

OCOEE CITY COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 3, 2025

MINUTES

6:15 PM

REGULAR CITY COMMISSION MEETING

• CALL TO ORDER 6:15 PM

Mayor Johnson called the regular session to order at 6:15 PM in the Commission Chambers of City Hall. The invocation was led by **Mayor Johnson**, followed by the Pledge of Allegiance to the Flag led by **Commissioner Firstner**. **City Clerk Sibbitt** called the roll and declared a quorum present.

Present: Mayor Johnson, Commissioner Kennedy, Commissioner Wilsen, Commissioner Firstner, Commissioner Oliver

Also Present: City Manager Shadrix, City Attorney Geller, and City Clerk Sibbitt

• PRESENTATIONS AND PROCLAMATIONS 6:16 PM

Presentation of Audit Results for the Fiscal Year Ending September 30, 2024. **Acting Finance Director Lawitzke** introduced **Timothy Westgate**, *PurvisGray*, who announced that the City had been awarded the prestigious Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ending September 30, 2024. He then presented an overview of the Auditor's Report which covered significant events, financial highlights, and other audit matters for the FY ending September 30, 2024.

Commissioner Kennedy inquired about the City's reserves and whether they are regularly analyzed, particularly in regard to maintaining the recommended reserve ratio. **Mr. Westgate** addressed his question and shared that the City is in a healthy position.

Forest Lake Golf Course 30-Day Update. **Robert Utsey**, *ZHA*, introduced **Nick Dunleavy**, *with Down to Earth*, who presented an update on revenue, golf operations, and maintenance activities over the past month. **Mr. Utsey** then provided additional updates on staffing, the dining area, the food and beverage experience, and introduced the First Tee Central Florida Program. **Mayor Johnson** shared concerns about the increase in rates and the current hours of food service being offered. **City Manager Shadrix** noted that he had provided an update at the last meeting on the dining area, citing the shortage of kitchen and server staff. **Scott Wellington**, *with PGA of America*, was asked to provide an update on the First Tee Program, which teaches life skills such as confidence, respect, and perseverance alongside golf instruction. A discussion ensued regarding the age groups eligible to participate in the program and costs to participate. **Commissioner Kennedy** thanked Mr. Wellington for the First Tee Program and asked if there was a need for donations. He also shared with Mr. Utsey his interest in seeing more discounts offered to Ocoee residents and members and noted that the beverage cart is not operating until 6:00 PM as mentioned in the presentation. He also acknowledged the improvements he has observed. **Mr. Dunleavy** acknowledged his concern. **Mayor Johnson** noted that his concerns about the rate increases, echoed Commissioner Kennedy's suggestion to provide more discounts for residents

and members. **Mr. Utsey** concluded his presentation by sharing the real-time feedback received to date and noted that guest surveys will be conducted to gather additional input. He also provided details and an explanation of the formal RFP advertisement for the Forest Lake Golf Course Operator, which was published on May 28th. Brief discussion ensued.

• **STAFF REPORTS AND AGENDA REVIEW 7:05 PM**

City Manager Shadrix announced that on behalf of staff he is requesting that Item #9 be opened as it is a public hearing, but to be continued to a future date to be determined.

• **PUBLIC COMMENTS 7:06 PM**

The following persons addressed the City Commission:

- **Doug Gomer**, *Ocoee Resident*, shared his concerns about the Forest Lake Golf Course update, specifically regarding potential future costs. **City Manager Shadrix** addressed his concerns.

• **CONSENT AGENDA 7:11 PM**

Consent Agenda Motion

Motion: Move to adopt Consent Agenda Items #1-7; Moved by Commissioner Kennedy, seconded by Commissioner Wilsen; Motion carried 5-0.

1. Approval of Minutes from the Regular City Commission Meeting held May 20, 2025. **(City Clerk Sibbitt)**
2. Approval of New Appointment to the Code Enforcement Board. **(City Clerk Sibbitt)**
3. Approval of Resolution for City Commission Support for H.R. 672 (Representative Mario Diaz-Balart) to Direct the United States Postal Service to Designate Single, Unique ZIP Codes for Certain Communities, including Ocoee. **(Assistant City Manager Rumer)**
4. Approval of a Two-Year Warranty Surety and Maintenance, Materials, and Workmanship Agreement with Everest Realty Thirteen, LLC for the Everest Rehabilitation Hospital. **(Development Engineer Keaton)**
5. Approval for Consent to Assignment and Novation with WSP USA Inc. for Continuing Water Quality Professional Services. **(Staff Engineer Burch)**
6. Approval for Demolition of Structures at 35 W. Geneva St. and 669 S. Cumberland Ave. **(Assistant Public Works Director Gajadhar)**
7. Approval of Change Order No.1 for ITB #25-002 Ocoee Wastewater Treatment Plant Reclaimed Water Storage Tank and Pump Station. **(Utilities Director Bolling)**

