

ST. CLOUD CITY COUNCIL REGULAR MEETING
Thursday, September 28, 2023
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 Kolby Urban
- ◆ Council Member Linette Matheny
- ◆ Council Member Ken Gilbert
- ◆ Council Member Shawn Fletcher

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

- Presentation for Employee of the Month Award

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. 2023-143R, 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 regard to Invitation to Bid (ITB) No. 2023-018 to Hubbard Construction Company, dba Mid-Florida Materials, whose subject matter is Crushing of Concrete, and providing an effective date.

COST: up to \$70,000.00

This item is to approve an agreement with Hubbard Construction Company, dba Mid Florida Materials, for crushing and removal of the City's current stockpile of concrete, located on Budinger Avenue between Nolte Road and 17th Street, across from St. Cloud Elementary School.

- B. Resolution No. 2023-148R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of Buyboard Contract No. 670-22, whose subject matter is Uniforms and Accessories, providing the award thereof to Galls, LLC, 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 City departments on an as-needed basis from various approved projects and budgeted expenditure accounts.
This item is to approve the utilization of Buyboard Contract No. 670-22 for the purchase of uniforms and accessories.
- C. Resolution No. 2023-196R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into the AMS Premium Enterprise License Agreement for GIS based asset management and work order management with Azteca Systems, LLC - Cityworks, a sole source provider in the best interest of the City of St. Cloud, and providing an effective date.
COST: up to \$86,666.67 (Proposed FY23/24 Budget)
This item is to enter into an AMS Premium Enterprise License Agreement with Azteca Systems, LLC - Cityworks for asset and work order management software.
- D. Resolution No. 2023-197R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of State of Florida Alternate Contract No. 43220000-WSCA-15-ACS, whose subject matter is Computer Equipment, Peripherals, and Services, providing for the award thereof to IBM Corporation and authorized reseller, Clover Systems of Orlando and providing an effective date.
COST: Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the IT Department for the purchase of computer equipment, peripherals and services, on an as-needed basis, from various approved and budgeted expenditure accounts.
This item is to approve the purchase of IBM computer equipment, software and support services.
- E. Resolution No. 2023-198R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to execute the Public Emergency Medical Transportation Letter of Agreement between the State of Florida Agency for Health Care Administration and the City of St. Cloud, authorizing the payment of \$246,688.23 by the City, and providing an effective date.
COST: up to \$246,688.23
This item is to continue receiving supplemental Public Emergency Medical Transportation (PEMT) Medical Fees for Service (FFS) from the State of Florida for emergency transport of Medicaid patients by the Fire Department.
- F. Resolution No. 2023-199R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a ProCare service agreement with Stryker Corporation, a sole source provider in the best interest of the City of St. Cloud, whose subject matter is the annual maintenance and repair of LifePak cardiac monitors,

power-load stretchers, stair chairs, and CPR devices, and providing an effective date.

COST: up to \$54,562.00

This item is to enter into a one-year service agreement with Stryker Corporation for the annual maintenance and repair of LifePak cardiac monitors, power-load stretchers, stair chairs, and CPR devices.

- G. Resolution No. 2023-200R, 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 Arnco Construction, Inc., for renovations of the Human Resources Department, establishing a guaranteed maximum price, and providing an effective date.

COST: up to \$68,127.48

This item is to approve a guaranteed maximum price authorization with Arnco Construction, Inc. for renovations of the Human Resources Department.

- H. Resolution No. 2023-201R, a resolution of the City Council of the City of St. Cloud, Florida, amending the Procurement Policy, and providing an effective date.

COST: No cost associated with this item.

This item is to amend the Procurement Policy for the City of St. Cloud

- I. Resolution No. 2023-202R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing an additional \$100,000.00 contingency increase to the previously established contingency, approved by Council Resolution No. 2021-238R on September 19, 2021 and Resolution No. 2022-214R on August 11, 2022, in regards to ITB No. 2021-144 St. Cloud City Hall Lobby Addition Project, and providing an effective date.

COST: up to \$100,000.00 (new total contract cost \$4,125,715.00 includes base bid amount of \$3,354,763.00 plus an additional contingency totaling \$770,952.60)

This item is to approve an additional contingency for ITB No. 2021-144 St. Cloud City Hall Lobby Addition Project.

- J. Resolution No. 2023-203R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a First Amendment to a Task Authorization to the Agreement for Construction Manager at Risk Services for Projects Less Than \$4 Million in Value with Arnco Construction, Inc. dated July 8, 2022, and any amendments thereto, for Temporary Fire Station 34 Sitework Change Order 1, and Providing an effective Date.

COST: up to \$99,999.20 (Total Cost \$900,745.56 includes Task Authorization Cost \$800,746.36 plus First Amendment Cost \$99,999.20)

This item is to enter into a First Amendment to the Task Authorization with Arnco Construction, Inc. for Fire Station 34 Sitework Change Order 1.

- K. Resolution No. 2023-205R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a Software Services Agreement with OpenGov, Inc. for Cloud-based Public Sector Software and Support Services, and providing an effective date.

COST: up to \$114,000.00 (Proposed FY 23/24 Budget)

This item is to approve a Software Services Agreement with OpenGov, Inc.

- L. Request Council's approval of Tohoqua Phase 4C Final Plat consisting of 249 residential lots.

COST: No cost associated with this item.

This item is for the approval of the Tohoqua Phase 4C Final Plat, consisting of 249 residential lots (159 detached, 90 attached), consistent with the approved Subdivision Construction Plan SUB22-00014.

