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 Statues 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

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-085R Affordable Housing Inventory Project #CCA26-00001

Community Development Agenda Item:
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 Statues 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.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Section 166.0451, Florida Statutes, requires municipalities to prepare an inventory of all real property within the city that is appropriate for use as affordable housing. The inventory must include the physical address, parcel identification number, and legal description of each property and identify whether the property is vacant or improved.

Staff reviewed and analyzed an inventory of City-owned properties and determined that the City owns vacant land that may be suitable for affordable housing development. Properties identified as rights-of-way, ponds, lift stations, stormwater areas, parks, open space, or conservation areas, based on the Osceola County Property Appraiser's DOR Code/Land Use category and/or recorded plat were excluded from the inventory. Properties acquired for the use or expansion of existing or planned City facilities were also excluded.

The properties identified as suitable for affordable housing on the inventory list adopted by the City with this resolution may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the City may otherwise make the property available for use for the production and preservation of permanent affordable housing.

Legal Authority:
Pursuant to Section 166.0451, Florida Statute

Budget and Recommendation:
There is no cost associated with these items.

Staff recommends **APPROVAL** of Resolution No. 2026-085R.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/26 - Final Action

Attachments:
1. 2. CCA26-00001 AFFORDABLE HOUSING INVENTORY STAFF REPORT PC 08.18
2. 3. CCA26-00001 AFFORDABLE HOUSING INVENTORY EXHIBIT A. Inventory List
3. 4. CCA26-00001 Affordable Housing Inventory EXHIBIT B. Inventory List Map
4. 1. ORDINANCE No. 2026-085R CCA26-00001 AFFORDABLE HOUSING INVENTORY PC 08.18.26

MEMORANDUM REPORT
FOR CITY COUNCIL – ON AUGUST 20, 2026

To:	Mayor Robertson and City Council Members
From:	Tatiana Montero, Associate Planner
Thru:	Jeffrey Ball, AICP, Community Development Director
Subject:	CCA26-00001 - Affordable Housing City Owned Inventory
Date:	August 20, 2026

REQUEST:
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 through the adoption of Resolution **No. 2026-085R.**

BACKGROUND:
Section 166.0451, Florida Statutes, requires municipalities to prepare an inventory of all real property within the city that is appropriate for use as affordable housing. The inventory must include the physical address, parcel identification number, and legal description of each property and identify whether the property is vacant or improved.

Staff reviewed and analyzed an inventory of City-owned properties and determined that the City owns vacant land that may be suitable for affordable housing development. Properties identified as rights-of-way, ponds, lift stations, stormwater areas, parks, open space, or conservation areas, based on the Osceola County Property Appraiser's DOR Code/Land Use category and/or recorded plat were excluded from the inventory. Properties acquired for the use or expansion of existing or planned City facilities were also excluded.

The properties identified as suitable for affordable housing on the inventory list adopted by the City with this resolution may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the City may otherwise make the property available for use for the production and preservation of permanent affordable housing.

COST: There is no cost associated with this request.

STRATEGIC PLAN GOALS:
The proposed amendment to the Land Development Code meets the intent of the following City of St. Cloud Strategic Goal:

> ***High-Performing Government:*** *To focus on the continuity and sustainability of core public services; become an employer of choice; and be on the cutting-edge of technology.*

STAFF RECOMMENDATION:
Staff recommends APPROVAL of Resolution No. 2026-085R.

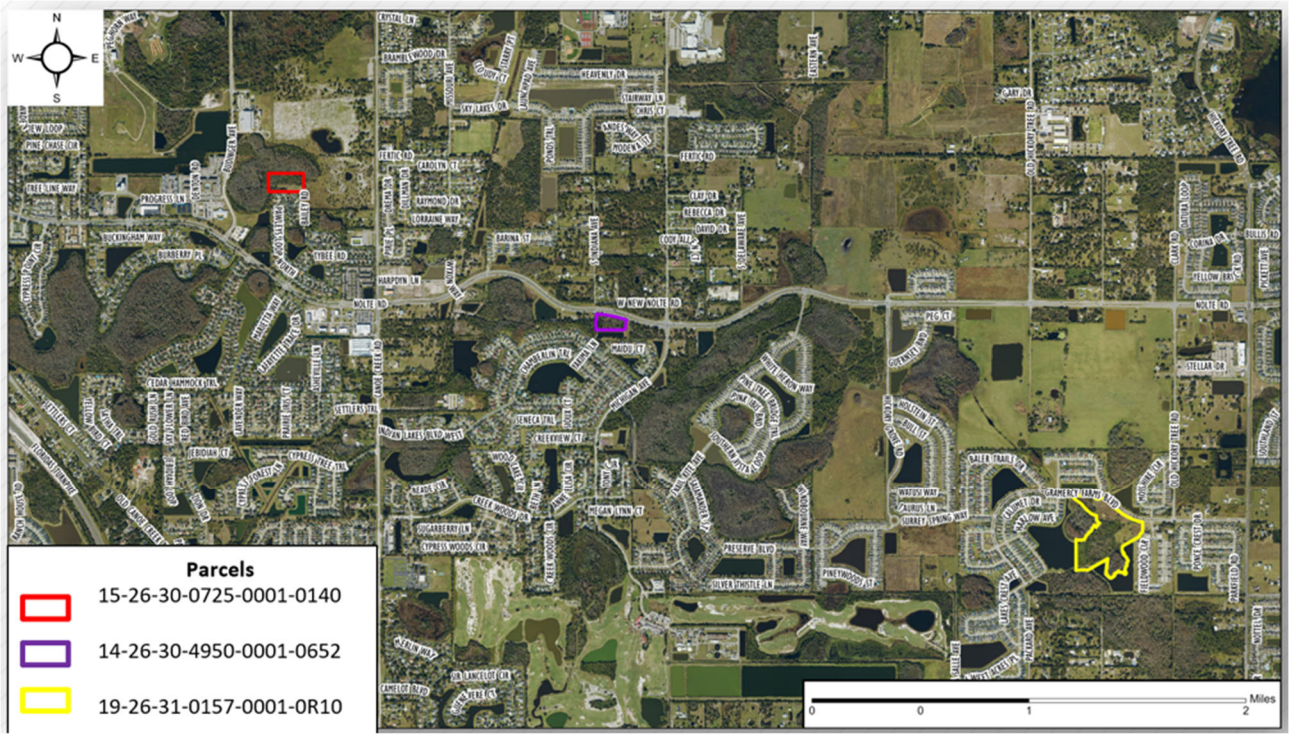
ATTACHMENTS:

- Resolution No. 2026-085R
- Exhibit A: Inventory List
- Exhibit B: Inventory List Map

EXHIBIT A: Inventory List

No.	PARCELID	Land Use Description	Acres	Description	Address	Legal Description
1	14-26-30-4950-0001-0652	MUNICIPAL-VAC	3.09	Wetland-Previously Selected	W NEW NOLTE RD	S L & I C PB B PG 5 A PORTION OF LOTS 66 & 79: COM AT NW COR OF NE 1/4 OF SE 1/4 OF 14-26-30, S 206.95 FT, E 36.50 FT TO POB & CIRCULAR CURVE, CONCS,
2	15-26-30-0725-0001-0140	MUNICIPAL-IMP	4.92	Wetland-Previously Selected	3148 BAILEY RD	SL & IC PB B PG 6 LOT 14 ORD #2006-162
3	19-26-31-0157-0001-0R10	MUNICIPAL-VAC	23.98	Wetland-Previously Selected	OLD HICKORY TREE RD	GRAMERCY FARMS PH 1 PB 22 PG 75-83 TRACT R-1 RECREATION

Exhibit B: Inventory List Map



RESOLUTION NO. 2026-085R

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 STATUES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.0451, Florida Statutes requires that municipalities in the State of Florida prepare an inventory list of all real property within its jurisdiction to which the City holds fee simple title that is appropriate for use as affordable housing; and

WHEREAS, the inventory list must include the physical address, parcel identification number and legal description of the property and specify whether the property is vacant or improved; and

WHEREAS, staff has reviewed the inventory of City-owned property as shown in "Exhibit A", and has determined that the City owns property that is appropriate for use as affordable housing; and

WHEREAS, the City Council must review the inventory list at a public hearing and revise the inventory if necessary; and

WHEREAS, following the public hearing, the City Council must adopt a Resolution that includes the inventory list of the properties; and

WHEREAS, the City Council hereby finds that the adoption of this Resolution is in conformance with the requirements of Section 166.0451, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Cloud as follows:

Section 1. The City Council of the City of St. Cloud finds and declares that adoption of this Resolution is necessary, appropriate, and in the public interest of the citizens of the City of St. Cloud.

Section 2. The following inventory list of City-owned property that is appropriate for use as affordable housing is hereby adopted pursuant to Section 166.0451:

Section 3. This Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED by the Mayor of the City Council of the City of St. Cloud, Osceola County, Florida, this 20th day of August 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

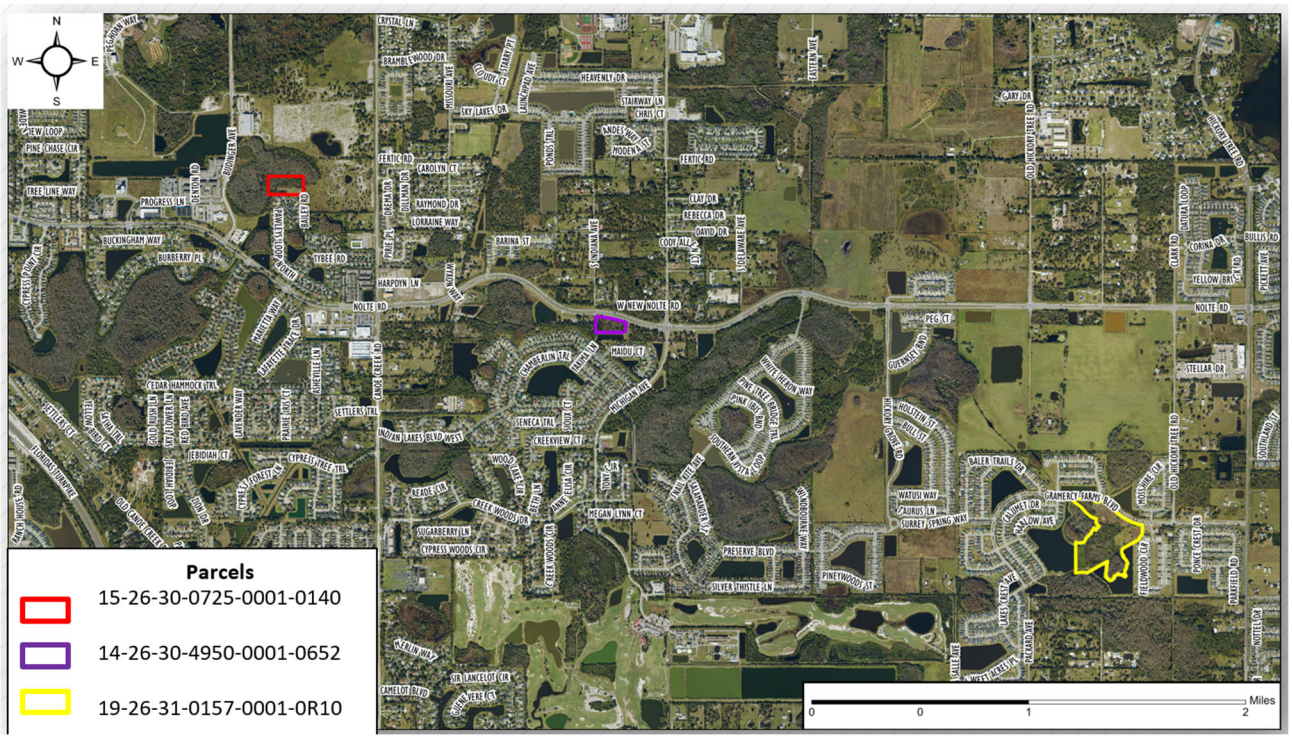
LEGAL IN FORM AND VALID IF ADOPTED:
DEBEAUBIEN, SIMMONS, KNIGHT, MANTZARIS & NEAL, LLP

