

St. Cloud City Council Regular Meeting
Thursday, August 20, 2026
City Hall - Council Chambers
1300 9th Street
6:30 PM
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 Chris Robertson
- Deputy Mayor Ken Gilbert
- Council Member Jennifer A. Paul
- Council Member Kolby Urban
- 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 of Employee of the Month for the Month of August to Nicole Segarra

VII. 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.

1. Resolution No. 2026-085R, a resolution of the City Council of the City of St. Cloud, Florida, approving an inventory list of municipally owned property for Project # CCA26-00001 known as Affordable Housing Inventory, that is appropriate for use as affordable housing pursuant to section 166.0451, Florida Statutes and providing for an effective date.

COST: No cost associated with this item.

This item is to approve the 2026 Inventory List of City-Owned Properties pursuant to Florida Statute 166.0451, Disposition of Municipal Property for Affordable Housing.

2. Resolution No. 2026-105R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged, and/or surplus property and otherwise in the best interest of the City of St. Cloud.

COST: No cost associated with this item.

This item is to dispose of obsolete property.

3. Resolution No. 2026-107R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into a Negotiated Procurement Agreement with Ten-8 Fire and Safety, LLC, for Repair Services and Parts for Pierce fire vehicles, 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 City's Fleet Division for the purchase of vehicle repair services for Pierce Fire vehicles, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year. The primary funding source for these services is the Work Order Clearing Account in the Fleet Division's budget.

This item is to establish a three-year negotiated procurement agreement for repair services for Pierce Fire vehicles with Ten-8 Fire and Safety, LLC, exclusive dealer for sales, service, parts and warranty of custom and commercial fire apparatus in the states of Florida and Georgia.

4. Resolution No. 2026-108R, a resolution of the City Council of the City of St. Cloud, Florida, proposing the FY 2026 Annual Action Plan (AAP) for the Community Development Block Grant Program for adoption; providing for conflict and providing an effective date.

COST: No cost associated with this item.

This item is to approve the adaptation of the FY 2026 Annual Action Plan (AAP)

5. Resolution No. 2026-109R, a resolution of the City Council of the City of St. Cloud, Florida, amending the adopted Citizen Participation Plan for the City of St. Cloud's Community Development Block Grant (CDBG) program and providing an effective date.

COST: No cost associated with this item.

This item is to approve the Citizen Participation Plan for the CDBG Program.

6. Resolution No. 2026-110R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing an additional \$8,000.00 contingency for 2025-034.6 Community Center Reroof, previously approved by Council Resolution No. 2025-035R on April 9, 2026, and providing an effective date.

COST: up to \$8,000.00 (original contract cost with previously approved 10% contingency-\$230,006.04 / plus an additional contingency of \$8,000.00 for a total of

\$238,006.04) (Funding from the 1% Surcharge fund)

This item is to add contingency to 2025-034.6 Community Center Reroof Project.

7. Resolution No. 2026-111R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into agreements with APEC LLC, Carr & Collier Inc., Central Florida Liftstations, Danus Utilities, Inc., Marolf Environmental LLC, Prime Construction Group, Inc., US Water Services Corporation, and WCDEL LLC DBA Treasure Coast Infrastructure, per Invitation to Bid (ITB) No. 2026-071 Lift Station Installation and Rehabilitation Services, and providing an effective date.

COST: Undetermined at this time as goods and services are provided on an as-needed basis. These contracts will be utilized by the Public Works Department on an as-needed basis from various approved projects and budgeted expenditure accounts. The funding source for these services is the General Fund, Stormwater Fund, or Capital Project Fund.

This item is to approve agreements with APEC LLC, Carr & Collier Inc., Central Florida Liftstations, Danus Utilities, Inc., Marolf Environmental LLC, Prime Construction Group, Inc., US Water Services Corporation, and WCDEL LLC DBA Treasure Coast Infrastructure, per Invitation to Bid (ITB) No. 2026-071 Lift Station Installation and Rehabilitation Services.