M. Request Council's approval of Pine Grove Reserve Phase 1 Final Plat consisting of 135 residential lots.

COST: No cost associated with this item.

This item is to approve a Final Plat consisting of 135 detached Single Family Residences on approximately 91.8 acres located north of US 192, east of Nova Road, and west of Pine Grove Road.

N. Minutes: February 24, 2022 / Regular Meeting; March 10, 2022 / Regular Meeting; March 17, 2022 / Workshop; March 24, 2022 / Regular Meeting and April 14, 2022 / Regular Meeting.

IX. Public Hearings

1. **FINAL PUBLIC HEARING FOR RESOLUTION NO. 2023-153R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final Ad Valorem Tax Millage for the City of St. Cloud for the fiscal year 2023/2024 the same being adopted prior to the adoption of a final budget for said period.(Above is full title) **ACTION ON RESOLUTION NO. 2023-153R**
2. **FINAL PUBLIC HEARING FOR RESOLUTION NO. 2023-154R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final budget for the City of St. Cloud for the fiscal year 2023/2024; the same being adopted following the adoption of a final millage rate for said period. (Above is full title) **ACTION ON RESOLUTION NO. 2023-154R**
3. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-42**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 25.59 acres identified as Walker Property, located south of Chisholm Park Trl., west of S. Narcoossee Rd, north of Old Oak Trl.; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2022-42**
4. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-43**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation "LDR" Low Density Residential to approximately 25.59 acres identified as Walker Property, located south of Chisholm Park Trl, west of S. Narcoossee Rd, north of Old Oak Trl; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is the full title) **ACTION ON ORDINANCE NO. 2022-43**
5. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-44**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of "PUD" Planned Unit Development, compatible with a "Low Density Residential" Future Land Use designation change, adopted by Ordinance No. 2022-43, for approximately 25.59 acres identified as Walker Property, located south of Chisholm Park Trl, west of S. Narcoossee Rd, north of Old Oak Trl; providing for entering the designation on the official zoning map, providing for approval of the Preliminary Master Plan, filing of the Planning Commission recommendation and proof of publication, severability, and

effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-44 (This is a Quasi-Judicial proceeding)**

6. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-46**, an ordinance of the City Council of the City of St. Cloud, Florida, amending and restating all sections of the City's Employee Handbook, providing for severability, conflict, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2023-46**

X. Council Action

1. Resolution No. 2023-204R, a resolution of the City Council of the City of St. Cloud of Osceola County, Florida; providing notice to the public of a pending ordinance and directing staff to develop and process for adoption an ordinance to provide for certification of compliance of affordable housing projects and other potential land development regulations addressing affordable housing, mixed-use and multi-family projects to address the impacts of Chapter 2023-17, Laws of Florida, known as the Live Local Act.
2. Discussion and possible action regarding appointments to Boards and Committees with vacancies for the Historic Preservation Board, Finance Committee, Tree Advisory Committee, and Teen Recreation Advisory Committee.

XI. City Attorney

XII. City Manager

XIII. Mayor and Council Members

XIV. Information Section and Report Section

- Thursday, October 5, 2023 - Community Redevelopment Agency Meeting- 6:00 p.m. @ City Hall, Council Chambers
- Thursday, October 12, 2023 - City Council Meeting - 6:30 p.m. @ City Hall, Council Chambers

Reports:

- Warrant List #16

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 Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-143R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-143R, 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 regard to Invitation to Bid (ITB) No. 2023-018 to Hubbard Construction Company, dba Mid-Florida Materials, whose subject matter is Crushing of Concrete, and providing an effective date.

COST: up to \$70,000.00

This item is to approve an agreement with Hubbard Construction Company, dba Mid Florida Materials, for crushing and removal of the City's current stockpile of concrete, located on Budinger Avenue between Nolte Road and 17th Street, across from St. Cloud Elementary School.

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 Kevin Felblinger, Public Works Director, the department has selected to utilize Option 2 per the bid documents for the crushing and removal of concrete from City property on Budinger Avenue across from St. Cloud Elementary School, up to the budgeted amount of \$70,000.00.

ITB No. 2023-018 for Crushing of Concrete was advertised in the Orlando Sentinel and on myvendorlink.com beginning April 9, 2023, with a due date of May 18, 2023. Myvendorlink.com shows that 981 matching vendors were notified, and there were 21 plan holders for this ITB. This is for a one-time crushing of concrete.

The deadline for questions was 5:00 pm on May 5, 2023. Two (2) submittals were received from the following companies:

1. Hubbard Construction Company, dba Mid-Florida Materials
2. Universal Contracting & Construction Inc.

Universal Contracting & Construction, Inc. was determined to be non-responsive.

Hubbard Construction Company, dba Mid-Florida Materials, was found to be the lowest responsive bidder in the best interest of the City.

REQUEST:

Resolution No. 2023-143R will approve an agreement with Hubbard Construction Company, dba Mid-Florida Materials, for ITB No. 2023-018 for Crushing of Concrete.

LEGAL AUTHORITY:

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

BUDGET AND RECOMMENDATION:

Budgeted \$70,000.00/Actual cost \$70,000.00

General Fund

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

Sanitation Fund

440-7072-534.34-00 - \$40,000.00

Stormwater Fund

450-7063.538-34-00 - \$20,000.00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-148R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-148R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of Buyboard Contract No. 670-22, whose subject matter is Uniforms and Accessories, providing the award thereof to Galls, LLC, 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 City departments on an as-needed basis from various approved projects and budgeted expenditure accounts.