_____
Daniel F. Mantzaris, City Attorney

EXHIBIT A: Inventory List

No.	PARCELID	Land Use Description	Acres	Description	Address	Legal Description
1	14-26-30-4950-0001-0652	MUNICIPAL-VAC	3.09	Wetland-Previously Selected	W NEW NOLTE RD	S L & I C PB B PG 5 A PORTION OF LOTS 66 & 79: COM AT NW COR OF NE 1/4 OF SE 1/4 OF 14-26-30, S 206.95 FT, E 36.50 FT TO POB & CIRCULAR CURVE, CONC S,
2	15-26-30-0725-0001-0140	MUNICIPAL-IMP	4.92	Wetland-Previously Selected	3148 BAILEY RD	SL & IC PB B PG 6 LOT 14 ORD #2006-162
3	19-26-31-0157-0001-0R10	MUNICIPAL-VAC	23.98	Wetland-Previously Selected	OLD HICKORY TREE RD	GRAMERCY FARMS PH 1 PB 22 PG 75-83 TRACT R-1 RECREATION

EXHIBIT B: Inventory List Map



Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No.2026-105R - Obsolete, Damaged, and /or surplus property

Finance Agenda Item:
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.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Various departments are requesting authorization to dispose of obsolete, damaged, and surplus City property. The obsolete, damaged, and surplus property will be disposed of by trading in for credit towards new equipment, donated, sold at cost, sold as scrap, sold via auction, sold at fair market value to other local governments, or in instances where items are unable to be disposed of by these means, they will be removed from service and properly discarded. Please see the itemized list attached as Exhibit 'A' to the resolution. Staff recommends approval of this request.

Legal Authority:
Resolution 2024-164R St. Cloud Capital Asset Policy; Florida Statute Chapter 274, the items will be declared obsolete, damaged, and/ or surplus; and Florida Administrative Code Chapter 69I-73.005 Disposition of property, Section: 2-B.

Budget and Recommendation:
There is no cost associated with this item.
Staff recommends **APPROVAL** of this item.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
Final Action - 08/20/2026

Attachments:

1. Consent Signature 2026-105R
2. Exhibit A 2026-105R

RESOLUTION NUMBER 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.

WHEREAS, the City of St. Cloud has surplus property in its possession, which needs to be disposed of, and

WHEREAS, the items declared obsolete, damaged, and/or surplus will be traded in for credit toward new equipment, donated, sold at cost, sold as scrap, sold via auction, sold at fair market value to other local governments, or in instances where items are unable to be disposed of by these means, they will be removed from service and properly discarded.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

Section I. The City Manager is authorized and directed to declare items as obsolete, damaged, and/or surplus in accordance with section 4 of the Fixed Assets Policy.

Section II. The list of items to be declared obsolete, damaged, and/or surplus is set forth in Exhibit ‘A,’ attached hereto and incorporated herein by reference.

Section III. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 20th day of August 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

City of St.Cloud
Fixed Asset

Exhibit 'A' to Resolution No. 2026-105R
Thursday, August 20, 2026

Assets will be disposed under the allowable methods as outlined in Florida Statutes Chapter 274, using the most efficient, cost-effective means. For assets that have a specific disposal method listed, that is the current intended disposal method. However, if we are unable to do so due to item condition or other unforeseen circumstances, we will dispose using alternate methods as allowable under Florida Statutes Chapter 274. For auction items, they will be listed through our auction vendor (s), unless otherwise desired by other local governments for puchase at fair market value.

								$ 325,760.49	$ 325,760.49	$0.00	
QTY	**FA #**	**Imp**	**Description**	**Serial #**	**Unit/Tag #**	**Dept.**	**Reason**	**Date Acquired**	**Original Cost**	**L-T-D Depreciation**	**Current Value**	**Status**
5	N/A		AED's LOCATED AT WATER PLANTS	N/A	N/A	FINANCE	TOHO WILL NOW BE RESPONSIBLE FOR THESE 5 AED'S	1/1/2000	$ 5,000.00	$ 5,000.00	$ -	F
1	773	0,1	1986 SPECIAL OPERATIONS TRUCK	1D91D61L4G1008706	12-240	POLICE	AUCTION	9/1/1987	$ 293,596.00	$ 293,596.00	$ -	F
1	57800		2017 FORD EXPLORER AWD	1D91D61L4G1008706	12-321	POLICE	PARTS THEN AUCTION	1/17/2017	$ 27,164.49	$ 27,164.49	$ -	F

For use by Fixed Asset Office:

Fixed Assets Disposition Date: _____

Fixed Asset AS400 Completion Date:_____

$ 184,700.00		$ 1,000,000.00					
$ 17,000.00							
$ 712,769.22							
$ 305,472.53							
			$ 1,000,000.00	$ 1,018,242.00		$ 1,018,242.00	
	$ 84,200.00	29.45%	$ 294,500.00	$ 299,872.26	30%	$ 305,472.60	
	$ 184,700.00	64.60%	$ 646,000.00	$ 657,784.33	65%	$ 661,857.30	
	$ 17,000.00	5.95%	$ 59,500.00	$ 60,585.40	5%	$ 50,912.10	
			$ 705,500.00	$ 718,369.73		$ 1,018,242.00	

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-107R Repair Services for Pierce Fire Trucks

Procurement Agenda Item:
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.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Per Kevin Felblinger, Public Works Director, professional repair services are needed for the City's Pierce fire vehicles. Ten-8 Fire & Safety, LLC is the exclusive dealer for the sale, service, parts, and warranty of custom and commercial fire apparatus manufactured by Pierce in the states of Florida and Georgia, which ensures the best possible repair outcomes as original equipment manufacturer (OEM) dealers have access to manufacturer training, special tools and OEM parts, as well as warranty preservation considerations. The term of this agreement is three years.

Legal Authority:
St. Cloud Procurement Policy Article III, Sec. 11.

Budget and Recommendation:
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. (General Fund)
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/2026 - Final Action

Attachments:
1. Resolution No. 2026-107R

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.

WHEREAS, the City of St. Cloud wishes to purchase repair services and parts for Pierce fire vehicles from Ten-8 Fire and Safety, LLC, and

WHEREAS, the City of St. Cloud's Procurement Policy Article III, Section 11, provides for negotiated procurement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The purchase of repair services and parts for Pierce fire vehicles from Ten-8 Fire and Safety, LLC is found to be in the best interest of the City.

SECTION II. The City Manager is authorized and is directed, where appropriate, to execute a formal written agreement in the furtherance of obtaining the materials and/or services as approved by the City Attorney between the City of St. Cloud, Florida and Ten-8 Fire and Safety, LLC.

SECTION III. The Mayor and/or City Manager are specifically authorized to withhold the formal written agreement upon their determination of any matter or factor, hereafter coming to their attention which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City council, in session, for review and direction.

SECTION IV. The City Manager is authorized and is directed, where appropriate, to issue a purchase order or "confirmation letter" to Ten-8 Fire and Safety, LLC upon a final review of the award process.

SECTION V. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED, by the City Council of the City of St. Cloud, Florida, this 20th day of August 2026.

CITY OF ST. CLOUD

_____

ATTEST: Christian B. Robertson, Mayor

_____

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-108R Annual Action Plan

Procurement Agenda Item:
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)

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
As an entitlement community under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program, the City of St. Cloud is required to propose for adoption the CDBG FY 26 Annual Action Plan.

The 2026 Annual Action Plan outlines specific activities that will be undertaken by the city in its efforts to provide for decent, safe, and sanitary housing and creating a suitable living environment within the City of St. Cloud with an emphasis in benefitting low- and moderate-income persons.

Legal Authority:
Code of Federal Regulations 24 CFR 91.220

Budget and Recommendation:
No cost associated with this item.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/20026 - Final Action

Attachments:

1. Resolution No. 2026-108R
2. St. Cloud 2026 AAP - FINAL

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.

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS**,** under the HOME program created by the National Affordable Housing Act of 1990, as amended, the Secretary of HUD is authorized to extend financial assistance to participating jurisdictions to expand the supply of decent, safe, sanitary, and affordable housing; and

WHEREAS, the U.S. Department of Housing and Urban Development allocated to the City of St. Cloud for Fiscal Year 2026, an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of $333,578 and

WHEREAS, the City of St. Cloud has adopted a Five-year Consolidated Plan for Fiscal Years 2024-2028 and FY 2026 Annual Action Plan, which proposes how the entitlement grant funds will be expended to address the housing and community development needs identified in the City's Five-year Consolidated Plan; and

WHEREAS, the third-year FY 2026 Annual Action Plan (AAP) is a subset of the Strategic Plan, addressing funding options and the goals the City will address for the program year; and

WHEREAS, FY 2026 begins on October 1, 2026, and ends on September 30, 2027; and

WHEREAS, The City of St. Cloud is estimated to receive $333,578 in CDBG funds from program administration at $66,713, public facilities and infrastructure at $396,067, public services at $50,035 and housing rehabilitation activities at $40,000; and

WHEREAS, a draft of the FY 2026 Annual Action Plan was on public display from July 13, 2026, through August 14, 2026, and the City must allow citizen participation on said Plan and the comments of various agencies, groups, and citizens were taken into consideration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida**,** as follows:

SECTION I. That the FY 2026 Annual Action Plan for the Fiscal Year 2026 CDBG Program is hereby in all respects APPROVED and the City Clerk is hereby directed to file a copy of said Annual Action Plan for Fiscal Year 2026 with the Official Minutes of this Meeting of this Council.

SECTION II. That the Mayor, on behalf of the City of St. Cloud, Florida, AUTHORIZED to file an Application for financial assistance with the U.S. Department of Housing and Urban Development, which has indicated its willingness to make available funds to carry out the CDBG Program in the amount of $333,578; and is further AUTHORIZED to act as the authorized representative of the City of St. Cloud to sign any and all documents in regard to these programs.

SECTION III. That the City is COGNIZANT of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant Program with Federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin, and other assurances as set forth under the certifications.

SECTION IV. That the Mayor, on behalf the City of St. Cloud, Florida, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental or revised data which the U.S. Department of Housing and Urban Development may request in review of the City's Application.

SECTION V. Conflict. Any resolution or part thereof in conflict with this resolution is hereby repealed to the extent of such conflict.

SECTION VI. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 20th day of August 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED.
deBeaubien, Simmons, Knight, Mantzaris & Neal LLP

_____
Daniel F. Mantzaris, City Attorney



2026 Annual Action Plan

FINAL

City of St. Cloud
1300 9th Street
St. Could, FL 34769

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of St. Cloud, Florida, is designated as an entitlement city under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In accordance with HUD regulations, the City has developed the Program Year (PY) 2026 Annual Action Plan (AAP) for the period from October 1, 2026, to September 30, 2027.

The 2026 AAP details the specific activities the City will implement to provide decent, safe, and sanitary housing and to create a suitable living environment within St. Cloud. The plan emphasizes benefits for low- and moderate-income individuals and persons with special needs. The AAP supports the achievement of goals established in the five-year 2024-2028 Consolidated Plan (ConPlan).

