

OCOEE CITY COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 5, 2023

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 **Commissioner Hart**, followed by the Pledge of Allegiance to the Flag led by **Commissioner Kennedy**. **City Clerk Sibbitt** called the roll and declared a quorum present.

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

Also Present: City Manager Frank, City Attorney Ardaman, City Clerk Sibbitt

• PRESENTATIONS AND PROCLAMATIONS - None

• STAFF REPORTS AND AGENDA REVIEW 6:17 PM

Mayor Johnson announced the Emergency Item for Fourth Amendment to the Contract for Purchase and Sale between Wire Development, LLC and the City of Ocoee for the Purchase of City-owned property at Crown Point. **Development Services Director Rumer** summarized that the amendment is needed to close on the property, which interacts with the adjacent Orange County Public Schools' property, and to ensure the completion of future roadways. He further addressed questions from the City Commission.

Motion: Move to approve the Emergency Item for Fourth Amendment to the Contract for Purchase and Sale between Wire Development, LLC and the City of Ocoee for the Purchase of City-owned property at Crown Point. Moved by Commissioner Wilsen, seconded by Commissioner Hart; Motion carried 5-0.

• PUBLIC COMMENTS 6:22 PM

The following persons addressed the City Commission:

- **Jim Moyer**, *Ocoee Resident*, expressed his gratitude to the Commission and High Point Church for the Ocoee Remembers event. He also shared his appreciation for the City's recognition of Veteran's Day and for the Commissioners' donations of discretionary funds to the American Legion post which supports local students. He further announced that Thursday, December 7th is the 82nd anniversary of the attack on Pearl Harbor.
- **Saima Plasencia**, *Former Police Chief*, addressed the Commission and inquired if she would be limited to three minutes under Public Comment, citing Florida Statute which she stated allowed no limitations on time or content. **Mayor Johnson** granted her additional time to speak. **Ms. Plasencia** read a prepared statement into the record with regard to being relieved of duty.

• **CONSENT AGENDA 6:35 PM**

Commissioner Wilsen asked for clarification on Item #24 and Item #25 to confirm that Pine Street would not be open to commercial traffic. **Development Services Director Rumer** confirmed the same.

Commissioner Wilsen further commented positively on several projects on the Consent Agenda that will enhance the City.

Consent Agenda Motion

Motion: Move to adopt the Consent Agenda Item #1-25 with Item #6 being pulled for discussion and separate consideration.

Moved by Commissioner Firstner, seconded by Commissioner Hart; Motion carried 5-0.

1. Approval of Minutes from the Regular City Commission Meeting held November 7, 2023. **(City Clerk Sibbitt)**
2. Approval of Reappointment to the Citizen Advisory Council for Ocoee Fire Department (CACOFD). **(City Clerk Sibbitt)**
3. Approval of Ocoee Youth Council Scholarship Award Program. **(City Clerk Sibbitt)**
4. Approval of the First Amendment to the Purchase and Sale Agreement between the City of Ocoee and the Chevron Land and Development Company. **(Assistant City Manager Shadrix)**
5. Approval of the First Amendment to the Development Agreement between the City of Ocoee and Montierre Development PLLC. **(Assistant City Manager Shadrix)**
6. Approval of Vacant Land Purchase of Property Located at 1 Taylor Street. **(City Manager Frank)**

Commissioner Kennedy voiced he is not in support of this item as the City Commission has already voted and given direction to City staff on how to proceed with the Code Liens. He further shared he would support sending this item back to staff to consider another solution. **Mayor Johnson** commented in favor of approving this item due to the court costs involved which he feels will be close to the purchase price, and the possibility of the property being sold to another buyer. He opined that the City purchasing the property is a good way to solve the blight issues they are currently experiencing which he receives numerous complaints about. **Commissioner Kennedy** reiterated his disapproval of this item.

Motion: Move to return Consent Agenda Item #6 back to City staff to present a better option for the City Commission to consider. Moved by Commissioner Kennedy, Died for a lack of second.

Further discussion on the blight of the property, and bringing the property into compliance.

Motion: Move to adopt Consent Agenda Item #6 as presented. Moved by Commissioner Firstner, seconded by Commissioner Wilsen; Motion carried 4-1 with Commissioner Kennedy opposing.