This item is to approve the utilization of Buyboard Contract No. 670-22 for the purchase of uniforms and accessories.

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:

Utilizing this contract will allow the City to purchase uniforms and accessories on an as-needed basis for various City departments.

This item was posted in accordance with the St. Cloud Procurement Policy for 10 days from August 16, 2023 through August 29, 2023, with no local response.

REQUEST:

Resolution No. 2023-148R will approve the purchase of uniforms and accessories from Galls, LLC.

LEGAL AUTHORITY:

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

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 City departments on an as-needed basis from various approved projects and budgeted expenditure accounts.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-196R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-196R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into the AMS Premium Enterprise License Agreement for GIS based asset management and work order management with Azteca Systems, LLC - Cityworks, a sole source provider in the best interest of the City of St. Cloud, and providing an effective date.

COST: up to \$86,666.67 (Proposed FY23/24 Budget)

This item is to enter into an AMS Premium Enterprise License Agreement with Azteca Systems, LLC - Cityworks for asset and work order management software.

STRATEGIC PLAN GOAL:

Economic Development: To promote economic development in the City of St. Cloud.

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. As a result, Cityworks allows the user to easily group assets by location, type, age, or other key parameters. These groupings can then be used to create maintenance activities such as preventive work, reactive work, tests, or inspections. Cityworks is currently used by several departments in the City and is integrated with GIS systems currently in place.

REQUEST:

Resolution No. 2023-196R will approve an AMS Premium Enterprise License Agreement with Azteca Systems, LLC - Cityworks.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article II, Sec. 14

BUDGET AND RECOMMENDATION:

Budgeted: \$86,666.67/ Actual cost up to \$86,666.67 (Proposed FY23/24 Budget)

General Fund

001-4510-516-46-01 (\$75,666.67)

Stormwater

450-7063-538-34-00 (\$11,000)

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item. Approved by Suzette Cover under the

direction of the Finance Director, Jeff Cooper.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

City Manager recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-197R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-197R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of State of Florida Alternate Contract No. 43220000-WSCA-15-ACS, whose subject matter is Computer Equipment, Peripherals, and Services, providing for the award thereof to IBM Corporation and authorized reseller, Clover Systems of Orlando and providing an effective date.

COST: Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the IT Department for the purchase of computer equipment, peripherals and services, on an as-needed basis, from various approved and budgeted expenditure accounts.

This item is to approve the purchase of IBM computer equipment, software and support 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:

Per Roberto Smith, IT Director, the IT department would like to utilize the Florida State Contract to purchase goods and services with Clover Systems of Orlando, preferred partner of IBM. Currently, Clover Systems of Orlando provides consulting support to the City financial IBM computer systems and will assist IT in performing important maintenance and replacement of this equipment.

This item was posted in accordance with the St. Cloud Procurement Policy for 10 days from September 6, 2023, through September 19, 2023, with no local response.

REQUEST:

Resolution No. 2023-197R will authorize the utilization of State of Florida Alternate Contract No. 43220000-WSCA-15-ACS for the purchase of computer equipment, peripherals, and services from IBM Corporation and authorized reseller, Clover Systems of Orlando.

LEGAL AUTHORITY:

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

BUDGET AND RECOMMENDATION:

Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the IT Department, on an as-needed basis, from various approved and budgeted expenditure accounts.

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item. Approved by Suzette Cover under the direction of the Finance Director, Jeff Cooper.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

City Manager recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-198R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-198R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to execute the Public Emergency Medical Transportation Letter of Agreement between the State of Florida Agency for Health Care Administration and the City of St. Cloud, authorizing the payment of \$246,688.23 by the City, and providing an effective date.

COST: up to \$246,688.23

This item is to continue receiving supplemental Public Emergency Medical Transportation (PEMT) Medical Fees for Service (FFS) from the State of Florida for emergency transport of Medicaid patients by the Fire Department.

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, since 2016 a program has been in place for Public EMS providers in the State of Florida to receive Public Emergency Medical Transportation (PEMT) Medical Fees for Service (FFS) supplemental payment reimbursements. Two years ago, the Council approved the City to enter into agreements with the seven Medical Managed Care Organizations (MCOs) in our region in order to receive additional supplemental payments for Medicaid patients transported by the Fire Department. The PEMT program provides supplemental payments to eligible public entities that meet specific requirements and provide emergency medical transportation to Medicaid recipients. In order to continue to receive these funds, the City needs to execute a Letter of Agreement through the Agency for Health Care Administration in the amount of \$246,688.23 for FY 23-24.

REQUEST:

Resolution No. 2023-198R will authorize the City Manager to execute the Letter of Agreement in order to continue receiving supplemental funds for the emergency transport of Medicaid patients.

LEGAL AUTHORITY:

City of St. Cloud, Florida, City Charter No. 2.04.

BUDGET AND RECOMMENDATION:

Budgeted: \$246,688.23/Actual Cost: up to \$246,688.23

General Fund

001-6520-526.46-01

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

City Manager recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-199R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-199R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a ProCare service agreement with Stryker Corporation, a sole source provider in the best interest of the City of St. Cloud, whose subject matter is the annual maintenance and repair of LifePak cardiac monitors, power-load stretchers, stair chairs, and CPR devices, and providing an effective date.

COST: up to \$54,562.00

This item is to enter into a one-year service agreement with Stryker Corporation for the annual maintenance and repair of LifePak cardiac monitors, power-load stretchers, stair chairs, and CPR devices.