The 2024-2028 ConPlan was developed collaboratively by the City of St. Cloud, community members, service agencies, housing providers, and economic development organizations. This plan establishes the City's priorities and goals for the five-year period. It identifies specific initiatives to address community needs and objectives, including preserving decent, safe, and sanitary housing; creating a suitable living environment; promoting fair housing; improving access to public services; expanding economic opportunities; and primarily benefiting low- and moderate-income individuals.

The PY 2026 AAP is a subset of the Strategic Plan, addressing funding options and the goals the City will address for the program year. The AAP serves as the base for measuring program performance, and activities and accomplishments will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER) as required by HUD for each fiscal year’s funding allocation.

2. Summarize the objectives and outcomes identified in the Plan

The City of St. Cloud created its strategic plan by analyzing data from the Needs Assessment, Market Analysis, and a community participation process that involved consultations with local agencies and nonprofit organizations. Through these efforts, the City has identified five priority needs and corresponding goals to address them. Over the five-year plan period, the City aims to achieve the following outcomes, organized by priority need.

Priority Need: Public Facility & Infrastructure Improvements

Goal - 1A. Improve Access to Public Facilities: Expand and improve access to public facilities through development activities for LMI persons and for the special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. 5-Year Goal - Public Facility or Infrastructure

Activities other than Low/Moderate Income Housing Benefit: 37,450 Persons Assisted; PY 2026 Goal: 7,490 Persons Assisted.

Goal - 1B. Improve & Expand Public Infrastructure: Expand and improve public infrastructure through development activities for residents living in low/mod income areas. Activities can include water and sewer improvements, adding ADA compliance for curb ramps and sidewalks and roadway expansion projects. 5-Year Goal - Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 37,450 Persons Assisted; PY 2026 Goal: No goals for this program year.

Priority Need: Public Services

Goal - 2A. Public Services: Provide supportive services for LMI and special needs persons in the City. Public services activities may include employment training, youth development programs, and housing-related services. Public services for special needs persons may include services to address homelessness, persons with physical and mental health disabilities and the elderly. 5-Year Goal - Public service activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted; PY 2026 Goal: 100 Persons Assisted.

Priority Need: Affordable Housing

Goal - 3A. Housing Rehabilitation: Housing rehab activities will target LMI households with minor housing repair and other costs directly related with carrying out housing rehab activities. Rehab activities may include addressing code violations, emergency repairs, energy efficiency improvements, and handicap accessibility. 5-Year Goal - Homeowner Housing Rehabilitated: 50 Household Housing Unit & Renter Housing Rehabilitated: 50 Household Housing Unit; PY 2026 Goal: 10 Households Assisted.

Priority Need: Economic Development

Goal - 4A. Economic Development: Economic development activities in the City that promote jobs for LMI persons. The City will provide technical assistance, business grants, and direct financial assistance to for-profit businesses. 5-Year Goal - Businesses assisted: 20 Businesses Assisted; PY 2026 Goal: No goals for this program year.

Priority Need: Effective Program Management

Goal - 5A. Effective Program Management: Effective program management will include general administration of the CDBG program, monitoring subrecipients, and keeping strict grant based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements. 5-Year Goal - Other: 5; PY 2026 Goal: 1 Other.

3. Evaluation of past performance

The City of St. Cloud, together with public, private, and nonprofit housing and community development partners, continued to make progress in addressing affordable housing and public service needs in PY 2024. The most recent CAPER reflects continued investment in housing rehabilitation activities and essential public services for low- and moderate-income residents.

Public Services: In PY 2024, the City assisted 46 LMI persons through public service activities, including youth services provided through the City Summer Camp Program and housing counseling provided by Transition House. The City exceeded its annual goal for this priority, although additional progress will be needed to meet the overall five-year strategic plan goal.

Affordable Housing: In PY 2024, the City completed housing rehabilitation activities benefiting 45 LMI households. These activities included rental rehabilitation for 32 LMI seniors through the Osceola Council on Aging Kitchen Rehabilitation activity and homeowner rehabilitation for 13 LMI households through the Habitat for Humanity Roof Replacement Program. The City exceeded its annual goal for housing rehabilitation and made strong progress toward its five-year affordable housing goals.

Public Facilities and Infrastructure: No public facility or infrastructure activities were completed in PY 2024. These remain priorities under the 2024-2028 ConPlan, and the City anticipates addressing these needs in future program years as activities move forward.

Economic Development: The City expended $15,000 in PY 2024 toward economic development activities; however, no business assistance outcomes were reported during the program year. Economic development remains a priority need, and the City will continue to evaluate opportunities to address this goal in future AAPs.

Overall, the PY 2024 CAPER indicates that the City made meaningful progress during the first year of the 2024-2028 ConPlan, particularly in affordable housing preservation and public services. St. Cloud remains committed to building on these accomplishments and directing available CDBG resources to the priority needs identified in the ConPlan and annual action plans.

4. Summary of Citizen Participation Process and consultation process

The City of St. Cloud adheres closely to its HUD approved Citizen Participation Plan (CPP) and encourages all citizens, and especially low- to moderate-income households to participate in the planning process. In accordance with the CPP and 24 CFR 91.105, a public hearing and public comment review period allowed the public an opportunity to review the AAP and make comments on the draft Plan.

Before submitting the PY 2026 AAP to HUD, the City will provide essential information to citizens, local governments, public and private agencies, and other interested parties. This information will include, at a minimum: the expected amount of assistance for the covered programs, the range of activities that can be undertaken within these programs, an estimate of the aid that will benefit very low- and low-income

individuals, and plans to minimize the displacement of individuals, along with the assistance available for those who may be displaced.

PUBLIC COMMENT PERIOD: The City will hold a 30-day public comment review period from July 13, 2026, through August 12, 2026. The draft AAP could be downloaded and viewed from the City website and also viewed at the Procurement Services office from Monday through Friday, 8:00 AM to 5:00 PM. Written comments could be addressed to the CDBG Program Manager, at City of St Cloud, 1300 Ninth Street, Building A, St. Cloud, FL 34769.

PUBLIC HEARING: A public hearing will be held on July 9, 2026, in the Cannery Park Conference Room to review and discuss the PY 2026 AAP. The Cannery Park Conference Room is located in 901 Virginia Ave, St. Cloud FL 34769.

A summary of details of the citizen participation outreach efforts made by the City is located in the AP-12 Citizen Participation section. All comments and views will be accepted at the public hearing and public comment period review process. The published public notice and proof of publication are attached in the citizen participation attachments in the AD-26.

5. Summary of public comments

Public Hearing: No comments were made at the hearing.

Public Comment Period: No comments were made during the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted at the public hearing and public comment period review process.

7. Summary

The 2026 AAP is the third planning year of the Consolidated Plan and builds upon the goals established in the Five-Year Consolidated Plan, which are: to improve the living conditions of all residents in the City of St. Cloud; create a suitable and sustainable living environment; and to address the housing and community development needs of the low- and moderate-income residents of St. Cloud.

PY 2026 CDBG Budget

During PY 2026 Program Year, the City of St. Cloud anticipates receiving $333,578.00 in CDBG funds. In addition to FY allocation funds, the City will reprogram $219,237 of unused prior year funds from 2024 and 2025 back into the 2026 AAP towards housing rehabilitation and public facilities and infrastructure activities.

The City of St. Cloud proposes to undertake the following activities with the PY 2026 CDBG funds:

- General Administration (20% cap): $66,713
- Public Facilities and Infrastructure: $396,067
- Housing Rehabilitation: $40,000
- Public Services: $50,035

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ST. CLOUD CITY	Procurement Services Department

Table 1 – Responsible Agencies

Narrative

The City of St. Cloud administers the CDBG program, overseeing daily operations and preparing required plans and reports, including the Five-Year Consolidated Plan, Annual Action Plan, Environmental Review Records, and CAPER. The City may also engage a private planning consulting firm for additional support as needed.

Consolidated Plan Public Contact Information

Leslie Flores, Procurement Services Director
City of St. Cloud, Procurement Services Department
1300 9th Street
St. Cloud, FL 34769
Phone: (407) 957-7212
E-mail: leslie.flores@stcloudfl.gov
Website: http://www.stcloudfl.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of St. Cloud facilitated a public hearing and a comment review period that engaged local housing providers, community and economic development organizations, members of the local Continuum of Care, and representatives from various City departments. This outreach sought to identify system needs, service gaps, and programmatic objectives for the Annual Action Plan (AAP). Furthermore, input from community stakeholders during the formulation of strategies and priorities for the five-year Consolidated Plan continues to inform the AAP. This section details the ongoing consultation with local stakeholders for the AAP, with the participating agencies listed in the table below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of St. Cloud works with the following types of agencies to enhance coordination:

- **Osceola County Human Services -** agency administers Section 8 Housing Choice Vouchers. There are no public housing units in St. Cloud.
- **Social Services Agencies -** funds to improve services to low- and moderate-income persons.
- **Homeless Services Agencies -** funds to assist in the prevention of homelessness.
- **Housing Providers -** funds to rehabilitate and/or develop affordable housing as well as provide housing options for low- and moderate-income households.
- **Governmental Departments -** funds to assist with public facilities and infrastructure in low- and moderate-income areas.
- **Bridging the Digital Divide -** consult with local internet providers and departments/agencies that provide high-speed internet access for low- and moderate-income households.
- **Emergency Management and Climate Change Resiliency -** consult with local government offices on resiliency and disaster mitigation.

During the Citizen Participation Process local agencies and organizations were invited to participate in the planning process by attending the public hearings and review the plan in the public comment period.

The City of St. Cloud, as the lead agency developing the AAP, gathers information from community service and housing providers to create this plan. Coordinating activities is crucial for the City to formulate its strategy, address community priorities, and allocate funds to achieve the plan's goals. The agencies reviewed include housing providers, social service organizations supporting low- and moderate-income households, and special needs groups such as the elderly, individuals with disabilities, and those experiencing homelessness.

St. Cloud does not have significant gaps in broadband coverage and most of the city has multiple internet provider options, including LMI areas. The average St. Cloud household has three to four options for broadband-quality Internet service. The Osceola Library, St. Cloud Branch offers free high-speed internet access to all residents. The city works with the library system to determine the needs of LMI residents in St. Cloud.

The City of St. Cloud takes the lead in administering HUD CPD grant programs. Concurrently, the Emergency Operations Center (EOC) is the coordinating office for St. Cloud's preparedness, response and recovery for all disasters that affect the City of St. Cloud. The EOC is responsible for reducing the effects of disasters before they occur, planning for and coordinating the operations and response to a disaster, managing resources and coordination of recovery efforts following a disaster as well as providing public information.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of St. Cloud is part of the Homeless Services Network of Central Florida (HSNCF) Continuum of Care, which serves Osceola, Seminole, and Orange counties. In St. Cloud, the Community Hope Center acts as the Coordinated Entry System (CES) HUB for Osceola County. CES locations provide a safe space for individuals experiencing homelessness to meet with trained professionals who can help them explore available housing resources tailored to their specific needs.

The City of St. Cloud does not receive Emergency Solutions Grants Program (ESG) funding for local shelter activities. Instead, the Florida Department of Children and Families (FDCF) receives ESG funds and distributes them to various Continuum of Care organizations across the state through an application process. The Homeless Services Network of Central Florida serves as the lead agency and has received ESG funds from the FDCF.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Homeless Services Network of Central Florida (HSNCF) through the Community HOPE Center the CES HUB is the primary provider of housing and supportive services for the City of St. Cloud's homeless and at risk of being homeless populations. HSNCF is a participating member of the Florida Continuum of Care. It is the mission of HSNCF to facilitate a comprehensive and integrated system of services in Central Florida designed to ensure that any experience of homelessness is brief and rare.

