



OCOEE CITY COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 2, 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 **Ages Hart**, *Ocoee Resident*, 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, and Commissioner Oliver

Absent: None

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

• PRESENTATIONS AND PROCLAMATIONS - None

• STAFF REPORTS AND AGENDA REVIEW 6:16 PM

City Manager Shadrix announced that Police Chief Ogburn would be providing an update on Code Enforcement activities, to date, and a brief update on his interactions with Orange County School Board personnel regarding the traffic situations with the middle and high schools.

Police Chief Ogburn provided an update on Code Enforcement activities, including "Operation Clean Sweep," conducted on August 27th in the downtown mixed-use area. Of the thirty-three cases cited, twenty have since come into compliance. He also shared details from his meetings with Orange County Public Schools (OCPS) in September and October, noting that traffic issues at both schools have been identified and are now being addressed. After brief discussion amongst the commission, **Commissioner Kennedy** requested that Chief Ogburn invite OCPS to a future Commission Meeting to further discuss these issues and come up with resolutions.

Mayor Johnson inquired about the process for issuing code enforcement fines, notating a specific property and **City Manager Shadrix** addressed his inquiry.

Mayor Johnson allowed Marsha Summersill to address the audience and Commission. **Marsha Summersill** introduced herself and announced that she is running for Orange County Commissioner, District 2.

• PUBLIC COMMENTS 6:36 PM

The following persons addressed the City Commission:

- **Dr. Jim Moyer**, *Orange County District 2 Soil and Conservation Supervisor*, thanked

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Commissioner Kennedy, City staff, and Ocoee residents for their support during the November 7th event. He also encouraged everyone to review the Orange County Commission agenda for tomorrow morning's meeting. Finally, **Dr. Moyer** requested a meeting with City staff to further discuss the conditions of Starke Lake and Lake Prima Vista.

• CONSENT AGENDA 6:39 PM

Consent Agenda Motion

Motion: Move to adopt Consent Agenda Items #1-8; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 5-0.

1. Approval of Minutes from the Regular City Commission Meeting held November 18, 2025. **(City Clerk Sibbitt)**
2. Approval of Contract with Central Florida Strategies for Legislative Affairs and Economic Development Consulting Services **(Assistant City Manager Rumer)**.
3. Approval of Surety Bond for Banyan Cove Blvd. & Westbridge Ct. Realignment in Order to Approve and Record a Plat; Project No. LS-2023-005. **(Development Engineer Keaton)**
4. Approval of Renewal of Agreement with ClearGov for Budgeting and Digital Budget Book Platform Software. **(Finance Director Weber)**
5. Approval of Subgrant for FDOT Highway Traffic Safety Funds. **(Police Chief Ogburn)**
6. Approval to Award to Bid (ITB) #26-001 Flewelling 2-Inch Water Main Replacement Project. **(Procurement Manager Tolbert)**
7. Approval of One (1) Year Optional Renewal Term with Apple Air for the Citywide A/C and Heating Maintenance Term Contract. **(Procurement Manager Tolbert)**
8. Approval to Piggyback Omnia's Contract for the Implementation of the Brightly Asset Management Platform. **(Utilities Director Bolling)**

• FIRST READING OF ORDINANCE - None

• SECOND READING OF ORDINANCE – PUBLIC HEARING - None

• REGULAR AGENDA 6:40 PM

9. Unsolicited Letter of Intent (LOI) between TNXL Academy Ducks LLC and City of Ocoee for 10.20 +/- Acres of land located at 1755 Adair Street and 1701 Adair Street (Sorenson Fields and a portion of Ison Center property). **(Assistant City Manager Rumer)**

Assistant City Manager Rumer provided a background summary on the TNXL Academy lease with the City and their program. TNXL's submission of the LOI represents a significant step toward solidifying its long-term presence in Ocoee and supporting the continued expansion of its educational, training, and operational facilities. He clarified the existing arrangement with the Sorenson fields and noted that TNXL plans to maintain that agreement. In November 2024, TNXL commissioned an appraisal of the combined properties, including the Sorenson Fields, the Ison

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Center building, and the existing TNXL facility under lease. The appraisal estimated the market value of the Sorenson Fields property at \$675,000, and the combined value of the full acreage on the Ison Center property and both buildings at \$2,337,000. If the City Commission approves the LOI, staff will bring back a purchase and sale agreement to a City Commission meeting detailing the above terms and any other stipulations identified in the negotiations. **Assistant City Manager Rumer** shared that City staff is in favor of moving forward.

Commissioner Kennedy asked if there is an estimated timeline for when the Fire Station currently on the property will be operational at its new location. **Assistant City Manager Rumer** addressed his question. **Commissioner Kennedy** stated that he does not support the proposed price but is comfortable with City staff entering negotiations. **City Manager Shadrix** then asked whether the City Commission would authorize the City to obtain its own appraisal. **Commissioner Oliver** noted that the City owns the land and expressed concern that once it is sold, it is gone; therefore, he would prefer to explore a joint venture agreement. Further discussion followed.

Motion: Move to authorize City staff to begin negotiations, secure their own appraisal, and explore a potential joint venture agreement; Moved by Commissioner Kennedy, seconded by Commissioner Oliver; Motion carried 5-0.

Mayor Johnson announced the City's upcoming December events.

COMMENTS FROM COMMISSIONERS 7:02 PM

Commissioner Oliver – Commented on the following: 7:02 PM – 7:04 PM

- 1) Referenced McCormick Road and explained that the City has attempted to enter into a joint venture agreement with Orange County to allow code enforcement along that roadway. This effort was prompted by tractor trailers beginning to park along the shoulder, creating a safety concern.
- 2) Encouraged everyone to remain vigilant & safe during this holiday season.
- 3) Read an inspirational quote.

Commissioner Firstner– No further comments.

Commissioner Wilsen – Commented on the following: 7:04 PM - 7:05 PM

- 1) Announced last City Commission meeting of the year is scheduled for December 16th.

Commissioner Kennedy – No further comments.

Mayor Johnson – Commented on the following: 7:05 PM – 7:07 PM

- 1) Gave kudos to the Parks & Leisure Services staff for getting the Christmas lights working and adding more decorations along the City Hall building.
- 2) Announced the Golf Cart parade will be held on December 13th, and **Police Chief**

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Ogburn provided more details on the parade route. Police Chief Ogburn also announced that Operation Santa has started and will be every Tuesday & Thursday until the week prior to Christmas. He also announced that Shop with a Cop will be held this Saturday morning, December 6th, at Walmart.

3) Wished everyone a great holiday season and stated that he is looking forward to all of the upcoming activities.

ADJOURNMENT 7:07 PM


APPROVED:

Attest:

City of Ocoee



Melanie Sibbitt, City Clerk



Rusty Johnson, Mayor