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 would like to enter into a one-year service agreement with Stryker Corporation, a sole source provider, for the maintenance and repair of LifePak cardiac monitors, power-load stretchers, stair chairs, and CPR devices. This equipment is essential in delivering advanced medical care to the community. Stryker products are the standard equipment assigned to all of the City's emergency units that aid in providing assistance regarding treatment modalities with conditions such as cardiac arrest, heart attacks, transcutaneous external heart pacing, routine vital sign monitoring, securing patients for safe transport, and provision for public access to life-saving devices (AEDs). The term of this agreement will commence on October 1, 2023, and extend through September 30, 2024.

REQUEST:

Resolution No. 2023-199R will allow the City of St. Cloud to enter into a one-year service agreement for LifePak equipment with Stryker Corporation.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article II, Sec. 14.

BUDGET AND RECOMMENDATION:

Budgeted: \$54,562.00/Actual Cost: up to \$54,562.00 (Proposed FY23/24 Budget)

General Fund

001-6520-526.46-01

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

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MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-200R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-200R, 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 Arnco Construction, Inc., for renovations of the Human Resources Department, establishing a guaranteed maximum price, and providing an effective date.

COST: up to \$68,127.48

This item is to approve a guaranteed maximum price authorization with Arnco Construction, Inc. for renovations of the Human Resources Department.

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

Per Justin Kluesner, Human Resources Director, the Human Resources Department needs to expand work space for an existing staff member while also creating a smaller workstation for an intern or a future new position. The existing staff member works out of a refurbished yet cramped storage closet. To provide additional space, all employee personnel files have been scanned electronically, which allows the Department to expand office space into the area used as a file room. The file room will be converted into a storage room for office supplies and materials/supplies for our Spirit Squad, Training, and Wellness events and activities. Additionally, the storage room will add counter space to create a more useful break space for existing department staff.

REQUEST:

Resolution No. 2023-200R will approve a guaranteed maximum price authorization with Arnco Construction, Inc. for renovations of the Human Resources Department.

LEGAL AUTHORITY:

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

BUDGET AND RECOMMENDATION:

Budgeted \$68,127.48 /Actual Cost up to \$68,127.48

General Fund

001-3020-513.62-00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

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Resolution 2023-201R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-201R, a resolution of the City Council of the City of St. Cloud, Florida, amending the Procurement Policy, and providing an effective date.

COST: No cost associated with this item.

This item is to amend the Procurement Policy for the City of St. Cloud

STRATEGIC PLAN GOAL:

BACKGROUND INFORMATION:

Per Leslie Flores, Procurement Services Director, this is an update to the Procurement Policy last amended by Resolution No. 2021-046R on 2/25/2021. This revision updates Federal procurement requirements, updates and clarifies exemptions and reorganizes sections to eliminate redundancies.

REQUEST:

Resolution No. 2023-201R will amend the Procurement Policy.

LEGAL AUTHORITY:

Article I. Sec. 8 of the Procurement Policy.

BUDGET AND RECOMMENDATION:

No cost associated with this item.

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

City Manager recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-202R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-202R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing an additional \$100,000.00 contingency increase to the previously established contingency, approved by Council Resolution No. 2021-238R on September 19, 2021 and Resolution No. 2022-214R on August 11, 2022, in regards to ITB No. 2021-144 St. Cloud City Hall Lobby Addition Project, and providing an effective date.

COST: up to \$100,000.00 (new total contract cost \$4,125,715.00 includes base bid amount of \$3,354,763.00 plus an additional contingency totaling \$770,952.60)

This item is to approve an additional contingency for ITB No. 2021-144 St. Cloud City Hall Lobby Addition 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 Kevin Felblinger, Public Works Director, this item is to approve additional funds (up to \$100,000) for ITB No. 2021-144 St. Cloud City Hall Lobby Addition Project. These funds will be used for Change Order #10 which includes additional electrical work, additional concrete work, irrigation, additional signage, escalator items, additional trim work, and material cost escalation due to trades delays.

REQUEST:

Resolution No. 2023-202R will approve an additional \$100,000 contingency for ITB No. 2021-144 St. Cloud City Hall Lobby Addition Project.

LEGAL AUTHORITY:

Resolution No. 2021-238R

BUDGET AND RECOMMENDATION:

Budgeted \$100,000/Actual Cost up to \$100,000.00 (new contract cost \$4,125,715.00 includes base bid amount of \$3,354,763.00 plus contingency of \$770,952.60)

Building Fund Capital Project

Project BM2100

460-9595-699.31-00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item. Approved by Suzette Cover under the direction of the Finance Director, Jeff Cooper.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-203R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-203R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a First Amendment to a Task Authorization to the Agreement for Construction Manager at Risk Services for Projects Less Than \$4 Million in Value with Arnco Construction, Inc. dated July 8, 2022, and any amendments thereto, for Temporary Fire Station 34 Sitework Change Order 1, and Providing an effective Date.

COST: up to \$99,999.20 (Total Cost \$900,745.56 includes Task Authorization Cost \$800,746.36 plus First Amendment Cost \$99,999.20)

This item is to enter into a First Amendment to the Task Authorization with Arnco Construction, Inc. for Fire Station 34 Sitework Change Order 1.

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 Jason Miller, Fire Chief, the Fire Rescue Department is seeking authorization to add an additional \$99,999.20 for change orders to the existing contract with Arnco Construction. Funding for this change order is already contained within the project for Fire Station 34. The original project called for an awning style building with a minimum of one shed and plans for additional sheds after build out. This removes the need for these sheds and better secures the apparatus within the building as well as protects them from environmental factors. These funds will allow for fully enclosing the apparatus bay with interior build out to include gear and equipment storage as well as air-conditioned gym space for crew fitness. With the enclosure and additional square footage, it has been determined that a larger backup generator will be required to meet the needs of the facility. Additionally, a fire suppression system is now required to be added to meet Fire Code. These changes will also allow for the station to fully count towards the City's ISO rating.

