

**OCOEE CITY COMMISSION**

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

**April 7, 2026**

**MINUTES**

**6:15 PM**

**REGULAR CITY COMMISSION MEETING**

**• CALL TO ORDER 6:16 PM**

**Mayor Johnson** called the regular session to order at **6:16 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**. **Deputy City Clerk Parks** called the roll and declared a quorum present.

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

**Absent:** Commissioner Oliver

**Also Present:** City Manager Shadrix, City Attorney Geller, Deputy City Clerk Parks

**• PRESENTATIONS AND PROCLAMATIONS 6:18 PM**

Arbor Day Proclamation – proclaimed by **Mayor Johnson**.

Volunteer Month Proclamation – read by **Commissioner Wilsen** and proclaimed by **Mayor Johnson**. Proclamation accepted by the Volunteers of the City of Ocoee.

Water Conservation Proclamation – read and proclaimed by **Mayor Johnson**. Proclamation accepted by **Utilities Director Bolling** and **Water Conservation Coordinator Carlson**.

**• STAFF REPORTS AND AGENDA REVIEW 6:39 PM – (City Manager's items were heard out of agenda order).**

**City Manager Shadrix** announced that they City has a contractor working on the reclaim storage tanks at the end of Nicole Boulevard. Due to temperature restrictions for the epoxy coating being applied, he requested the Commission's permission to extend the working hours from 9:00 PM to midnight on Wednesday and Thursday of this week. He further advised what measures the City and contractor would be taking to mitigate the noise level. **A consensus of the Commission was to extend the hours.**

**• PUBLIC COMMENTS 6:25 PM**

The following persons addressed the City Commission:

- **Dr. Jim Moyer**, *Ocoee Resident*, gave a presentation on the purpose of Soil and Water Conservation District.
- **Lindsay Agnew**, *Ocoee Resident*, expressed her passion for art and requested a partnership with the City to provide art classes to the citizens of Ocoee. **City Manager**

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Shadrix responded to her comments.

- **Kelli Beck**, *HRDB Chair*, advised that at the Board's May meeting, its community speaker series will continue with a focus on creating supportive spaces and understanding different thinking styles at home and in the community. She announced the date and time.
- **Doug Gomber**, *Ocoee Resident*, requested an update on SB 180 and its effect on Envision 2045. He also commented on Consent Agenda item #3 and expressed his opposition to the City purchasing the property. **City Manager Shadrix** and **Mayor Johnson** addressed Mr. Gomber's comments concerning item #3 and **City Attorney Geller** addressed Mr. Gomber's request for an update on SB 180 with respect to Envision 2045.

• **CONSENT AGENDA 6:41 PM**

**Consent Agenda Motion**

**Motion: Move to adopt Consent Agenda Items #1-19; Moved by Commissioner Wilsen, seconded by Commissioner Firstner; Motion carried 4-0 with Commissioner Oliver absent.**

1. Approval of Minutes from the Regular City Commission Meeting held March 3, 2026, and Special Session Meeting held March 19, 2026. **(City Clerk Sibbitt)**
2. Actions Needed by City on Opioid Class Action Suit as to "Six Remnant Defendants". **(City Attorney Geller)**
3. Approval of a Letter of Intent and Proceed to Contract to Purchase 113 W. Oakland Avenue. **(Assistant City Manager Rumer)**
4. Approval of Orange County's Reappointment to the Community Redevelopment Agency Board. **(CRA Administrator Vaca)**
5. Approval of a Two-Year Warranty Surety and Maintenance, Materials, and Workmanship Agreement for Woodson Avenue Watermain Phase 2 Installation. **(Development Engineer Keaton)**
6. Approval to Set Workshop and Hearing Dates for FY 2026/2027 Budget Process. **(Finance Director Weber)**
7. Approval to Accept Florida Department of Health Emergency Medical Services (EMS) Matching Grant Award for Active Shooter Protective Equipment. **(Deputy Fire Chief Van Camp)**
8. Approval of Pryme Infil Software Agreement. **(Police Chief Ogburn)**
9. Approval of Declaration of City Surplus Property. **(Procurement Manager Tolbert)**
10. Approval to Award Invitation to Bid (ITB) #26-005 Asphalt Paving Projects for Fiscal Year 2026. **(Procurement Manager Tolbert)**
11. Approval of Basin Study Projects Awarded Funding under the Community Development Block Grant Disaster Recovery (CDBG-DR). **(Staff Engineer Burch)**
12. Approval to Piggyback City of Flagler Beach Contract for Federal and State Legislative Services. **(Utilities Director Bolling)**
13. Approval of Inspection of Over Seven (7) Miles of Critical Segments of the City's Force Mains. **(Utilities Director Bolling)**
14. Approval of Repair of Five (5) Sanitary Manhole Structures and Piggyback Atlantic Pipe