Coordination of programs and funds is accomplished by the local CoC participant agencies in the area along with the administration of the Homeless Management Information System (HMIS) System. The HMIS project is mandated by the U.S. Department of Housing and Urban Development (HUD) for organizations receiving federal funding related to homeless programs. The purpose of HMIS is to provide a comprehensive system for collecting and disseminating information about persons experiencing homelessness and the service system within the State of Florida.

By streamlining and consolidating recordkeeping requirements, HMIS allows providers to produce an accurate and effective representation of homelessness on program, agency, continuum, and statewide levels. The reports generated using HMIS data serves as the foundation on which the CoC can plan and prepare to prevent, reduce, and eliminate homelessness.

The HSNCFL developed per HUD regulations an HMIS Policies and Procedures manual that includes: data quality standards and a plan for monitoring data quality; policies to protect the privacy of consumers; and security policies designed to protect the data contained within the system.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of St. Cloud
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment Service-Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Water Resources Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of St. Cloud is the lead agency responsible for all aspects of the Five-Year Consolidated Plan and Annual Action Plan. The City's Procurement Services Department is engaged with city departments, local organizations and interested stakeholders in the development and implementation of the plan.
2	**Agency/Group/Organization**	Osceola County Human Services
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of St. Cloud is engaged with the county department to meet the needs of the City's Section 8 housing population.
3	**Agency/Group/Organization**	Osceola County Office of Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The EOC is responsible for reducing the effects of disasters before they occur, planning for and coordinating the operations and response to a disaster, managing resources and coordination of recovery efforts following a disaster as well as providing public information.
4	**Agency/Group/Organization**	Osceola Library - St. Cloud Branch
	Agency/Group/Organization Type	Services-Education Services-Employment Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with the library system to help determine the needs of LMI residents in St. Cloud. The Library provides free high-speed internet access to residents.
5	**Agency/Group/Organization**	St. Cloud Chamber of Commerce
	Agency/Group/Organization Type	Regional organization Community Development Financial Institution Major Employer Neighborhood Organization Private Sector Banking / Financing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City continues to be engaged with the Chamber of Commerce to help determine the needs and economic condition in the City of St. Cloud.
6	**Agency/Group/Organization**	FL-507 Homeless Services Network of Central Florida
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HSNCF is the CoC lead agency in the area and provides the local coordinated entry system. The City is engaged with the agency on the homeless needs of citizens in the City.
7	**Agency/Group/Organization**	OSCEOLA COUNTY COUNCIL ON AGING, INC
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Council on Aging works with the City on housing rehab activities for its LMI elderly population. The City is engaged with the agency on the housing needs of LMI residents in St. Cloud.

Identify any Agency Types not consulted and provide rationale for not consulting

All comments are welcome. No agency types will be intentionally not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Network of Central Florida	Homeless Services Network of Central Florida is the primary provider of support for agencies providing housing and supportive services for the City of St. Cloud's homeless and at risk of being homeless population. HSNCFL is a lead agency and participating member of the Florida Coalition for the Homeless Consortium of Care in the Seminole, Orange and Osceola Counties. The goals of the City and HSNCFL are complementary.
Annual and Five-Year Capital Plans	Osceola County Human Services	There is no Housing Authority in St. Cloud, Section 8 is administered by the Osceola County Human Services agency and is the lead agency providing this service in the area. The goals of the City and the Human Service agency are complementary.
City of St. Cloud Comprehensive Plan	City of St. Cloud	The Comprehensive Plan is an overarching document comprised of goals and policies, similar to a strategic plan. The purpose is to guide the growth and development of the City's future and provide a foundation for regulations on how property is developed in the City. This includes the provision of water and wastewater, planning for transportation needs, and the protection of the environment. Information from plan was incorporated in the ConPlan and AAP.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Osceola County Local Mitigation Strategy	Osceola County	The Local Mitigation Strategy (LMS) was developed for all of Osceola County and was adopted by the City of St. Cloud in June of 2021. The LMS is intended to make the community safer and more resilient to disasters. The LMS provides mitigation related characteristics of St. Cloud, including land usage, population growth trends, mitigation related policies already in place, critical facilities and repetitive damage properties. The Plan identified 10 goals, with objectives, to guide mitigation efforts and is consistent with the City Consolidated Plan and AAP.

Table 3 – Other local / regional / federal planning efforts

Narrative

The City of St. Cloud works with Osceola County to coordinate planning efforts, including participation in regional initiatives such as the Continuum of Care. Housing providers support the development and preservation of affordable housing in the City. City departments and local nonprofits collaborate to deliver services for low- and moderate-income individuals and special needs groups. These partnerships enable the City to address community priorities and meet the goals of this plan.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of St. Cloud adheres closely to its HUD approved Citizen Participation Plan (CPP) and encourages all citizens, and especially low- to moderate-income households to participate in the planning process. In accordance with 24 CFR 91.105, the City has developed a formal process for soliciting citizens' input in developing the Annual Action Plan. A public hearing and a public comment review period allowed the public an opportunity to review the Annual Action Plan and make comments on the draft plan.

Below is a summary of details of the citizen participation outreach efforts made by the City. Additional comments are attached in the citizen participation attachments in the AD-26.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community	A public hearing was scheduled to be held on July 9, 2026, to gather public input on the AAP. The public hearing was held in the Cannery Park Conference Room in 901 Virginia Ave, St. Cloud FL 34769.	No comments were made at the public hearing.	All comments will be accepted.	See summary.
2	Public Comment Period	Non-targeted/broad community	A public comment period will be held from July 13, 2026, through August 12, 2026, to afford citizens an opportunity to review and make comments on the draft plan. The AAP could be viewed in person at the Procurement Services Department office or on the City website at: https://www.stcloudfl.gov/2015/Community-Development-Block-Grant	No comments were made during the public comment period.	All comments will be accepted.	See summary.

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

In Program Year (PY) 2026, Community Development Block Grant (CDBG) funds will be allocated to address the priority needs and objectives outlined in the City of St. Cloud's Consolidated Plan, currently in its third year. The CDBG program supports decent, affordable housing; essential services for vulnerable populations; public infrastructure improvements in low- to moderate-income areas; and job creation through business expansion and retention.

Funding for PY 2026 will include the FY Entitlement fund of $333,578 and prior year income of $9,044 from 2024 and $210,193 from 2025 which will be reprogrammed into the 2026 AAP towards housing rehab and public facilities and infrastructure improvements.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	333,578	0	219,237	552,815	667,156	PY 2026 is the third year of the ConPlan period. The expected amount available is 2 more years of the annual allocation.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of St. Cloud currently receives HUD CDBG funds only for the activities outlined in this plan. These grants do not require a matching contribution. However, the City is working to use CDBG funds to attract local and state funding whenever possible to increase resources for community needs.

The following other resources may be available to local non-profit and organizations to undertake the housing strategies identified in the plan:

- Osceola County SHIP funds to address affordable housing needs in the City.
- Continuum of Care Funds through Homeless Services Network to address homeless prevention in the City.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable. The City does not own any property that could be used to address the needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1B. Improve & Expand Public Infrastructure	2024	2028	Non-Housing Community Development	Low/Mod Tracts	Public Facility & Infrastructure Improvements	CDBG: $396,067	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7490 Persons Assisted
2	2A. Public Services	2025	2028	Non-Homeless Special Needs	Low/Mod Tracts	Public Services	CDBG: $50,035	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	3A. Housing Rehabilitation	2025	2028	Affordable Housing	Low/Mod Tracts	Affordable Housing	CDBG: $40.000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	5A. Effective Program Management	2024	2028	Non-Housing Community Development	Low/Mod Tracts	Effective Program Management	CDBG: $66,713	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	1B. Improve & Expand Public Infrastructure
	Goal Description	Expand and improve public infrastructure through development activities for residents living in low/mod income areas. Activities can include water and sewer improvements, adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.
2	**Goal Name**	2A. Public Services
	Goal Description	Improve and enhance public services, programs for youth, the elderly, and disabled, and general social/welfare public service programs for low- and moderate-income persons.
3	**Goal Name**	3A. Housing Rehabilitation
	Goal Description	Housing rehab activities will target LMI households with minor housing repair and other costs directly related with carrying out housing rehab activities. Rehab activities may include addressing code violations, emergency repairs, energy efficiency improvements, and handicap accessibility.
4	**Goal Name**	5A. Effective Program Management
	Goal Description	Effective program management will include general administration of the CDBG program, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of St. Cloud has identified the Community Development Block Grant (CDBG) projects for Program Year (PY) 2026. Funding will be allocated to improve public facilities and infrastructure, housing rehabilitation, public services, and program administration. In accordance with CDBG grant regulations, administrative costs are limited to a maximum of 20% of the annual grant allocation.

Projects

#	Project Name
1	CDBG Program Administration (20%)
2	CDBG Public Facilities & Infrastructure
3	CDBG Housing Rehabilitation
4	CDBG Public Service

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The 2024-2028 Consolidated Plan identified these needs and continues to guide fund use in the current AAP. Proposed PY 2026 activities will be available Citywide as direct benefit programs requiring income eligibility. Marketing efforts will target areas with the highest percentages of LMI persons.

The City of St. Cloud identified affordable, decent, safe, and sanitary housing as a priority for homeowners and renters. The Needs Assessment and Market Analysis highlight many cost-burdened owners and renters, especially among LMI households.

As an older urban city there is a need for code enforcement activities to keep housing structures maintained and safe. Approximately 15% of owner- and 26% of renter-occupied housing units were built before 1980. Main systems, such as plumbing, electrical and heating, need work and should be brought up to code. Older homes build before 1978 also pose a risk for lead-based paint hazards.

The City has also identified the need to revitalize low/mod areas in St. Cloud. These revitalization activities include improvements and expansion to public facility access, and improvements to public infrastructure such as streets, sidewalks, and ADA pedestrian access. In particular, need is fire equipment to improve responses times in low/mod areas.

Finally, there is a need to provide for economic development opportunities in the City, especially for low- to moderate-income (LMI) households as cost-burden remains the biggest issue in the City. The City will fund economic development activities that will create jobs for LMI residents.

Overall, the City through its planning efforts will use its limited resources to address the City of St. Cloud's greatest needs and improve the quality of life for its residents.