7. Approval of the Utility Easement Agreement for Ocoee Corners Development. **(Development Engineer Keaton)**
8. Approval of the Fullers Cross Road Sidewalk Easement Agreement with Ocoee Village Center. **(Development Engineer Keaton)**
9. Approval of Amendment to Contract for 15 S. Kissimmee Ave and 214 W. McKey Street. **(Development Services Director Rumer)**
10. Approval of Ocoee Village Center Agreement for Transfer of \$400,000 for the Fire Station and Non-Substantial Amendment to the PUD. **(Development Services Director Rumer)**
11. Approval of Temporary Parking Lease Agreement for 137 W. McKey Street with VMG Construction, Inc. **(Development Services Director Rumer)**
12. Approval of the Drainage Easement Agreement with GS Crown Point Owner, LLC (FKA Wire Development) for Drainage Outfall Pipe going under a New City Road in the Ocoee Crown Point PUD for the Ocoee Crown Point Mixed-Use project. **(Development Services Director Rumer)**
13. Approval of a Drainage Easement Agreement for Pond 8 in the Ocoee Crown Point PUD with GS Crown Point Owner, LLC (FKA Wire Development) for the Ocoee Crown Point Mixed-Use Project. **(Development Services Director Rumer)**
14. Approval for a Drainage Easement Agreement for Pond 10 in the Ocoee Crown Point PUD Owned and Constructed by Orange County Public Schools (OCPS) on the OCPS Technical School Campus. **(Development Services Director Rumer)**
15. Approval to Proceed with Water and Wastewater Field Operations CIP Projects. **(Finance Director Roberts)**
16. Approval to Piggyback the NCPA/OMNIA Partners Contract for Construction of the Vandergrift Central Park Basketball Court by The NIDY Sports Construction Company, Inc. **(Parks and Recreation Director Johnson)**
17. Approval to Piggyback the NCPA/OMNIA Partners Contract for Construction of Tiger Minor Pickleball Courts by The NIDY Sports Construction Company, Inc. **(Parks and Recreation Director Johnson)**
18. Approval to Waive the Bid Requirements to Resurface the Ocoee Aquatic Center Pool. **(Parks and Recreation Director Johnson)**
19. Approval to Piggyback Sourcewell Cooperative Purchasing Contract for Phase 3 of the Ocoee Action Sports Park. **(Parks and Recreation Director Johnson)**
20. Approval to Enter into an Agreement with SoundThinking, Inc. for Resource Management Software Services. **(Acting Police Chief Ogburn)**
21. Notification of Emergency Repair to Tank #2 at the Forest Oaks Water Treatment Plant per Emergency Notification - Section 21.6, Chapter 21, City of Ocoee Code of Ordinances. **(Utilities Director Croteau)**
22. Approval to Purchase Quiet Pulse Blowers from PSI Technologies Inc. **(Utilities Director Croteau)**
23. Approval to Replace Existing Rotors and Add a New Rotor to each Oxidation Ditch at the City of Ocoee Wastewater Treatment Plant. **(Utilities Director Croteau)**

24. Approval of 429 Business Center Phase II East Large-Scale Final Site Plan and Development Agreement - Project No. LS-2022-014. **(Zoning Manager Whitfield)**
25. Approval of 429 Business Center Phase II West Large-Scale Final Site Plan and Development Agreement - Project No. LS-2022-015. **(Zoning Manager Whitfield)**

• **FIRST READING OF ORDINANCE 6:46 PM**

26. Chinapen Property Small-Scale Comprehensive Plan Amendment from Low-Density Residential to Commercial & Rezoning from R-1A to C-2 - CPA-2023-002 & RZ-23-09-09. **(Zoning Manager Whitfield)**

City Attorney Ardaman read the title of the ordinances, and it was announced this will be presented as a second reading and public hearing at the next scheduled City Commission meeting on January 16, 2024, at 6:15 PM or soon thereafter.

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

• **PUBLIC HEARING - None**

• **REGULAR AGENDA - None**

• **COMMENTS FROM COMMISSIONERS 6:47 PM**

Commissioner Hart – Commented on the following:

- 1) Complimented Band Director Hendricks and the Ocoee High School Band for their performances during battle of the bands and the Winter Garden Christmas Parade. Explained that he and his wife participated in the parade, representing the City of Ocoee.
- 2) Applauded Ellie Lou's BBQ for their great food and barbecue sauce.
- 3) Encouraged citizens to support local businesses and restaurants while shopping for and celebrating the holidays.
- 4) Urged citizens to come forward with any information they may have regarding the homicide of Gregory Reed. Tips can be provided to the Ocoee Police Department.
- 5) Commended Staff for the Veteran's Day Ceremony and Family Movie Night events.
- 6) Encouraged citizens to check on their neighbors during the holiday season.