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Service (APS) Volusia County Contract. **(Utilities Director Bolling)**

15. Approval to Piggyback Sourcewell (RFP 092222) for Nixon Power Services to Repair Utilities Department Generators. **(Utilities Director Bolling)**
16. Approval of Change Order No. 1 for ITB #26-001 Flewelling 2-Inch Water Main Replacement Project. **(Utilities Director Bolling)**
17. Approval of Septic-to-Sewer Connection Fee Financing Options. **(Utilities Director Bolling)**
18. Emergency Water Repair Notification – Hammock and Ocoee Commons Subdivision. **(Utilities Director Bolling)**
19. Approval of Cover The Tees Single Source Phase 1 Contract. **(Park and Leisure Services Director Johnson)**

**• FIRST READING OF ORDINANCE 6:42 PM**

20. First Reading of Ordinances for 1460 N. Lakewood PUD — Annexation, Rezoning from Orange County A-1 (Citrus Rural District) to Planned Unit Development (PUD) & PUD Land Use Plan (LUP); Project No. Ax-12-25-09 & RZ-25-12-19. **(Concurrency & Commitment Coordinator McFarlane)**

**City Attorney Geller** read the title of the ordinances, and it was announced this will be presented as a second reading and public hearing at the City Commission meeting scheduled for April 21, 2026, at 6:15 PM or soon thereafter.

**Commissioner Kennedy** stated that the staff report lists the parcel being located in District 1; however, after redistricting that parcel is now located in District 3 and asked for that to be corrected for the second reading.

21. First Reading of Ordinance for the Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements & Update the Capital Improvement Element (CIE); Project No. CPA-2026-001. **(Concurrency & Commitment Coordinator McFarlane)**

**City Attorney Geller** read the title of the ordinance, and it was announced this will be presented as a second reading and public hearing at the City Commission meeting scheduled for April 21, 2026, at 6:15 PM or soon thereafter.

22. First Reading of Ordinance Amending the City of Ocoee Municipal Police Officers' and Firefighters' Retirement Trust Fund. **(Pension Board Attorney Herrera)**

**City Attorney Geller** read the title of the ordinance, and it was announced this will be presented as a second reading and public hearing at the City Commission meeting scheduled for April 21, 2026, at 6:15 PM or soon thereafter.

23. First Reading of Ordinance Amending the City of Ocoee General Retirement Trust Fund.  
(Pension Board Attorney Herrera)

City Attorney Geller read the title of the ordinance, and it was announced this will be presented as a second reading and public hearing at the City Commission meeting scheduled for April 21, 2026, at 6:15 PM or soon thereafter.

• **SECOND READING OF ORDINANCE – PUBLIC HEARING 6:47 PM**

24. Second Reading of an Ordinance providing for an Amendment to Chapter 7 of the Code of Ordinances related to the Ocoee Code Enforcement Board and Special Magistrate Ordinance. (Police Chief Ogburn)

Police Chief Ogburn gave a brief background of the timeline of amendment of the Code Enforcement Ordinance.

City Attorney Geller read the title of the ordinance.

*The public hearing was opened.*

The following persons addressed the City Commission:

- **Warren Lewis**, *Vice Chair of Code Enforcement Board*, expressed concerns regarding the shift of residential code enforcement cases from the Board to a Special Magistrate. He stated that he believes some information previously presented to the City Commission is inaccurate and requested that the record be corrected. Additionally, he asked the Commission to consider implementing a hybrid approach for handling residential cases.
- **Joe Bandur**, *Chair of Code Enforcement Board*, emphasized the importance of maintaining the volunteer, citizen-led Board rather than transitioning residential code enforcement cases to a Special Magistrate. He also presented a petition signed by approximately 100 city residents in support of retaining the Board for handling residential cases.