Obstacles to addressing underserved needs

Insufficient funding reduces the capacity to support numerous valuable public service programs, activities, and agencies, particularly those serving low- and moderate-income (LMI) and special needs populations, including the elderly, disabled, youth, and individuals at risk of homelessness. Consequently, not all needs can be addressed annually within the Consolidated Plan, and no funds will be allocated to economic development or public services in PY 2026.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Program Administration (20%)
	Target Area	Low/Mod Tracts
	Goals Supported	5A. Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	CDBG: $66,713
	Description	The City will utilize 20% of CDBG funds for Admin costs of the program citywide. General administrative costs include staff salaries/benefits, advertising, technical assistance, fair housing initiatives, preparation of application, annual action plans, environmental review record, CAPERs, advertising, audit, special studies, planning and management, and other administrative costs.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A, Other: 1
	Location Description	City Hall, 1300 9th Street, St. Cloud, FL 34769
	Planned Activities	The project matrix code is 21A, General Program Administration 570.206.
2	**Project Name**	CDBG Public Facilities & Infrastructure
	Target Area	Low/Mod Tracts
	Goals Supported	1B. Improve & Expand Public Infrastructure
	Needs Addressed	Public Facility & Infrastructure Improvements
	Funding	CDBG: $396,067
	Description	The City will utilize CDBG funds for public facility improvements in low/mod areas. In particular, need is sidewalk repaving in various streets.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 7,490 Persons Assisted
	Location Description	City Hall, 1300 9th Street, St. Cloud, FL 34769. Activities will take place citywide in low/mod areas.
	Planned Activities	Planned activities include sidewalk improvements throughout low/mod areas of the City. The project matrix code is 03L.
3	**Project Name**	CDBG Housing Rehabilitation
	Target Area	Low/Mod Tracts
	Goals Supported	3A. Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: $40,000
	Description	The City will utilize CDBG funds for housing rehabilitation for eligible LMI households
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 10 Household Housing Units
	Location Description	City Hall, 1300 9th Street, St. Cloud, FL 34769. Activities will take place citywide to eligible households.
	Planned Activities	Planned activities include housing rehabilitation activities for low- to moderate-income single-family households. The project matrix code is 14A.
4	**Project Name**	CDBG Public Service
	Target Area	Low/Mod Tracts
	Goals Supported	2A. Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $50,035

	Description	The City will utilize CDBG funds to Improve and enhance public services. These may include programs for youth, the elderly, and disabled, and general social/welfare public service programs for eligible LMI households.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Service activities other than low/moderate-income housing benefit: 100 Persons Assisted
	Location Description	City Hall, 1300 9th Street, St. Cloud, FL 34769. Activities will take place citywide to eligible households.
	Planned Activities	Planned activities include funding summer camp activities for youth. The project matrix code is 05D.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of St. Cloud allocates funding citywide to eligible individuals, nonprofits, and public facility projects rather than based solely on geography. CDBG assistance requires individuals or households to meet income qualifications for housing and public service support. Public facility and infrastructure improvements target low- to moderate-income census block groups identified as needing assistance.

The following profile of St. Cloud's population, age, and economic indicators is based on the U.S. Census Bureau's 2020-2024 American Community Survey (ACS) 5-Year Estimates. These data analyze the city's social, economic, housing, and demographic characteristics.

Population

Key points are (DP05):

- In 2024 the population was 65,130, a growth of 64% since 2014.

Age

Key points (S0101):

- Median age in St. Cloud is 36.0 years old
- Youth under age 18 account for 26.5% of the population
- Seniors age 65 or over are 17.7% of the population

Economic Profile

- The median household income in St. Cloud is $83,174.
- According to the U.S. Bureau of Labor Statistics, the annual unemployment rate for the City of St. Cloud in 2024 was 3.7% which is slightly higher than the year before at 3.3%.

See below in the discussion for a summary of Low-Income Household and Minority Concentrations

Geographic Distribution

Target Area	Percentage of Funds
Low/Mod Tracts	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of St. Cloud does not prioritize CDBG funded activities based solely on geographic areas. Instead, the City primarily targets low- to moderate-income (0-80% AMI) citywide. When planned activities are intended to serve low- to moderate-income individual clientele (LMC) or households (LMH) directly, they must meet income qualifications, as well as residency requirements in order to receive assistance from the program. City staff and/or one of its subrecipients will review eligibility of the applicant before the project/activity is initiated.

Public improvement activities do not target individual persons or households but will serve a community or neighborhood. These activities are said to have a low/mod income "area-wide" (LMA) benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby a majority of the households are at least 51% low- to moderate-income.

To determine these tracts the City will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which have defined the eligible Census Block Group Tracts within the St. Cloud. The identified tracts within the jurisdiction that are considered low-moderate income can be found on the HUD Exchange website at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Discussion

Low-Income Households Concentration

A "low-income concentration" is any census tract where the median household income (MHI) is 80% or less than the MHI for the City of St. Cloud. According to the 2020-2024 ACS 5-Year Estimates, the MHI in the City is $83,174. A tract is considered to have a low-income concentration if the MHI is $66,539 or less. Two tracts bordering East Lake Tohopekaliga have a concentration: 432.03 and 434.00.

Race/Ethnic Minority Concentration

A "racial or ethnic concentration" is any census tract where a racial or ethnic minority group makes up 10% or more of that group's citywide percentage. Data was taken from the 2020-2024 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that make up at least 1% of the City's population were analyzed.

Black or African American, non-Hispanic: This group makes up 4.8% of the citywide population, and a census tract is considered a concentration if 14.8% of the population is part of this racial group. There are no census tracts with a concentration.

Asian, non-Hispanic: Approximately 1.5% of the City population identifies as Asian. A census tract is considered a concentration if 11.5% of the population is part of this racial group. There are no census

tracts with a concentration.

Hispanic: Hispanics make up 52.0% of the City's population, and a census tract is considered a concentration if 62.0% of the population is part of this racial group. There are no census tracts with a concentration.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing preservation is a need in the City, and these needs will be addressed within the Consolidated Plan period through housing rehab activities. In PY 2026 the City will fund housing rehab through the Osceola Council on Aging.

The City will report on the goals and outcomes for affordable housing assistance for non-homeless households. Affordable housing will meet the terms that are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership as applicable to the select activities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeowner Housing Rehabilitated: 10 Household Housing Units

AP-60 Public Housing – 91.220(h)

Introduction

St. Cloud lacks a traditional public housing authority. Instead, the Osceola County Housing Agency, part of the Osceola County Human Services Office, administers the Section 8 program for both the county and St. Cloud. This agency collaborates with the City to address the housing needs of very low- and extremely low-income residents. The City recognizes the need for affordable, decent, safe, and sanitary housing. The Housing Agency plays a vital role in meeting this demand. Many households, especially those earning 50% or less of the Area Median Income (AMI), face severe housing challenges and cost burdens.

The Housing Agency currently administers 202 Housing Choice Vouchers (HCV) and 28 VASH vouchers. All Housing Choice Vouchers are leased, while half of the VASH vouchers are leased. The agency manages a total of 1,600 vouchers (HCV and Section 8), including 1,300 ported into Osceola County. It has identified a shortage of Housing Choice Vouchers to meet the demand from low-income households, including those requiring special accommodations.

Actions planned during the next year to address the needs to public housing

The City of St. Cloud and Osceola County lack a local housing authority. Nevertheless, the City collaborates with the Osceola County Housing Agency, which administers a self-sufficiency program within the Housing Choice Voucher Program. This agency will maintain compliance with all federal regulations governing the program. Furthermore, it seeks to enhance the self-sufficiency of participating families and to expand opportunities addressing their educational, socio-economic, recreational, and other human service needs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Although the City and Osceola County lack a local housing authority, the City partners with the Osceola County Housing Agency, which manages a self-sufficiency program under the Housing Choice Voucher Program and complies with all federal requirements. The agency promotes participant family self-sufficiency and supports expanding opportunities in education, socio-economic development, recreation, and other human services.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled. According to the Osceola County Housing Agency (FL201 OSCEOLA CO) and it's 5-Year Plan (2020) the agency has maintained a high performer rating for SEMAP since 2007.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of St. Cloud is included in the service area of the Homeless Services Network of Central Florida (HSNCFL), the lead agency for the Florida Coalition for the Homeless in Seminole, Orange, and Osceola Counties. Although homeless service agencies are limited within St. Cloud, the Community Hope Center, serving as the HSNCFL hub for Osceola County, is located nearby in Kissimmee. This section presents the homeless prevention initiatives implemented in St. Cloud and across the Continuum of Care (CoC) region.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of St. Cloud will continue supporting the local Homeless Services Network of Central Florida (HSNCF) Continuum of Care (CoC) agencies that assist homeless individuals, especially those unsheltered. These agencies coordinate programs, funding, and manage the Homeless Management Information System (HMIS). Mandated by the U.S. Department of Housing and Urban Development (HUD) for federally funded homeless programs, HMIS provides a comprehensive system to collect and share information about individuals experiencing homelessness and available services in Florida.

By streamlining recordkeeping, HMIS enables providers to accurately represent homelessness at program, agency, continuum, and statewide levels. Reports generated from HMIS data form the foundation for the CoC to assess, plan, and work toward preventing, reducing, and eliminating homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The unsheltered homeless population, according to HUD's definition, includes those living in places not meant for human habitation. Examples include bus stops, beaches, riverbeds, vans, RVs, and sidewalks. The sheltered homeless population consists of individuals in emergency shelters or transitional housing. This group also includes people leaving an institution where they temporarily stayed or who lack a fixed nighttime residence. A person is considered homeless if they are leaving an institution where they lived for up to 90 days. Additionally, someone is classified as homeless if they are losing their primary nighttime residence, such as a motel, hotel, or overcrowded living situation, within 14 days and lack the resources or support to remain housed.

Although the City does not receive ESG funds specifically to address the needs for emergency shelter and transitional housing, St. Cloud will continue collaborating with the CoC and homeless service providers to secure shelter for those in need. This includes providing both emergency and transitional housing options. Additionally, the City will refer homeless individuals to organizations that can offer permanent housing solutions for both the homeless and chronically homeless populations. Furthermore, the City is considering the use of future CDBG funds to demolish unsafe, abandoned properties and to provide

supportive services for the unsheltered population in the area.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of St. Cloud supports local agencies providing transitional housing for veterans and their families, families with children, victims of domestic violence, and individuals facing mental health or substance abuse challenges. The goal is to help these groups move into permanent housing. Most services are offered through the Homeless Services Network (HSN) of Central Florida CoC.

The HSC CoC uses a Coordinated Entry System (CES), a person-centered process that streamlines access to supportive services and housing through data-driven methods. CES reduces service gaps for individuals, families, veterans, and unaccompanied youth by identifying persons experiencing homelessness by name, enhancing coordination among housing agencies, optimizing community resource use, and applying a Housing First approach.

Homeless prevention services are available for youth at Covenant House Florida. Covenant House and other providers in neighboring jurisdictions offer temporary homeless shelters and are available for youth ages 18-21 years old.

Rental and utility assistance is also provided in the area for eligible individuals and families seeking to make the transition to permanent housing. These resources are limited, but can be accessed through Catholic Charities, Jewish Family Services, the Osceola County Council on Aging and Osceola County Human Resources.

Veterans and their families are provided a variety of social and housing assistance through The Transition House, Veterans in Crisis, Fighting for our Heroes Foundation and Veteran's Services.

Finally, there are a large variety of programs and services offered through the HSNCF network such as food banks and hot meal services, clothing banks, food stamps and other cash assistance, Medicaid assistance, legal services, medical referral services and bus services that help to offset some of the basic costs of living while households are working towards independent living.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of St. Cloud will maintain support for local agencies assisting families and individuals in transitional situations, especially those discharged from publicly funded institutions and care systems. The city will refer residents at risk of homelessness to these agencies. These service agencies provide assistance addressing various needs, including financial literacy counseling, emergency rent, mortgage, or utility payments, and job training, all designed to promote self-sufficiency and prevent homelessness.

As mentioned above, the City works with the HSNCF CoC, which utilizes a coordinated entry system (CES). CES is a person-centered process that streamlines access to supportive services and available housing using data-driven systems. Individual and families in need of assistance can get connected to CES through one of the community CES HUBs or call 2-1-1. To visit one of the CES HUB locations, see a list online at: https://www.hsncfl.org/hub-information/

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City completed and City Council approved the most recent Analysis of Impediments to Fair Housing Choice (AI) on July 25, 2019. The AI identified barriers to affordable housing:

Need for Affordable Rental Housing

The City of St. Cloud does not have a sufficient supply of rental housing. The monthly cost of rent for apartments has steadily increased due to the limited supply of rental housing.

Need for Affordable Housing for Sale

The median value and cost to purchase and maintain a single-family home in St. Cloud that is decent, safe, and sound, has increased significantly since the population of the area is growing and the demand for housing has increased, which limits the choice of housing for lower income households.