Commissioner Firstner – Commented on the following:

- 1) Expressed gratitude to the Public Works department for putting up the fence on Maguire Road south of the Meadow Ridge subdivision.
- 2) Inquired about the status on the proposed Ordinance for the blanket tree removal issue. **Development Services Director Rumer** addressed his question.
- 3) Announced the commencement of Operation Santa. The schedule is available on the City's website and Facebook page.
- 4) Announced the schedule and events for the Jolly Jamboree taking place on Saturday, December 9th in Downtown Ocoee.

Commissioner Wilsen – Commented on the following:

- 1) Reiterated the Operation Santa schedule and reminded citizens that unwrapped toys are being collected for the Police Department's Holiday Toys for Kids in Need program.
- 2) Announced the schedule and events for the Jolly Jamboree taking place on Saturday, December 9th in Downtown Ocoee.
- 3) Commended Parks and Recreation staff member Keith Hendrix on the beautiful Christmas trees.
- 4) Wished everyone Happy Holidays and a Happy New Year and announced that the next City Commission meeting will take place on January 16, 2024.

Commissioner Kennedy – Commented on the following:

- 1) Wished everyone a Merry Christmas.
- 2) Inquired about the status of Lakewood Avenue. **Development Services Director Rumer** addressed his question.
- 3) Commented on the presentation by former Police Chief Saima Plasencia. Reiterated a previous statement that he does not feel Commissioners should be involved in personnel decisions.

Mayor Johnson introduced Joseph McMullen, Commissioner from the Town of Oakland and founder of HAPCO Music Foundation. HAPCO offers all-day jazz clinics and free jazz concerts at Ocoee High School. **Mr. McMullen** thanked the City Commission for support of the program over the years and explained how the program impacts local students. He announced that on February 3, 2024, a jazz clinic will take place at Ocoee High School, followed by an outdoor jazz festival at the Lakeshore Center which is open to the public with free general admission seating. VIP tickets are available to help fund the program. The Ocoee High School jazz band will open the festival. **Mayor Johnson** requested community sponsors for the program and inquired about donating \$5,000 from the contingency fund. **City Manager Frank** confirmed that funds are available and stated that the Commission should make a motion.

Motion: Move to approve donation of \$5,000 out of Contingency Funds to go toward the HAPCO Music Foundation. Moved by Commissioner Hart, seconded by Commissioner Kennedy; Motion carried 5-0.

Jamie Douglas with Montierre Development announced that their company will match the City's \$5,000 pledge to the program.

Mayor Johnson – Commented on the following:

- 1) Announced that Tuesday, March 19th is election day. Inquired about polling locations; **City Clerk Sibbitt** confirmed that the election will piggyback off of the Orange County election, therefore there will be several polling locations.
- 2) Announced the City's election qualifying dates.
- 3) Announced the cancellation of the next two City Commission meetings and holiday closures.
- 4) Announced the City received an award for their Annual Consolidated Financial Report.
- 5) Announced the commencement and schedule of the 23rd Annual Ocoee Fire Department Operation Santa program. Encouraged citizens to provide unwrapped toys for the Ocoee Police Department's Holiday Toys for Kids in Need program.

- 6) Announced the State of the City will be presented on Tuesday, January 16th at 5:45.
- 7) Announced the schedule and route for the 16th Annual Dr. Martin Luther King, Jr. Parade taking place on Monday, January 15th.
- 8) Announced the schedule for the Jolly Jamboree Golf Cart parade on Saturday, December 9th.
- 9) Voiced concerns about the late start for the Christmas light installation, and requested the trees downtown be wrapped with lights. **City Manager Frank** addressed his concerns.
- 10) Commended the dinner with Santa and Mrs. Claus event which took place at the Lakeshore Center. **Commissioner Wilsen** echoed his sentiments.
- 11) Expressed gratitude to Jamie Douglas and Montierre for their support in the community.

• ADJOURNMENT 7:11 PM

APPROVED:

Attest:



Melanie Sibbitt, City Clerk

City of Ocoee



Rusty Johnson, Mayor