

Land Development Code Section 5.2.2.F.2 - City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approved subject to stated conditions. Approval of the Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in Section 5.2.3.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the Tohoqua Phase 8 Preliminary Subdivision Plan subject to the following conditions and information:

PLANNING

1. The approval is subject to a Hold Harmless Agreement where the Owner agrees that the City may revoke the subject preliminary subdivision plan if the Conceptual Master Plan/Concept Plan Revision (MCP21-00005) is not approved.
2. At site construction plan (SCP), additional details and specifications shall be provided for the required amenities within the project's open space to comply with LDC Section 8.4.4.

3. At site construction plan (SCP), 5-foot wide ADA trails/walkways shall be provided for the open space amenities. Adjacent sidewalks provided within the rights-of-way shall not substitute this requirement to comply with LDC Section 8.4.4.
4. INFORMATION: Per Land Development Code (LDC) Table 3.22.3f, a minimum of 2 building stories is required for Neighborhood 2 (NH 2).

LANDSCAPE

1. At site construction plan (SCP), sheet L100 shall be revised to list the total acreage as 126.34 for consistency with the site data.
2. The project's landscaping will be reviewed at subdivision construction plan. Sheets L400, 401, 402, 403, 404, and 405 are provided for information purposes only and do not constitute a landscape approval.

TRANSPORTATION

1. The multi-use trail along the south side errantly contains a 10' width call-out. The multi-use trail will be designed as an 8' concrete path with the SCP.
2. Per LDC 6.2.1.C. and 6.1.3.; improvement of the 2nd Framework Street adjacent to SWP-2 is required along the full length of the subject property. Please add a note to the plans that LDC required improvements to Southbury Drive will be coordinated Osceola County and the City prior to SCP approval.

PUBLIC WORKS

INFORMATION:

1. The improvements shall not impact the existing drainage patterns for the site and/or adjacent properties.
2. Final engineering design will be reviewed with the construction site plan submittal.

911 ADDRESSING

1. This project will require a minimum of ten street names. Some street names may already exist as approved streets from adjacent phases. Submit street names for review/approval to Stephanie.Campos@osceola.org. Once all street names and suffixes are approved, please apply to all necessary site plans for the SDP phase submittal.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

CITY COUNCIL ACTION:

Final Action - 10/06/22