• **FIRST READING OF ORDINANCE 7:11 PM**

8. First Reading of Ordinances for 524, 518 & 508 Woodson Ave. - Legacy Homes FL LLC Annexation & Rezoning from Orange County R-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District); Project No(s): AX-04-25-04, AX-04-25-03, AX-04-25-02, RZ-25-04-04, RZ-25-04-03, & RZ-25-04-02. **(Planner I Belizaire)**

City Attorney Geller read the titles of the ordinances, and it was announced that this will be presented as a second reading and public hearing at the City Commission meeting scheduled for June 17, 2025, at 6:15 PM or soon thereafter.

• **SECOND READING OF ORDINANCE – PUBLIC HEARING** - None

• **PUBLIC HEARING 7:16 PM**

9. Public Hearing for 1561 Dusty Pine Drive - Fermaint Property Variance Request; Project No: VR-25-01. **THIS ITEM IS BEING CONTINUED AT THE REQUEST OF STAFF TO A FUTURE DATE TO BE DETERMINED.** (Planner I Belizaire)

Mayor Johnson opened the public hearing.

Motion: Move to continue 1561 Dusty Pine Drive - Fermaint Property Variance Request; Project No: VR-25-01 to a future date to be determined; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 5-0.

• **REGULAR AGENDA** - None

Mayor Johnson announced the upcoming City events for the month of June 2025.

• **COMMENTS FROM COMMISSIONERS 7:19 PM**

Commissioner Kennedy – Commented on the following: 7:19 PM – 7:22 PM

- 1) Stated that continuing item #9 to a future meeting was a great decision.
- 2) Expressed that he agrees with the public comment made tonight, concerning the Forest Lake Golf Course.

Commissioner Wilsen – Commented on the following: 7:22 PM – 7:24 PM

- 1) Thanked everyone for the golf course comments and education.
- 2) Announced that she attended the ribbon cutting for the new Hampton Inn and encouraged residents to spend their money in Ocoee, as opposed to somewhere else.

Commissioner Firstner – Commented on the following: 7:24 PM – 7:25

- 1) Thanked Public Works Director Krug and the Public Works Department for the resurfacing of Maguire Road.

Commissioner Oliver – Commented on the following: 7:25 PM - 7:30 PM

- 1) Stated that he would like to see a running total of how the City is addressing the capital improvement project at the Forest Lake Golf Course.
- 2) Announced that hurricane season officially began on June 1st and encouraged everyone to get prepared for an active season.
- 3) Announced that McCormick Road is open. He also stated that he would like to get a

letter to Orange County regarding the installation of a traffic light at the corner of McCormick Road and Apopka Vineland Road. **City Manager Shadrix** stated that he will send a letter to Orange County on behalf of the Commission. **Consensus of the City Commission was in support of the City Manager sending a letter to the County.**

- 4) Stated that Ocoee High School had a 100% graduation rate, this year, with over 600 students graduating and receiving over \$10 million dollars in scholarships, nationwide.
- 5) Read an inspirational message.

Mayor Johnson – Commented on the following: 7:30 PM - 7:40 PM

- 1) Commented on the Forest Lake Golf Course and gave a brief summary of how it began. He expressed desire to make the golf course affordable for Ocoee residents.
- 2) Stated that he would like to see sidewalk repairs in the older city subdivisions, as it was approved in the budget in October. **Clock was stopped at 7:33pm for five minutes, while City Manager Shadrix addressed Mayor Johnson's comments**

7:33 PM – 7:38 PM City Manager Shadrix responded to his comments stating that the sidewalk program has commenced and that a presentation is forthcoming. He also commented on the process and timeline for the selection of the Forest Lake Golf Course long-term operator. **Clock started again at 7:38pm**

- 3) Addressed another area of Silver Star Road that needs asphalt repairs.
- 4) Inquired about the funds the developer gave for the traffic signal to be installed at McCormick Road and Apopka Vineland Road. **Assistant City Manager Rumer** confirmed that the developer provided 50% to Orange County, dedicated the land, and built the trail. **Mayor Johnson** requested the City Manager to include that information in the letter being sent to Orange County.

• **ADJOURNMENT 7:40 PM**

APPROVED:

Attest:

City of Ocoee



Melanie Sibbitt, City Clerk



Rusty Johnson, Mayor