Need for Accessible Housing Units That Are For-Sale or Rent

There is a lack of accessible housing units in the City of St. Cloud. Most of the existing housing units do not have accessible features. The City's disabled population has grown to 15.65% of the total population.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In an effort to overcome or ameliorate barriers to affordable housing, the City of St. Cloud identified the following corresponding strategic actions for consideration and implementation. Further details are found in the Actions and Recommendations section of the AI.

<u>To Address the Need for Affordable Rental Housing</u>

Goal: The supply of affordable rental housing that is decent, safe, and sound will meet the needs of all renter households throughout the City, through new construction and in-fill housing, the rehab of vacant buildings, and the development of mixed-income buildings. Strategies include:

1. Support and encourage both private developers and non- profit housing providers to develop and construct new affordable mixed income rental housing that would be located throughout the City.
2. Support and encourage the rehabilitation of existing housing units in the City to create decent, safe, and sound rental housing that is affordable to lower income households.

3. Encourage the development of community living arrangements, transitional housing, elderly housing, and permanent housing for the disabled.

To Address the Need for Affordable Housing for Sale

Goal: For-sale single family homes for lower income households will be developed through new construction, in-fill housing, and rehab of vacant houses. Strategies include:

1. Support and encourage plans from both private developers and non-profit housing providers to develop and construct new affordable housing that is for-sale.
2. Support and encourage the acquisition, rehabilitation and resale of existing housing units to become decent, safe, and sound.
3. Support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for lower-income households to become homebuyers.
4. Support and provide funds for downpayment assistance to lower-income households to become homeowners.

To Address the Need for Accessible Housing Units Both for Sale and Rent

Goal: Increase the number of accessible housing units through new construction and rehab of existing housing units for the physically disabled and developmentally delayed. Strategies include:

1. Enforce the ADA and Fair Housing requirements for landlords to make “reasonable accommodations” to their rental properties so they become accessible to tenants who are disabled.
2. Promote programs to assist elderly and disabled homeowners in the City to make accessibility improvements to their properties in order for these residents to remain in their own homes.
3. Support and encourage the development of accessible.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of St. Cloud has outlined actions to overcome barriers for underserved populations: promote affordable housing, reduce lead hazards, decrease family poverty, strengthen institutions, and improve coordination among public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite efforts by the City of St. Cloud and social service providers, significant challenges persist in meeting the needs of underserved populations. The primary obstacle is the scarcity of funding, which limits support for numerous essential public service programs, activities, and agencies. To address this issue, the City will prioritize its constrained resources to focus on the most urgent needs in St. Cloud and improve the quality of life for residents in the areas with the greatest demand.

The following obstacles need to be addressed and overcome in order to meet underserved needs:

- Lack of decent, safe, sound, and affordable owner and renter housing
- High cost of rehabilitation work
- Accessibility improvements for populations who are aging in place
- Major rehabilitation of the City's aging housing stock
- Low wages in the service and retail sector job market

The City will continue its partnership with the Osceola Council on Aging to address affordable housing for populations who are aging in place.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City of St. Cloud continues carrying out the following activities throughout the 5-Year Consolidated Planning period:

Goal: Housing Rehabilitation - Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, roof replacements, and accessibility for people with disabilities.

Actions planned to reduce lead-based paint hazards

Lead-based paint (LBP) can pose serious health hazards, particularly in households with young children. LBP hazards can potentially affect any structure built prior to 1978, which was before LBP usage for housing was banned by law. As a historic urban city with many older housing structures, LBP remains a particular concern for a quarter of homes in St. Cloud.

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have

had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition, which have been supported by the City's CDBG housing program. The City of St. Cloud will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

The City will continue to reduce LBP hazards by prohibiting its use in CDBG-funded rehabilitation programs. All CDBG contracts will explicitly ban LBP and include federal regulations on its use and removal, along with lead-safe work practice requirements. If LBP hazards are found, the City will hire qualified personnel for risk management, paint testing, hazard reduction, and clearance. In cases of lead poisoning or elevated blood lead levels (BLL), the City will work closely with the state health department to identify causes and implement appropriate measures, especially when young children are affected.

Additionally, the City will ensure a number of activities to address LBP hazards in its affordable housing programs.

For Rehabilitation Programs the City will ensure that:

- All rehabilitation activities follow HUD regulations concerning lead-based paint assessment and any necessary interim controls.
- Applicants for rehab funding receive the required LBP info and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all LBP requirements.
- The level of federal rehab assistance is properly calculated, and the applicable LBP requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehab specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding LBP evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing LBP maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing LBP maintenance activities, when applicable.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy emphasizes attracting diverse businesses and supporting workforce development initiatives, including job training services for low-income residents. These economic

development efforts aim to reduce poverty levels in St. Cloud. The City also collaborates with local social service organizations that assist low-income residents. The activities outlined in this plan seek to decrease the number of families living below the poverty line in St. Cloud. Additionally, affordable housing initiatives provide stable and affordable housing through rehabilitation programs and code enforcement activities.

Ensuring continued compliance with Section 3 requirements is essential. These requirements mandate that contractors on projects funded by CDBG provide job training, employment, and contract opportunities to low- and very low-income residents to the greatest extent possible.

Actions planned to develop institutional structure

The City's CDBG Program Manager will coordinate activities among public and private agencies to ensure the Five-Year Consolidated Plan's goals are addressed by multiple partners. They will also facilitate linkages between these partnerships and develop new opportunities.

Effective implementation of the Consolidated Plan requires coordination among community and regional agencies to address local needs. Key agencies involved and additional available resources are described below.

Public Sector:

- City of St. Cloud - Mayor's Office
- City of St. Cloud - City Clerk
- City of St. Cloud - Building Department
- City of St. Cloud - Public Works Department
- City of St. Cloud - Police Department
- City of St. Cloud - Fire Department
- City of St. Cloud - Procurement Department
- City of St. Cloud - Park and Recreation Department

Non-Profit Agencies:

There are several non-profit agencies that serve target income households in the City of St. Cloud. The City will collaborate with these essential service providers. Some of them include:

- Osceola County Human Services Office
- Children's Advocacy Center
- Community Hope Center
- A Place for Grace
- Habitat for Humanity
- The Transition House
- Osceola Council on Aging

Private Sector:

The private sector plays a crucial role in collaborating on the services and programs outlined in the Consolidated Plan. It provides additional resources and expertise that can enhance existing services or address gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a range of assistance to residents, including health care, small business support, home loan programs, and assisted housing, among others. The City will collaborate with the following private sector organizations:

- Orlando Health St. Cloud
- Osceola County Association of Realtors
- Downtown Business Group
- St Cloud Chamber of Commerce

Actions planned to enhance coordination between public and private housing and social service agencies

The Procurement Services Department of the City of St. Cloud holds primary responsibility for administering the Annual Action Plan. The department coordinates activities among public and private organizations to implement various components and achieve the prioritized goals outlined in the Plan. The City maintains ongoing collaboration with public agencies, housing authorities, and social service organizations. It receives and reviews funding requests for Community Development Block Grant (CDBG) funds. These requests are evaluated and discussed by a committee of city staff, including the CDBG Program Manager and Procurement Services Director, and Grants Administrator.

Discussion:

The City of St. Cloud's CDBG Program Manager oversees the Consolidated Plan and Annual Action Plan, maintains progress records, and ensures compliance with all statutory and regulatory requirements. They keep documentation on service areas and income surveys. To ensure timely expenditures, the Program Manager schedules activities, manages fund drawdowns, and tracks expenditures with budget spreadsheets. If project activities cannot be completed within grant time limits, program modifications are considered. The Program Manager also continuously monitors sub-recipients for compliance.

CDBG-funded activities are monitored periodically, including during construction, with a final inspection assessing cost benefits and benefits to low- and moderate-income persons. On-site inspections review compliance with local building and housing codes. Financial statements and audit reports are required and filed. For activities subject to Davis-Bacon Wage Rates, employee payrolls must be submitted before payments, and on-site employee interviews are conducted. These monitoring standards apply to all City-administered projects and sub-recipient activities.

For each activity authorized under the National Affordable Housing Act, the Procurement Services Department has established fiscal and management procedures that will ensure program compliance and

fund accountability. Additionally, the Department will ensure that the reports to HUD are complete and accurate. The process is an on-going system of planning, implementation, communication and follow-up.

Comprehensive Planning Requirements

The comprehensive planning requirements include the development and consolidated plan process of the 5-Year ConPlan, the AAP, and CAPER. Citizen participation is a vital part of the Consolidated Plan process, and the City will make sure to follow its HUD approved Citizen Participation Plan (CPP) which helps guide the City to gather information which is an essential component in identifying the priority housing and community development needs in St. Cloud. These priority needs form the basis of the City's Strategic Plan in the ConPlan and annual goals and activities carried out in each subsequent AAP.

The ConPlan is developed every 5 years, with identified priority needs and goals to address these needs. Each year of the 5-Year plan, the City develops an AAP which identifies the projects and activities that will address and further the goals of the plan. This plan is required to be submitted to and approved by HUD each year to receive CDBG funding annually. At the end of each AAP program year, the City will report on the accomplishments and performance of the program through the CAPER. Citizen participation is required in the development of each of these stages as per 24 CFR 91.105.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This section is a summary of program specific requirements for the CDBG program. The City does not anticipate generating any program income through its CDBG program activities.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-109R Citizen Participation Plan Amendment

Procurement Agenda Item:
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.

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
As an entitlement community under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program, the City of St. Cloud is required to develop, adopt, and maintain a Citizen Participation Plan. The Citizen Participation Plan establishes policies and procedures that ensure residents have meaningful opportunities to participate in the planning, development, implementation, and evaluation of CDBG-funded activities. It also serves as the City's framework for public hearings, public notices, comment periods, and access to information, all of which are necessary to maintain compliance with HUD regulations and remain eligible to receive CDBG funding.

The Citizen Participation Plan is intended to encourage public involvement in the City's use of federal funds, with particular emphasis on providing low- and moderate-income residents, underserved populations, and other interested stakeholders the opportunity to participate in the decision-making process regarding community development priorities and funding allocations.

On July 25, 2019, the City Council approved Resolution No. 2019-137R, adopting the City's current Citizen Participation Plan. Since that time, HUD guidance and administrative practices have evolved, making updates to the plan appropriate. Resolution No. 2026-109R authorizes amendments to the Citizen Participation Plan to remove outdated language, update contact information and administrative procedures, clarify public participation processes, and ensure continued compliance with applicable HUD regulations. These revisions are administrative in nature and are intended to improve the clarity and effectiveness of the Plan while maintaining the City's commitment to transparency and public participation.

Legal Authority:
Code of Federal Regulations 24 CFR 91.505(a)(1)

Budget and Recommendation:
No cost associated with this item.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
08/20/2026 - Final Action

Attachments:
1. Resolution No. 2026-109R UPDATED
2. St. Cloud CPP Updated

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.

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS**,** in order for the City to qualify for these funds, it must have an approved Citizen Participation Plan prepared in compliance with 24 CFR Part 91.105, Citizen Participation Plan, Local Governments; and

WHEREAS, the City will amend the previously adopted Citizen Participation Plan in August 2026 in conformance with the citizen participation requirements denoted within the federal regulations; and

WHEREAS, the Citizen Participation Plan sets forth the City of St. Cloud's policies and procedures for citizen participation by encouraging citizens to participate in the development of the City's Five Year Consolidated Plan and Annual Action Plans, any amendments to these plans, and the Consolidated Annual Performance and Evaluation Reports (CAPER); and

WHEREAS, the city of St. Cloud has prepared an amended Citizen Participation Plan and public notice has been published in the local newspaper for a minimum of thirty days prior to adaptation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida**,** as follows:

SECTION I. That the Mayor, on behalf of the City of St. Cloud, Florida, is set to approve in all respects the amended Citizen Participation Plan set forth in Exhibit "A" attached hereto.