REQUEST:

Resolution No. 2023-203R will approve First Amendment to the Task Authorization for Arnco Construction, Inc. for Fire Station 34 Change Order 1.

LEGAL AUTHORITY:

Resolution 2023-149R

BUDGET AND RECOMMENDATION:

Budgeted: \$99,999.20/ Actual Cost: up to \$99,999.20 (Total contract cost \$ 900,746.36 includes

Task Authorization Cost \$800,746.36 plus First Amendment Cost \$99,999.20)

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item. Approved by Suzette Cover under the direction of the Finance Director, Jeff Cooper.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-205R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-205R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a Software Services Agreement with OpenGov, Inc. for Cloud-based Public Sector Software and Support Services, and providing an effective date.

COST: up to \$114,000.00 (Proposed FY 23/24 Budget)

This item is to approve a Software Services Agreement with OpenGov, Inc.

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:

OpenGov provides unique cloud-based software for local and state governments. Procurement Suite will modernize workflows through end-to-end automation across solicitation and contact development, electronic proposal evaluations and supplier interactions ultimately reducing procurement lifecycles and time spent writing and releasing solicitations. The Budgeting and Planning Suite provides Reporting and Analytics, Online Budget Workbook, Workforce Planning, Operational Enforcement and Citizen Engagement. It also allows Procurement to integrate purchase orders and contract expenditures. Departments will be able to track expenditures and provide transparency throughout the procurement process.

REQUEST:

Resolution No. 2023-205R will approve a Software Services Agreement with OpenGov, Inc.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article II, Sec. 14

BUDGET AND RECOMMENDATION:

Budgeted \$114,000.00/ Actual cost up to \$114,000.00 (Proposed FY 23/24)

General Fund

001-4010-513.34-00 \$76,625.00 (Proposed FY 23/24)

001-3510-513.34-00 \$37,375.00 (Proposed FY 23/24)

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda

PLANNING AGENDA ITEM:

Request Council's approval of Tohoqua Phase 4C Final Plat consisting of 249 residential lots.

COST: No cost associated with this item.

This item is for the approval of the Tohoqua Phase 4C Final Plat, consisting of 249 residential lots (159 detached, 90 attached), consistent with the approved Subdivision Construction Plan SUB22-00014.

STRATEGIC PLAN GOAL:

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:

The subject property is located south of Neptune Road and west of Florida's Turnpike. Tohoqua Phase 4C is comprised of 52.66 acres and the final plat is proposing 249 residential lots. This request is consistent with the approved Subdivision Construction Plans (SUB22-00014).

REQUEST:

The subject property is located within the Tohoqua Mixed Use Development and is comprised of approximately 52.66 ± acres with Mixed Use Future Land Use and Zoning. The plat is proposing development of 249 lots which includes single family detached and attached product types with varying lot widths.

This phase will include 50', 40', 32', and 20' wide lots with the maximum building coverage of 70%. Tohoqua Phase 4C will have one Recreation Tract and the Site Development Plan is currently under review which was a condition of approval with the Subdivision Construction Plan. The Final Plat is consistent with the approved Subdivision Construction Plan (SUB22-00014).

LEGAL AUTHORITY:

Per LDC Section 5.2.7.E.2 - City Council Review, when the final plat complies with all requirements and the applicable fees for the recording of the plat with the clerk of the circuit court have been received, it shall be presented to the city council for final approval. The city council shall have the option of approving the final plat as presented or requiring additional information or revisions. The mayor shall execute the final plat, and the deputy mayor shall have the authority to sign final plats in the absence of the mayor.

BUDGET AND RECOMMENDATION:

There is no cost for this item.

Staff reviewed this request for a Final Plat on or before August 24, 2023, and recommends APPROVAL of the Tohoqua Phase 4C Final Plat (PLT23-00002).

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda

PLANNING AGENDA ITEM:

Request Council's approval of Pine Grove Reserve Phase 1 Final Plat consisting of 135 residential lots.

COST: No cost associated with this item.

This item is to approve a Final Plat consisting of 135 detached Single Family Residences on approximately 91.8 acres located north of US 192, east of Nova Road, and west of Pine Grove Road.

STRATEGIC PLAN GOAL:

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:

The subject property is generally located north of US 192, east of Nova Road, and west of Pine Grove Road. The overall property is comprised of approximately 91.8 ± acres with a Future Land Use designation of Low Density Residential and current Zoning district of PUD. The plat is proposing the development of 135 residential lots for Phase 1. The plat is substantially consistent with the PUD zoning and Preliminary Subdivision Plan. As a result, staff recommends approval.

REQUEST:

The applicant is requesting consideration of Final Plat approval for Pine Grove Reserve Ph 1. The subject property is located north of US 192, east of Nova Road, and west of Pine Grove Road.

LEGAL AUTHORITY:

Per LDC Section 5.2.7.E.2 - City Council Review, when the final plat complies with all requirements and the applicable fees for the recording of the plat with the clerk of the circuit court have been received, it shall be presented to the city council for final approval. The city council shall have the option of approving the final plat as presented or requiring additional information or revisions. The mayor shall execute the final plat, and the deputy mayor shall have the authority to sign final plats in the absence of the mayor.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the Final Plat for Pine Grove Reserve Ph 1

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager recommends approval.