8. Resolution No. 2026-112R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into agreements with All American Auto Body Inc, Earl W Colvard Inc dba Boulevard Tire Center, Jarrett Gordon Ford, Just Quality Truck And Bus Services, Kisselback Ford, Mullinax Ford, Orlando City Auto Body, South Bay Lube, Inc dba Jiffy Lube, T2T Services LLC, and V&V Business Solutions, per Invitation to Bid (ITB) No. 2026-045 Automotive Fleet Maintenance and Repair Services, and providing an effective date.

COST: Undetermined at this time as goods and services are provided on an as-needed basis. These contracts will be utilized by the Fleet Department on an as-needed basis from various approved projects and budgeted expenditure accounts. The primary funding source for these services is the Work Order Clearing Account in the Fleet Division's budget.

This item is to approve agreements with All American Auto Body Inc, Earl W Colvard Inc dba Boulevard Tire Center, Jarrett Gordon Ford, Just Quality Truck And Bus Services, Kisselback Ford, Mullinax Ford, Orlando City Auto Body, South Bay Lube, Inc dba Jiffy Lube, T2T Services LLC, and V&V Business Solutions, per Invitation to Bid (ITB) No. 2026-045 Automotive Fleet Maintenance and Repair Services.

9. Resolution No. 2026-113R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest, responsive 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. 2026-011 to Icon Construction Enterprise, LLC DBA Asphalt Icons, whose subject matter is Minnesota Avenue Parking Lot, authorizing

the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.

COST: up to \$ 362,326.14 (Capital Projects Fund)

This item is to approve an agreement with Icon Construction Enterprise, LLC DBA Asphalt Icons for the Minnesota Avenue parking lot project.

10. Resolution No. 2026-114R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of the Sourcewell Contract No. 041823-STY, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Critical Care and EMS Equipment, providing for the award thereof to Stryker Sales, LLC and providing an effective date.

COST: Undetermined at this time as services are provided on an “as-needed” basis. The contract will be utilized by the Fire Department on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year. (Primary funding source will be the General Fund)

This item is to approve the purchase of EMS equipment and maintenance services for the Fire Department from Stryker Sales, LLC.

11. Resolution No. 2026-116R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a 3-year collective bargaining agreement with the Florida State Lodge Fraternal Order of Police, Inc. Lodge 180.

COST: One year combined cost for additional salary and fringe benefits is approximately \$831,779.32 (General Fund) over a one year period. Years 2 and 3 salaries will be renegotiated annually.

This item is to approve a three-year collective bargaining agreement with the Florida State Lodge Fraternal Order of Police, Inc. Lodge 180.

12. Resolution No. 2026-117R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a 3-year collective bargaining agreement with the Florida State Lodge Fraternal Order of Police, Inc. Lodge 180A.

COST: One year combined cost for additional salary and fringe benefits is approximately \$197,868.03 (General Fund) over a one year period. Years 2 and 3 salaries will be renegotiated annually.

This item is to approve a three-year collective bargaining agreement with the Florida State Lodge Fraternal Order of Police, Inc. Lodge 180A.

13. Resolution No. 2026-130R, a resolution of the City Council of the City of St. Cloud, Florida, amending, replacing and repealing City Council Resolution Number 2025-029R which created a Special Purpose Advisory Committee related to U.S. Military Veterans Affairs providing for the membership of the committee; and establishment of the duties of the committee; providing for repeal of Resolution 2025-029R and any other resolutions in conflict and an effective date.

COST: There is no cost associated with this item.

This item is to approve Resolution No. 2026-130R which repeals the previous Resolution 2025-029R, setting the term limits.

14. Request Council's approval of a Proclamation in recognition of Constitution Week

15. Request Council's approval of the minutes of May 14, 2026 / Regular Meeting, May 21, 2026 / Workshop, June 11, 2026 / Regular Meeting, June 15, 2026 / Workshop; June 15, 2026 / Special Meeting and July 2, 2026 / Workshop.