SECTION II. That the City is COGNIZANT of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant Program with Federal financial assistance.

SECTION III. Conflict. Any resolution or part thereof in conflict with this resolution is hereby repealed to the extent of such conflict.

SECTION IV. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 20th day of August 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED.
deBeaubien, Simmons, Knight, Mantzaris & Neal LLP

_____
Daniel F. Mantzaris, City Attorney



Citizen Participation Plan

City of St. Cloud, Florida
for the
Community Development Block Grant Program

July 9, 2026

CITY OF ST. CLOUD
CITIZEN PARTICIPATION PLAN
July 9, 2026

FOR THE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

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CITIZEN PARTICIPATION PLAN
FOR THE CITY OF ST. CLOUD, FLORIDA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGAM

SECTION I – GENERAL:

This Citizen Participation Plan is prepared in compliance with 24 CFR Part 91.105, *Citizen Participation Plan, Local Governments.* This Citizen Participation Plan sets forth the City of St. Cloud's policies and procedures for citizen participation by encouraging citizens to participate in the development of the City's Five Year Consolidated Plan (ConPlan) and Annual Action Plans (AAP), the Annual Performance Reports (CAPER), or a Substantial Amendment to any of these plans or reports, for the City's Community Development Block Grant (CDBG) program.

SECTION II – STANDARDS OF PARTICIPATION & GOALS FOR PARTICIPATION:

The Standards of Participation and Goals for Citizen Participation in the City of St. Cloud, Florida, are as follows:

A. All aspects of the Community Development Block Grant (CDBG) Program and all other programs, if applicable, shall be conducted in an open manner with freedom of access for all interested persons, groups and/or organizations.

B. To the greatest extent possible, there shall be involvement of: (1) low- and moderate-income persons, especially those living in slum and blighted areas; (2) people living in areas where CDBG funds are proposed to be used; (3) residents of predominantly low- and moderate-income neighborhoods; (4) members of minority groups; (5) residents of comprehensive neighborhood revitalization areas; (6) the elderly; (7) persons with disabilities; and (8) all persons directly or indirectly impacted or affected by the Community Development Block Grant Program, Section 108 Loan Guarantee Program, and/or all other programs, if applicable.

C. Public Hearings shall be held in areas occupied by and accessible to low- and moderate-income individuals. In addition, the City of St. Cloud's CDBG Program Manager will speak to any group about the City's Community Development Block Grant Program, its past performance and its proposed or future activities.

D. Citizens shall be provided, to the greatest extent possible, with timely and adequate information for the purpose of meaningful input into the CDBG Program and all other programs, if applicable.

E. Low- and moderate-income persons, residents of slum and blighted neighborhoods, residents of predominantly low- and moderate-income neighborhoods; members of minority groups; residents of neighborhood revitalization strategy areas (NRSAs); the elderly; persons with disabilities; and all persons directly or indirectly impacted or affected by the Community Development Block Grant Program and all other programs, if applicable, shall be encouraged to submit their views and proposals regarding the these programs.

F. The City will encourage the participation of local and regional institutions, Continuums of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in the process of developing and implementing

the consolidated plan. This includes coordination with the Osceola County Housing Agency.

SECTION III – SCOPE OF PARTICIPATION:

A. Consolidated Plan Development:

Prior to and during the development of the ConPlan/AAP, the City of St. Cloud will seek public comments through public meetings and public hearings as well as meetings with local officials and interested local organizations. The review of the plans and performance reports under the CDBG program and any other programs are available to determine the type of services that were provided within the communities.

The City shall make available to the public the following plans and reports:

1. The Five-Year Consolidated Plan (ConPlan)
2. Annual Action Plan (AAP)
3. Consolidated Annual Performance Evaluation Report (CAPER)
4. Citizen Participation Plan (CPP)
5. A Substantial Amendment to any of the above plans or reports.

The City will publish these documents in order to afford citizens an opportunity to examine the documents' contents, and to provide further opportunity for comments (written and orally) and citizen feedback regarding the proposed document. A brief summary of each plan and/or report is to be published in newspapers of general circulation that will afford citizens the opportunity to provide written comments for the appropriate comment period prior to adoption.

Additionally, all plans and reports, listed above, shall be made available, in their entirety, for reading upon request at the offices of the City of St. Cloud's Procurement Services Director and via the website At https://www.stcloudfl.gov/ Copies of the proposed plan and/or report will be made available, free of charge, for individuals who request them.

A period of no less than thirty (30) days shall be made available for public review and comment for the Consolidated Plan, Annual Action Plan, Citizen Participation Plan and any Substantial Amendments to these Plans. The City shall make the Consolidated Annual Performance and Evaluation Report available for fifteen (15) calendar days (24 CFR 91.105(d).

Plan/Report	Minimum Required Comment Period
Consolidated Plan and/or Annual Action Plan	30 days
Citizen Participation Plan	30 days
Substantial Amendment to ConPlan, AAP or CPP	30 days
Consolidated Annual Performance Evaluation Report	15 days
Analysis of Impediments to Fair Housing Choice	N/A. Not Required.

During declared emergency situations, such as pandemics or natural disasters, the requirement to publish the notice and summary in a newspaper of general circulation described above may be suspended. The City shall at a minimum publish public notices on the City of St. Cloud's website and promote such advertisements on social media as available. Furthermore, a shorter time period for notification may be allowable by HUD waivers. The timelines adopted will be those established by HUD at the time.

B. Public Hearings & Meetings:

All public hearings and meetings shall be held in a timely fashion and shall be accessible to all segments of the City's population including accommodations for persons with disabilities. These meetings shall be held at a time and place that is convenient and accessible to potential or actual beneficiaries.

1. Public meetings/hearings shall be held on a continuous basis, at least two (2) times per year at different stages of the program year for the purpose of obtaining citizen views on the development of needs, the review of proposed activities, and review of program performance. At least one (1) public hearing must be held during the planning process in the development of the plans and before the development of the plans before the proposed Five-Year Consolidated Plan or Annual Action Plan are published for comments.
2. Public meeting/hearing notices shall be published at least fourteen (14) calendar days prior to the hearing date and shall be advertised in the local newspaper of general circulation in the area.
3. In the event that the City is operating under a declared local, state, or federal emergency, or when circumstances limit the public's ability to attend meetings in person, the City may conduct public hearings and citizen participation activities through virtual or alternative communication methods as permitted by applicable laws and HUD guidance. Public notices will include information on how residents may access the meeting, provide comments, and request accommodations. The City will continue to encourage participation from all residents, including low- and moderate-income persons, minorities, persons with disabilities, elderly individuals, and persons with limited English proficiency. When virtual hearings are utilized, reasonable efforts will be made to ensure the public has an opportunity to review proposed actions, submit comments, and participate in the decision-making process. The City may conduct hearings in person, virtually, or through a hybrid format, as appropriate, to ensure continued compliance with citizen participation requirements while promoting public health, safety, and accessibility.

C. Public Notice:

1. A notice will be published in the local newspaper of general circulation in the City that the proposed Five-Year Consolidated Plan and Annual Action Plans will be on public display for a period of not less than thirty (30) days in order to receive citizen comments prior to approval by the governing body.
2. Copies of the proposed plans will be available at the following:
   a. City of St. Cloud – City Hall
      1300 9th Street, St. Cloud, FL 34769
   b. On the website at https://www.stcloudfl.gov/
3. Included in the Plans will be an Executive Summary of the proposed plan which describes the contents, purpose, and a list of the locations where copies of the entire proposed Five-Year Consolidated Plan and Annual Action Plans may be examined. In addition, a reasonable number of free copies of these Plans will be made available to citizens or groups that request it.
4. The City of St. Cloud will consider any comments or views of citizens received in writing or orally at the public meetings/hearings in preparing the final Five-Year Consolidated Plan and Annual Action Plans. A summary of all comments, including those comments not accepted and the reason therefore, shall be attached to the final Five-Year Consolidated Plan and Annual Action Plans.
5. Final copies of the Five-Year Consolidated Plan and Annual Action Plans will be available for public inspection at the following locations:
   a. City of St. Cloud – City Hall
      13009th Street, St. Cloud, FL 34769
   b. On the website at https://www.stcloudfl.gov/
6. During declared emergency situations, such as pandemics or natural disasters, the requirement to publish the notice and summary in a newspaper of general circulation described above may be suspended. The City shall at a minimum publish public notices on the City of St. Cloud's website and promote such advertisements on social media as available. Furthermore, a shorter time period for notification may be allowable by HUD waivers. The timelines adopted will be those established by HUD at the time.

D. Continuing Activities:

All continuing activities shall be subject to the citizen participation process as herein outlined.

E. Access to Records:

The City maintains copies of all plans, reports and amendments for each program year in the City offices as per 24 CFR 91.105(i). The City shall provide full and timely disclosures of its program records. The City will provide these disclosures within a reasonable period of time. Additionally, all public and non-private records and documentation concerning the Community Development Block Grant Program and all other applicable programs shall be made available by appointment

during the hours of 9:00 AM to 4:00 PM, Monday through Friday. Personnel records, and the personal financial records of program participants/applicants, are not available for public inspection.

F. Substantial Amendments to the Five-Year Consolidated Plan and Annual Action Plans:

1. Definition:

At times the City may need to make changes to the Consolidated Plan and/or Annual Action Plan. The City must determine the nature of the required changes and in such cases where the changes are considered substantial, must produce what HUD refers to as a Substantial Amendment to the Consolidated Plan/Annual Action Plan (24 CFR 91.105(c)).

The Substantial Amendment process will occur when the following changes exist:

To the Five-Year Consolidated Plan:

a. A change to the Priority Needs identified in the Strategic Plan;
b. A change to the Goals identified in the Strategic Plan;
c. A change to the Target Geographies/areas identified in the Strategic Plan; and
d. New entitlement grants are awarded to the City,

To the Annual Action Plan:

a. A change to the Annual Goals identified in the Annual Action Plan;
b. A change to the Target Geographies/Areas identified in the Annual Action Plan;
c. When a Project previously described in the Annual Action Plan is canceled;
d. Creation of a new Project not previously described in the Annual Action Plan;
e. Revision to an existing project which changes the purpose, scope, location or beneficiaries of the program;
f. A change of 50% or more of the funding allocated from one eligible existing Project to another.

2. Procedure:

A description of the substantial amendment to the Five-Year Consolidated Plan or the Annual Action Plan will be published in the local newspaper of general circulation. A period of no less than thirty (30) days will be provided to receive citizen comments prior to the approval of the amendment. The date, time, and place of the public meeting/hearing shall be listed.

a. The City will consider any comments or views of citizens received in writing or orally at the public hearing, in preparing the substantial amendment of the Five-Year Consolidated Plan or Annual Action Plans. A summary of any comments or views, as well as a summary of any comments or views not accepted and reason therefore, shall

be attached to the substantial amendment of the Five-Year Consolidated Plan and Annual Action Plan.

b. The City shall submit to HUD a description of the adopted substantial amendment via IDIS.

G. Copies of Substantial Amendments to the Five-Year Consolidated Plan, Annual Action Plans and Consolidated Annual Performance and Evaluation Reports:

Copies of the above will be available for reading upon request at the offices of the City of St. Cloud's Procurement Services Director and via the website At https://www.stcloudfl.gov/

H. Emergency Activities:

During the course of implementation of the CDBG program, if the City makes an emergency declaration as a result of a situation or condition that has arisen through no fault of the City, immediate action or remediation may be taken. If CDBG funds are not available to resolve or remediate that situation or condition, the City may proceed with corrective action during the 30-day comment period. The City must publish a notice concurrently, in the newspaper of general circulation in the area, and allow citizens to respond to the expenditure of CDBG funds during the 30-day comment period.