*The public hearing was closed.*

**Commissioner Kennedy** stated that he has had extensive correspondence with both Warren Lewis and Joe Bandur and acknowledged that while there are differing opinions, he did not find any misrepresentation of the record. He noted that some inaccuracies were unintentional and expressed confidence that the City Manager would correct them if given the opportunity. He also mentioned that the City Manager has already taken responsibility for, and corrected, the letter sent to Code Enforcement Board members. **Commissioner Kennedy** concluded that a hybrid model is worth considering, noting that a lack of feedback and coaching has been a key issue. He expressed his willingness to support extending the timeline to evaluate what a hybrid system could look like, with the goal of maintaining citizen involvement while addressing the Commission's observations and concerns with clear outcomes.

**Commissioner Wilsen** emphasized the City's appreciation for its volunteers and encouraged Code Enforcement Board members to engage directly with the Commission. She also

expressed a desire for additional information and indicated her willingness to allow more time for further consideration.

**Commissioner Firstner** commended the Code Enforcement Board for their work and expressed appreciation for their service to the City. He also indicated his support for exploring a hybrid system that combines the Board and a Special Magistrate.

**Mayor Johnson** explained his reasons for not attending certain meetings and expressed frustration with the shift in direction regarding the Code Enforcement Board.

**Motion: Move to Suspend This Item for 90-Days to Evaluate a Hybrid System; Moved by Commissioner Kennedy, Motion died due to lack of a second.**

**Motion: Move to Re-evaluate the Code Enforcement Board in 90-Days; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy.**

**Mayor Johnson** asked City Manager Shadrix to clarify why a Special Magistrate could not participate alongside the Code Enforcement Board in hearing and discussing cases. **City Manager Shadrix** referenced a proposal from Warren Lewis that would have the Special Magistrate serve as the adjudicator, with the Board providing oversight and checks and balances. **City Manager Shadrix** noted that the City already operates under a hybrid system, with the Special Magistrate handling commercial cases and the Board addressing residential cases. Based on the Commission's discussion, **City Manager Shadrix** recommended either maintaining the current Board structure in full or transitioning entirely to a Special Magistrate. He also emphasized the need for a more aggressive legal approach, consistent with the Commission's direction to strengthen enforcement efforts, including the potential foreclosure of non-homesteaded properties.

**Commissioner Wilsen** withdrew her motion.

**Motion: Move to maintain the citizen-led Code Enforcement Board, direct staff to bring back an ordinance preserving the stricter fine structure without assigning a Special Magistrate, and require staff to provide ongoing updates to the Commission on enforcement effectiveness, with the option to revisit the matter at a future date; Moved by Commissioner Kennedy, seconded by Commissioner Wilsen; Motion carried 4-0 with Commissioner Oliver absent.**

*(The meeting recessed for a six-minute break at 7:34 PM and reconvened at 7:40 PM)*

• **PUBLIC HEARING 7:40 PM**

25. Approval of 1248 Verde Pines Court - Thomas Property Variance Request; Project No. VR-26-05. **(Planner I Belizaire)**

**Planner Belizaire** presented a brief overview of the subject property and the requested variance, explaining that the applicants do not meet the four criteria required to approve a variance. She advised that Staff and the Planning & Zoning Commission recommend denial of the variance.

*The public hearing was opened.*

The following persons addressed the City Commission:

- **Landon Fleming**, *Contractor for Applicant*, explained the rationale for placing the pickleball court in the proposed location, referencing a neighboring property and a previously approved permit. **Planner Belizaire** provided additional details regarding the neighboring property.

**Commissioner Kennedy** asked if the neighboring property received an ARC approval and **Landon Fleming** confirmed yes.

- **James Thomas III**, *Applicant*, expressed his desire to construct the pickleball court, noting that the HOA has approved the request. He also presented photos of his property and the neighboring property for reference.