CITY COUNCIL ACTION:

09/28/2023 Final Action



MEETING: September 28, 2023

Agenda Item Type: Public Hearings
Resolution 2023-153R

First Public Hearing: September 14, 2023

Second Public Hearing: September 28, 2023

FINANCE AGENDA ITEM:

FINAL PUBLIC HEARING FOR RESOLUTION NO. 2023-153R, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final Ad Valorem Tax Millage for the City of St. Cloud for the fiscal year 2023/2024 the same being adopted prior to the adoption of a final budget for said period.(Above is full title) **ACTION ON RESOLUTION NO. 2023-153R**

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

As per Florida Statute 200.065 two public hearings are required in order to adopt a final Ad Valorem tax millage of 5.1128 which is 11.14 percent above the rolled-back rate of 4.6005.

REQUEST:

Request council approval to establish a final ad valorem tax millage rate for the fiscal year 2023/24.

LEGAL AUTHORITY:

As per Florida Statute 200.065.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager recommends approval

CITY COUNCIL ACTION:

9/14/2023 - No action was required at this time.

9/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Public Hearings
Resolution 2023-154R

First Public Hearing: September 14, 2023

Second Public Hearing: September 28, 2023

FINANCE AGENDA ITEM:

FINAL PUBLIC HEARING FOR RESOLUTION NO. 2023-154R, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final budget for the City of St. Cloud for the fiscal year 2023/2024; the same being adopted following the adoption of a final millage rate for said period. (Above is full title) **ACTION ON RESOLUTION NO. 2023-154R**

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

As per Florida Statute 166.241 the City is required to adopt a budget each fiscal year by ordinance or resolution. The amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total appropriations for expenditures and reserves. In other words, the adopted budget must balance.

REQUEST:

Request City Council to approve the budget for FY2023/2024

LEGAL AUTHORITY:

As per Florida Statute 166.241

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager recommends approval

CITY COUNCIL ACTION:

9/14/2023 No action was required at this time.

9/28/2023 Final Action



MEETING: September 28, 2023

Agenda Item Type: Public Hearings
Ordinance 2022-42

First Public Hearing: August 11, 2022

Second Public Hearing: September 28, 2023

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-42, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 25.59 acres identified as Walker Property, located south of Chisholm Park Trl., west of S. Narcoossee Rd, north of Old Oak Trl.; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2022-42**

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 Chisholm Park Trl., west of S. Narcoossee Rd, north of Old Oak Trl. The property is comprised of three undeveloped parcels totaling approximately 25.59 acres within the Joint Planning Area boundary.

The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Future Land Use designation of Low Density Residential (Ordinance 2022-43) and a PUD Zoning/PMP (Ordinance 2022-44).

Special Note: At the August 11, September 8, 2022 and September 14, 2023 City Council meetings several members of the public provided oral comments against the request, citing issues such as traffic, wildlife protection, and lot sizes as concerns. Additional public comment(s) may be made at the City Council public hearing.

REQUEST:

The applicant is requesting consideration of a voluntary annexation for approximately 25.59 acres of land, including any and all adjacent rights-of-way, into the City of St. Cloud.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Voluntary Annexation for Ordinance No. 2022-42.

On July 19, 2022 the Planning Commission recommended **APPROVAL** of the request for the voluntary annexation for Ordinance No. 2022-42.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action

09/14/2023 - Motion by Mayor Blackwell to continue this item to the September 28th City Council meeting, seconded by Fletcher. Passed 5-0

08/10/2023 - Motion by Gilbert to continue this item to September 14th City Council Meeting. Seconded by Matheny. Passed 4-0

07/27/2023 - Motion by Deputy Mayor Urban to continue this item to the August 10th Council meeting. Seconded by Gilbert. Passed 5-0.

09/08/2022 - The applicant requested a continuance. Motion by Mayor Blackwell to continue until staff determines the project is ready to proceed based on their review. Seconded by Urban. Passed 5-0.

08/11/2022 - Motion by Mayor Blackwell to approve on first reading and introduction of ordinance. Seconded by Trace. Passed 5-0.



MEETING: September 28, 2023

Agenda Item Type: Public Hearings
Ordinance 2022-43

First Public Hearing: August 11, 2022

Second Public Hearing: September 14, 2023

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-43, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation “LDR” Low Density Residential to approximately 25.59 acres identified as Walker Property, located south of Chisholm Park Trl, west of S. Narcoossee Rd, north of Old Oak Trl; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is the full title) **ACTION ON ORDINANCE NO. 2022-43**

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 Chisholm Park Trail, west of S. Narcoossee Road, and north of Old Oak Trail. The property is totaling approximately 25.59 acres within the Joint Planning Area (JPA) boundary. The current Future Land Use Map designation is Low Density Residential in the County. Subsequently, the applicant is also requesting a PUD Zoning/PMP (Ordinance 2022-44).

The applicant is planning to construct 69 single family homes.

Total net developable: 25.59 acres

Net Residential Acreage: 13.60

Total proposed density: 2.70 dwelling units per acre

Special Note: At the August 11, September 8, 2022 and September 14, 2023 City Council meetings several members of the public provided oral comments against the request, citing issues such as traffic, wildlife protection, and lot sizes as concerns. Additional public comment(s) may be made at the City Council public hearing.

REQUEST:

The applicant is requesting consideration of a Comprehensive Plan Amendment from Low Density Residential (County), to “LDR” Low Density Residential (City) for approximately 25.59 acres of land, into the City of St. Cloud.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as

an attachment.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends to **APPROVE** the request for Comprehensive Plan Amendment for Ordinance No. 2022-43.