VIII. 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.

IX. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-27**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 3 Performance and Siting Standards, Article 14 Use Regulations, Section 3.14.5 – Alcoholic Beverage Establishments; providing for conflict, severability, administrative correction, codification and publication and effective date. (Above is full title)
ACTION ON ORDINANCE NO. 2026-27
2. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-33**, an ordinance of the City Council of the City of St. Cloud, Florida, amending the location of the multi-purpose trail connection to Chisholm Park adopted by Ordinance No. 2024-12, for approximately +/-25.59 acres identified as Walker Property, Project #PUD26-00004, located north of Old Oak Trail, west of South Narcoossee Road, and south of Chisholm Park Trail, providing for the approval of the amended PUD/Preliminary Master Plan and proof of publication, severability, and effective date. (Above is full title) **ORDINANCE NO. 2026-33 REQUESTING CONTINUANCE TO THE SEPTEMBER 10, 2026, CITY COUNCIL MEETING (This is a Quasi-Judicial proceeding)**
3. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-34**, an ordinance of the City Council of the City of St. Cloud, Florida, amending the total acreage and developable acreage, number of units, net density, gross density, stormwater area, development program, housing types, architectural standards, and development conditions, for the “PUD” Planned Unit Development/Preliminary Master Plan identified as Avancia Project #PUD25-00004, formerly known as Neptune Village, in Ordinance No. 2019-11 (as amended), located north of Revolutionary Way, east of Betsy Ross Lane, south of Neptune Road and west of Old Canoe Creek Road; providing for approval of the amended PUD/Preliminary Master Plan and Final Master Plan, filing of the Planning Commission recommendation and proof of publication, severability, conflicts and effective date.(Above is full title)
ORDINANCE NO. 2026-34 REQUESTING CONTINUANCE TBD (This is Quasi-Judicial proceeding)
4. **PUBLIC HEARING FOR RESOLUTION NO. 2026-097R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a conditional use for a "Clairvoyant" use in the Highway Business “HB” Zoning District on +/- 1.69 acres

known as Divine Guidance, Project #CNU26-00002, located at 200 13th Street Suite A, allowing the applicant to provide Palm and Card Reading Services, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2026-097R REQUESTING CONTINUANCE TO THE SEPTEMBER 10, 2026, CITY COUNCIL MEETING**

X. Council Action

1. Resolution No. 2026-087R, 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 regards to Invitation to Bid (ITB) No. 2026-026, to Mulligan Constructors, Inc., whose subject matter is Hopkins Park Community Center, establishing a contingency, authorizing the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.
COST: up to project cost \$13,743,800.00 (Contract Cost: \$10,320,777.00) (Capital Projects Fund)
This item is to award a contract with Mulligan Constructors, Inc. for the Hopkins Park Community Center.
2. Resolution No. 2026-104R, a resolution of the City Council of the City of St. Cloud, Florida, approving a new lease agreement with Crabby Bills of St. Cloud, LLC for the Marina Building premises at 1104 Lakeshore Blvd, St. Cloud Florida; providing for a new lease for an initial term of ten (10) years for an initial rent of \$10,000 per month effective September 1, 2026; authorizing the Mayor or the City Manager to execute the new agreement and providing for an effective date.
COST: The City will receive \$10,000 per month in rental payments for the initial year.
This item is to authorize the Mayor or the City Manager to execute the new lease agreement between the City of St. Cloud and Crabby Bills of St. Cloud, LLC.
3. Resolution No. 2026-120R, a resolution of the City Council of the City of St. Cloud, Florida, related to Kings Crest establishing a special assessment for essential maintenance and streetlighting expenses and adopting, and approving the final assessment roll for the special assessment area established by Resolution 2026-094R; providing for severability; and providing an effective date.
COST: The City agrees to assess \$32,712.41 to the properties within the Kings Crest subdivision for providing streetlight, irrigation, and landscaping services. This includes administrative support cost as well.
This item is to adopt and approve the final assessment roll for the special assessment area established by Resolution 2026-094R. These properties are currently inside City limits.
4. Resolution No. 2026-121R, a resolution of the City Council of the City of St. Cloud, Florida, related to Cane Break establishing a special assessment for essential maintenance and streetlighting expenses and adopting, and approving the final