*The public hearing was closed.*

**Motion: Move to deny the 1248 Verde Pines Court – Thomas Property Variance Request; Moved by Commissioner Kennedy, seconded by Commissioner Firstner; Motion carried 4-0 with Commissioner Oliver absent.**

26. Approval of Holiday Inn Express Special Exception; Project No. 15-25-SE-034. APPLICANT REQUEST TO CONTINUE IN ORDER TO HOLD A COMMUNITY MEETING. ITEM WILL BE ADVERTISED AT A LATER DATE FOR FUTURE CITY COMMISSION MEETING. (Concurrency & Commitment Coordinator McFarlane)

**Mayor Johnson** announced that, at the applicant's request, this item will be scheduled for a future City Commission meeting following a Community Meeting.

27. Approval of Resolution for the Abandonment and Vacation of a Portion of the Right of Way (ROW) for North Clarke Road; Project No. VAC-25-039. **(Concurrency & Commitment Coordinator McFarlane)**

**Concurrency & Commitment Coordinator McFarlane** presented a brief overview of the resolution for the abandonment and vacation of a portion of the right of way (ROW) for North Clarke Road. He further explained that location of the abandonment and the request, which came from the original builder for the subdivision.

**City Attorney Geller** read the title of the resolution.

*The public hearing was opened. As no one wished to speak, the public hearing was closed.*

**Motion: Move to approve Resolution 2026-01 allowing for the abandonment and vacation of a portion of the right of way (ROW) for North Clarke Road; Project No. VAC-25-039; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 4-0 with Commissioner Oliver absent.**

• **REGULAR AGENDA 7:59 PM**

28. Utility Billing Policies and Procedures Assessment. (Finance Director Weber and Utilities Director Bolling)

City Manager Shadrix introduced the item and provided a brief overview of the circumstances that brought it forward.

Utilities Director Bolling briefed the Commission on this Utility Billing Assessment which highlighted COVID-era protocols, outdated municipal code language, and inherited procedures. Finance Director Weber and Utilities Director Bolling also briefly discussed completed and in-progress items and projects within their respective departments.

Mayor Johnson inquired about the total collectable unpaid balances and Utilities Director Bolling gave an example of how balances on properties continue to add up, specifically for rental homes. Finance Director Weber provided a total outstanding balance, which was approximately \$2M, and presented recommendations for collecting that balance and a new fee structure moving forward.

**Motion: Move to approve write-off of outstanding customer account balances older than five years in accordance with FS 95.11, reinstate holding property owners responsible for unpaid tenant bills as allowed by current City Code, reinstate liens as allowed by City Code, authorize staff to move forward with developing ordinance and policy updates for Commission approval to address other collection issues; Moved by Commissioner Kennedy, seconded by Commissioner Firstner; Motion carried 4-0 with Commissioner Oliver absent.**

• **MAYOR'S ANNOUNCEMENTS 8:40 PM**

Mayor Johnson announced the upcoming April and May events.

• **COMMENTS FROM COMMISSIONERS 8:41 PM**

Commissioner Firstner – No further comment.

Commissioner Wilsen – Commented on the following: 8:41 PM

- 1) Announced that the Egg Extravaganza was great event and gave kudos to the Parks and Leisure Services Department.

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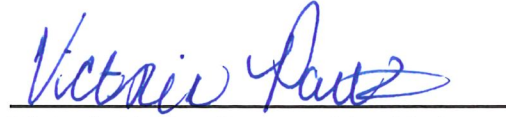
Commissioner Kennedy – No further comment.

Mayor Johnson – No further comment.

• ADJOURNMENT 8:41 PM

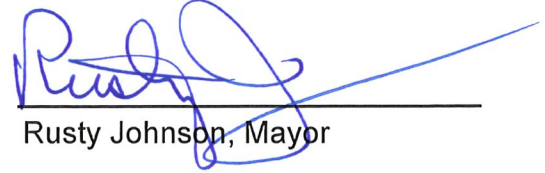
APPROVED:

Attest:



Victoria Parks, Deputy City Clerk

City of Ocoee



Rusty Johnson, Mayor