On July 19, 2022 the Planning Commission recommended **APPROVAL** of the request for the Comprehensive Plan Amendment for Ordinance No. 2022-43.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action

09/14/2023 - Motion by Mayor Blackwell to continue this item to the September 28th City Council meeting, seconded by Fletcher. Passed 5-0

08/10/23 - Motion by Fletcher to continue this item to September 14th City Council Meeting. Seconded by Gilbert. Passed 4-0

07/27/23 - 07/27/2023 - Motion by Deputy Mayor Urban to continue this item to the August 10th Council meeting. Seconded by Fletcher. Passed 5-0.

09/08/22 - The applicant requested a continuance. Motion by Mayor Blackwell to continue until staff determines the project is ready to proceed based on their review. Seconded by Urban. Passed 5-0.

8/11/22 - Motion for first reading and introduction. Motion to approve by Trace. Seconded by Blackwell. Passed 5-0



MEETING: September 28, 2023

Agenda Item Type: Public Hearings
Ordinance 2022-44

First Public Hearing: August 11, 2022

Second Public Hearing: September 28, 2023

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-44, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of "PUD" Planned Unit Development, compatible with a "Low Density Residential" Future Land Use designation change, adopted by Ordinance No. 2022-43, for approximately 25.59 acres identified as Walker Property, located south of Chisholm Park Trl, west of S. Narcoossee Rd, north of Old Oak Trl; providing for entering the designation on the official zoning map, providing for approval of the Preliminary Master Plan, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-44 (This is a Quasi-Judicial proceeding)**

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 Chisholm Park Trl, west of S. Narcoossee Rd, north of Old Oak Trl. The property is comprised of three undeveloped parcels totaling approximately 25.59 acres.

The current zoning is "R-1" and "RS-1C" Urban Settlement, and Rural Settlement (County) and the current Future Land Use Map designation is Low Density Residential (County). The applicant is requesting to rezone the subject property to "PUD" Planned Unit Development, which is consistent with the proposed request of Ordinance No. 2022-43 for a small-scale Future Land Use Map Amendment to Low Density Residential (City).

At the City Council meeting on September 14, 2023, the City Council requested modifications to the plan, with a revised plan submitted for the final hearing. The applicant has submitted the revised plan, consistent with the requests from City Council. In addition, staff has reconfirmed the requirement that Albany Ave will be improved to urban standards pursuant to Article VI, 6.1.3 of the City's Land Development Code. With the revisions, the total development program has been reduced, as follows:

The proposed development is for 69 single-family detached homes, front loaded.

Total net developable: 25.59

Net Residential Acreage: 13.60

Gross Residential Density: 2.70 du/ac

Special Note: At the August 11, September 8, 2022 and September 14, 2023 City Council

meetings several members of the public provided oral comments against the request, citing issues such as traffic, wildlife protection, and lot sizes as concerns. Additional public comment(s) may be made at the City Council public hearing.

REQUEST:

The applicant is requesting consideration of a Zoning Map Amendment assigning a zoning district of "PUD" Planned Unit Development for approximately 25.59 acres of land, in the City of St. Cloud.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

On July 19, 2022, the Planning Commission reviewed this request for Zoning Map Amendment and recommended **APPROVAL** of the request for the Zoning Map Amendment of Ordinance 2022-44.

Staff recommends **APPROVAL with conditions** for the PUD Zoning and Preliminary/Final Master Plan for Walker Property Ordinance No. 2022-44.

The following conditions must be satisfied prior to final approval of the Subdivision Construction Plan.

Planning Conditions:

1. Prior to Subdivision Construction Plan approval, the applicant shall provide written approval from Osceola County on entrance and access to/from Narcoossee Road.
2. The lots south of Chisholm Park Trail, north of Street A, west of Albany Ave will be a minimum of 75' feet in width.
3. All buffers shall include the High Buffer plantings per LDC Figure 8.4.1.
4. Rights-of-way shall be provided for all stubouts to ensure future roadway access connections to City standards.
5. The applicant shall comply with page 6 of the Preliminary Master Plan submittal, which includes the revised plan requested by City Council, subject to these Conditions of Approval. Where any discrepancies or conflicts with page 6 requirements are discovered within the Preliminary Master Plan documents, page 6 requirements shall apply, subject to these Conditions of Approval.
6. The required split rail fence shall be located in an easement or tract and be maintained in perpetuity by the Homeowner's Association, it successors and assigns.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

The City Manager recommends approval with conditions.

CITY COUNCIL ACTION:

09/28/2023 - Final Action

09/14/2023 - Motion by Mayor Blackwell to continue this item to the September 28th City Council meeting, seconded by Fletcher. Passed 5-0

08/10/2023 - Motion by Fletcher to continue this item to September 14th City Council Meeting. Seconded by Matheny. Passed 4-0

09/08/2022 - The applicant requested a continuance. Motion by Mayor Blackwell to continue until staff determines the project is ready to proceed based on their review. Seconded by Urban. Passed 5-0.

08/11/2022 - Motion by Mayor Blackwell to approve on first reading and introduction of ordinance. Seconded by Trace. Passed 5-0.



MEETING: September 28, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-46

First Public Hearing: September 14, 2023

Second Public Hearing: September 28, 2023

HUMAN RESOURCES AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-46, an ordinance of the City Council of the City of St. Cloud, Florida, amending and restating all sections of the City's Employee Handbook, providing for severability, conflict, and effective date. (Above is full title)
ACTION ON ORDINANCE NO. 2023-46

STRATEGIC PLAN GOAL:

Professional Workforce: To attract and retain highly skilled staff in order to provide services to the community.