assessment roll for the special assessment area established by Resolution 2026-094R; providing for severability; and providing an effective date.

COST: The City agrees to assess \$14,476.76 to the properties within the Cane Break subdivision for providing streetlights and landscaping services. This includes administrative support costs as well.

This item is to adopt and approve the final assessment roll for the special assessment area established by Resolution 2026-094R. These properties are currently inside City limits.

5. Resolution No. 2026-128R, a resolution of the City Council of the City of St. Cloud, repealing all prior resolutions adopting rules of conduct of the St. Cloud City Council and adopting restated rules of conduct applicable to the City Council, Council appointed commissions, boards and committee, city staff and the general public; providing for the form of the agenda for council meetings; providing for conflict, severability, and an effective date.

COST: The budget for Council Travel & Special Assignment/Training Funds is \$25,000 per fiscal year.

This item is to update Council Rules of Conduct and provide policies for Council travel and vehicle usage.

6. Discussion and possible action regarding the appointment to seats on the Veterans Council.

XI. First Readings and Introduction

The next items on the agenda are Ordinances before the Council for First Reading and Introduction for the sole purpose of the Council to authorize the publication of the ordinance for a final hearing. The Council will not take final action on the item tonight. Full presentations and public input on the ordinances will occur at the Final Hearing at which the Council will consider final action.

1. First Reading and Introduction for Ordinance No. 2026-35, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City Of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 5.01 acres identified as MG3 Old Canoe LLC, Project #ZMA26-00005, from "R-3" Multi-family to "NB" Neighborhood Business, generally located north of Nolte Road, east of Old Canoe Creek Road, south of King Oak Circle, and west of Pine Chase Circle; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on September 10, 2026) Action on Ordinance No. 2026-35 (This is a Quasi-Judicial proceeding)
2. First Reading and Introduction for Ordinance No. 2026-36, an Ordinance of the City Council of the City of St. Cloud amending Chapter 10 "Buildings and Building Regulations" Article III "Construction Industry Board of Adjustments and Appeal", Section 10-61, "Establishment" and Section 10-64 "Composition; "Terms and

Quorum"; Providing that the Board of Adjustments shall serve as the Construction Industry Board of Adjustments and Appeals; Providing for conflict; severability, administrative correction, codification, publication and effective date. (Above is full title) (Final Public Hearing will be heard on September 10, 2026) Action on Ordinance No. 2026-36

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

- Friday, August 21, 2026 – Veteran’s Council Meeting – 1:00 p.m., City Hall

Monday, September 7, 2026 – City Offices closed in observance of Labor Day

Thursday, September 10, 2026 – City Council Meeting – 6:30 p.m., City Hall, Council Chambers

Friday, September 11, 2026 – Veteran’s Council Meeting – 1:00 p.m., City Hall

Thursday, September 17, 2026 – Special City Council Meeting – 6:30 p.m., City Hall, Council Chambers

Reports: Warrant List #10 FY26

- Recreation Advisory Committee Minutes, May 20, 2026
- Economic Development Advisory Committee Minutes, May 5, 2026
- Economic Development Advisory Committee Minutes, June 2, 2026
- Finance Committee Meeting Minutes, January 20, 2026
- Finance Committee Meeting Minutes, April 21, 2026

XVI. 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), with a written request at least 48 hours prior to the meeting. (FS 286.26) City Clerk Ivy Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300