BACKGROUND INFORMATION:

Proposing changes to City's Employee Handbook for general status employees to no longer consider vacation leave, holiday and floating holiday leave, and others as hours worked for overtime calculations in accordance with the Fair Labor Standards Act (FLSA). This proposed change provides consistency for general status employees and members of the Police bargaining unit under their new contract. Additional minor revisions to the benefits section reflect current or updated practices. A Summary is attached with details on each proposed change.

REQUEST:

Request for approval of Ordinance No. 2023-46

LEGAL AUTHORITY:

Employee Handbook Section 1.01(E)(2)

BUDGET AND RECOMMENDATION:

The estimated cost savings to the City is approximately \$250,000/year (payroll calculations for leave, etc.).

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action

09/14/2023 - Passed, Motion to approve by Matheny. Seconded by Blackwell. Passed 5-0.



MEETING: September 28, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-204R

PLANNING AGENDA ITEM:

Resolution No. 2023-204R, a resolution of the City Council of the City of St. Cloud of Osceola County, Florida; providing notice to the public of a pending ordinance and directing staff to develop and process for adoption an ordinance to provide for certification of compliance of affordable housing projects and other potential land development regulations addressing affordable housing, mixed-use and multi-family projects to address the impacts of Chapter 2023-17, Laws of Florida, known as the Live Local Act.

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

Recent amendments to state law as set forth in Chapter 2023-17, Laws of Florida, will preempt some provisions of the City's local comprehensive plans, zoning and land development regulation provisions for certain mixed-use projects and multi-family projects having at least 40 percent of residential units within a project being affordable housing units for at least a 30-year period.

Chapter 2023-17, Laws of Florida, does not articulate how a proposed development is intended to evidence compliance with the affordable housing requirements necessary to benefit from the preemptions afforded under Chapter 2023-17, including prior to issuance of a building permit or certificate of completion, or at any time during the minimum 30 year period provided for in the new law or set forth any penalties for non-compliance and such should be required in order to ensure that the purpose of Chapter 2023-17, Laws of Florida, is achieved.

This item is to direct staff to prepare and process an ordinance to create city code and/or land development regulations, as applicable, to require evidence of and ensure compliance with the affordable housing criteria as needed for a development to benefit from the preemptions afforded under Chapter 2023- 17, Laws of Florida, and other land development regulations addressing affordable housing, mixed-use and multi-family projects.

The goal is to have such pending ordinance considered and adopted within six (6) months from the effective date of this Resolution.

REQUEST:

Staff recommends **APPROVAL** of Resolution 2023-204R.

LEGAL AUTHORITY

Pursuant to the pending legislation doctrine (or pending ordinance doctrine) set forth in Smith v. City of Clearwater, 383 So. 2d 681 (Fla. 2d DCA 1980), the City declares and implements the pending ordinance doctrine concerning the zoning and land development regulations governing properties and proposed affordable housing projects, mixed-use projects and multi-family projects located within the unincorporated limits.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Resolution 2023-204R.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

09/28/2023 - Final Action



MEETING: September 28, 2023

Agenda Item Type: Council Action

CITY CLERK AGENDA ITEM:

Discussion and possible action regarding appointments to Boards and Committees with vacancies for the Historic Preservation Board, Finance Committee, Tree Advisory Committee, and Teen Recreation Advisory Committee.

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:

On 9/15/2023 we received a resignation email from Carmelo Oquendo from the Historic Preservation Board Seat #7 which is an at large appointment to be appointed by City Council.

Alternate Seat #1 and Alternate Seat #2 on the Historic Preservation Board are also at large appointments to be appointed by City Council.

Seat #5 on the Finance Committee is a coterminous appointment to be appointed by City Council seat #5.

Alternate Seat #2 on the Tree Advisory Committee is an at large appointment to be appointed by City Council.

The Teen Recreation Advisory Committee is a new committee that has been advertised. All seven seats are currently vacant and are coterminous.

REQUEST:

Request Council discussion and possible action regarding an appointment to vacancies on the Historic Preservation Board . Applications have been submitted by Carolina Roddy, Cortnie Grno, Crystal Rosario, Jaleesa Collins, Jarrett Roskey, Rhonda Ducker and Russell Alexander.

Request Council discussion and possible action regarding an appointment to a vacancy on the Finance Committee. Applications have been submitted by Cortnie Grno, Daniel Jacob, Jaleesa Collins, Jessica Bratton and Russell Alexander.

Request Council discussion and possible action regarding an appointment to a vacancy on the Tree Advisory Committee. Applications have been submitted by Cheyenne Riofrio and Crystal Rosario.

Request Council discussion and possible action regarding an appointment to vacancies on the

Teen Recreation Advisory Committee. Applications have been submitted by Isabella Schmitt, Isabella Vazquez, Caleb Wright and Carter Rivera.

LEGAL AUTHORITY:

Historic Preservation Board - Established by City Council Ordinance 2016-55

Finance Committee - Established by City Council Ordinance 92-J-1

Tree Advisory Committee - Established by City Council Ordinance 97-38

Teen Recreation Advisory Committee- Established by City Council Ordinance 2-155

BUDGET AND RECOMMENDATION:

No cost associated with this item.

Recommend Council act as deemed appropriate

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Recommend Council act as Council deems appropriate

CITY COUNCIL ACTION:

Final Action 9/28/2023