I. Consolidated Annual Performance and Evaluation Report (CAPER):

A notice will be published in the local newspaper of general circulation in the area informing the public of the availability of the City's CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and providing the opportunity to comment on the CAPER. A period of no less than fifteen (15) calendar days from the date of publication shall be provided to receive citizen comments prior to adoption by the City Council of the City of St. Cloud.

The City will consider any comments or views of citizens, received in writing or orally, concerning its Consolidated Annual Performance and Evaluation Report. A summary of these comments or views shall be attached to the CAPER.

J. Non-English Speaking Residents:

Non-English Speaking residents may request translation services for public hearings and translated copies of all CDBG-related planning documents. The City of St. Cloud's CDBG Program Manager will need to be notified at least three (3) days in advance of a public meeting/hearing that accommodations are needed, including non-English speaking residents, so that arrangements can be made to accommodate the resident, including a translator, at the public hearing/meeting. Also, a summary of the minutes of the hearing will be transcribed, when requested, for the benefit of non-English speaking persons.

K. Citizens Comment on Substantial Amendments to the Citizens Participation Plan:

The City of St. Cloud will provide citizens with the opportunity to comment on any Substantial Amendments to this Citizen Participation Plan. Copies of this proposed Citizen Participation Plan will be available at the City of St. Cloud City Hall and on the website at https://www.stcloudfl.gov/. A public notice will be published in the local newspaper of general circulation in the City for a period of thirty (30) calendar days prior to the adoption of the Citizens Participation Plan by the City of St. Cloud in order for citizens to comment on the plan. Copies of the Citizens Participation Plan will be made available upon request, in a format accessible to persons with disabilities. Substantial amendments to this plan will follow the same procedure as the adoption of the original plan.

Citizens may also provide written and oral comments at public hearings and written feedback via mail addressed to the following:

City of St. Cloud
Attention: Procurement Services Director
1300 9th Street
St. Cloud FL 34769

The Procurement Services Director may also be reached by telephone for oral comments at (407) 957-7212 and email comments at purchasing@stcloudfl.gov.

When responses are warranted, written comments/complaints regarding any facet of the CDBG Program or its implementation in St. Cloud are answered in writing. Unless specific circumstances exist, which prevent immediate action, written replies are mailed within fifteen (15) working days, where practical, after receipt of the written comment/complaint (or oral comment/complaint if made during a public meeting/hearing).

L. Plans to Minimize Displacement of Persons and to Assist any Persons Displaced:

The City of St. Cloud, in accordance with the Uniform relocation Assistance and real Property Acquisition Policies Act of 1970, the 1988 Common Rule, and the 1989 Barney Frank Act, will provide relocation assistance, as described in 24 CFR 570.606(b)(2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the City of St. Cloud will include, but not be limited to, the following steps to minimize the displacement of persons from their homes:

1. Avoid, as much as possible, Action Plan funded projects which permanently displace persons from their homes.

2. Fully advise any residents who may be displaced of their rights and options

for relocation benefits as required by federal regulations.

3. Assist displaced residents in filling out any required forms for assistance or to appeal City decisions regarding displacement or the level of relocation benefits.

M. Additional Citizen Participation Activities:

Consultation of Area Agencies

Under 24 CFR.91.100 (a)(1) as part of the Consolidated Plan process, the City shall consult with other public and private agencies that provide assisted housing, health services, and social services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. The City shall also consult with community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws when preparing the Consolidated Plan including participants in Fair Housing organizations, nonprofit organizations that receive funding under the Fair Housing Initiative Program and other public and private fair housing service agencies, to the extent that such entities operate within the jurisdiction. Additionally, the consultation process will include consultation with regional government agencies in addition to adjacent units of general local government and local government agencies. This includes local government agencies with metropolitan-wide planning and transportation responsibilities, partially for problems and solutions that go beyond the City's jurisdiction.

When preparing the description of the non-housing community development needs, the City will notify adjacent local governments, to the extent practical, and will submit a copy of the draft Plan to the public for review and comment.

Under 24 CFR.91.100 (c)(1) as part of the Consolidated Plan development process, the City shall also consult with public housing authorities (PHAs) operating within the jurisdiction. This consultation will continue to consider public housing needs, planned programs and activities under the Consolidated Plan as well as strategies for affirmatively furthering fair housing specifically to address any fair housing issues in the public housing and Housing Choice Voucher programs. The consultation process requires the City to address the needs of public housing and, where necessary, the manner in which it will provide financial or other assistance to a troubled PHA to improve the PHA's operations and remove the designation of troubled.

Public Access to Data Sources

As part of the Consolidated Plan, the County will utilize HUD provided data sets and mapping tools. When applicable, the County will reference these data sets in plans and reports as well as provide a link to such data sources within the draft documents. This shall provide citizens and community stakeholders the opportunity to review the data utilized to set priority needs, goals and objectives.

Residents of Public and Assisted Housing

Residents of public and assisted housing are stake holders with HUD in that they receive rental assistance from HUD. These residents are therefore encouraged to

participate in the planning and execution of the CDBG program because they are also eligible to benefit from the expenditure of HUD federal funds.

Environmental Review

In certain instances, the participation consists of publication of specific actions/findings, including a description of the project, its locations, submission of relevant data to applicable local, state and federal agencies for review and comment, and the County's approval of federal environmental findings relating to the Request for Release of funds from HUD.

Conflicts of Interest

The County will comply with all federal regulations governing conflicts of interest, specifically as outlined in 24 CFR 570.611, as same may be amended from time to time.

SECTION IV – COMPLAINTS AND TECHNICAL ASSISTANCE

A. Complaints:

Citizens wishing to submit a complaint regarding any portion of the citizen participation process and/or development of the CDBG documents, Consolidated Plan/AAP, Performance Report or amendment to any of these documents, may do so according to the following procedure:

1. Formal complaints should be submitted in writing to:

City of St. Cloud
Attention: Procurement Services Director
1300 9th Street
St. Cloud FL 34769

The Procurement Services Director will refer the complaint to the appropriate City staff member for written response regarding the complaint. The written response will be mailed within fifteen (15) business days of the receipt of the complaint.

2. If the complainant is not satisfied with City's response, the complainant can appeal the decision to the Mayor. The Mayor will have thirty (30) business days to take further action as deemed necessary to address the complainant's concerns.

3. If complainants are not satisfied with the decision of the City staff, a written complaint may be submitted to the HUD Regional Office at:

U.S. Department of Housing and Urban Development
Attention: Field Office Director
Jacksonville HUD Office
400 West Bay Street, Suite 1015

Jacksonville FL 32202-4410

B. Technical Assistance:

Pursuant to the Housing and Community Development Act of 1974 (as amended) and its implementing federal regulations, the City's Procurement Services Director shall provide technical assistance when requested by public and private agencies, non-profit public benefit organizations and individuals for the purpose of assisting the agency or individual in developing its proposal for consideration of Consolidated Plan funding, provided the proposal is eligible and qualifies per HUD regulations(24 CFR 91.105(i)). Technical assistance shall include but not be limited to:

1. Assisting in better defining the proposal by outlining specific information the applicant(s) should gather and include in their proposal.
2. Referring applicant to other public and private agencies which may help gather or provide needed information and/or technical assistance.
3. Developing preliminary cost estimates for the proposal.
4. Preparing very basic conceptual descriptions and/or drawing of the proposal.
5. Providing for final review of the proposal for completeness prior to its official submission to the Procurement Services Department for consideration for funding.

In addition to the technical assistance for development of proposals, the Procurement Services Director will continue providing assistance for implementation; and administration and monitoring of CDBG-funded projects. This assistance includes such things as:

6. Obtaining environmental clearance for projects.
7. In certain instances (depending on staff workload), implementing activities on behalf of the subrecipient.
8. Providing guidance in the solicitation and contracting process for hiring a consultant to ensure compliance with applicable local, state and federal regulations.
9. Assisting in reviewing and monitoring consultant's work.
10. Providing guidance in bid advertisement for construction to ensure compliance with all applicable requirements.
11. Assisting in monitoring contractors and subcontractors during and after construction for compliance with HUD regulations.
12. Acting as mediator in disputes between subrecipient and contractor.
13. Providing CDBG and Section 108 Loan Program application workshops for non-profit organizations.

THIS CITIZEN PARTICIPATION PLAN WAS ADOPTED BY THE CITY OF ST. CLOUD, AT ITS REGULARLY SCHEDULED MEETING HELD ON THE 20TH DAY OF AUGUST 2026.

CITY OF ST. CLOUD, FL

Christian B. Robertson, Mayor

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-110R APD Community Center Roof Change Order

Procurement Agenda Item:
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.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Per Kevin Felblinger, Public Works Director, the contractors completed a roof deck bore as part of their due diligence during the pre-bid meeting for the Community Center re-roofing project. This bore showed the roof deck was a normal depth. After the contract was awarded and they removed the existing roof deck the contractor discovered that the roof deck had uneven thicknesses. This uneven decking thickness created fastening problems because the fasteners would not achieve the consistent resistance. That inconsistent resistance makes the new membrane susceptible to wind blowout and substrate damage, thus voiding the manufactures warranty. The manufacturer was contacted and recommended new fasteners that met the intent of the project while avoiding unintended damage to the roof deck. This recommendation included replacing the proposed mechanical fastening method with an adhesive that will secure the membrane to the manufacturer's specifications and maintain the applicable warranty.
Had the contractor proceeded with the original method, the roof membrane would not have properly been secured to the deck. The manufacturer would not have approved a warranty on the product, and we would have sustained damages to the roof deck.

Legal Authority:
Resolution No. 2026-035R

Budget and Recommendation:
Budgeted up to $238,006.04 (original approved cost of -$230,006.04 / plus an additional contingency of $8,000.00 for a total of $238,006.04)
120-7080-519-62-00
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
08/20/2026 - Final Action

Attachments:
1. Resolution No. 2026-110R

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.

WHEREAS, the City has an Agreement for Community Center Reroofing project with APD Construction, LLC on a Task Authorization Basis for Roofing Contractor Services, dated April 21, 2026, and

WHEREAS, the City executed a task authorization for APD Construction, LLC approved by Council Resolution No. 2026-035R on April 9, 2026, for Community Center Reroof, and

WHEREAS, the City is in need of adding a contingency of $8,000.00 to this project therefore increasing the total project amount to $238,006.04.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The City Manager is authorized and is directed to enter into a first amendment to the task authorization to that certain Agreement dated April 21, 2026, and any amendments thereto, between the City of St. Cloud and APD Construction, LLC, as more particularly set forth in Exhibit 'A', attached hereto and incorporated herein by reference.

SECTION II. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 20th day of August 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-111R Lift Station Installation and Rehabilitation Services

Procurement Agenda Item:
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.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
ITB No. 2026-071 Lift Station Installation and Rehabilitation Services was advertised in the Orlando Sentinel, VendorLink, Florida Department of Management Services, and on OpenGov beginning on June 14, 2026, with a due date of July 21, 2026. OpenGov shows that there were 1,309 notifications to matching vendors and 95 planholders for this ITB.
Eight (8) submittals were received from the following companies (in alphabetical order):

1. APEC LLC
2. Carr & Collier, Inc.
3. Central Florida Liftstations, Inc.
4. Danus Utilities, Inc.
5. Marolf Environmental LLC
6. Prime Construction Group, Inc
7. US Water Services Corporation
8. WCDEL LLC DBA Treasure Coast Infrastructure

All eight (8) submittals have shown themselves to be responsive and responsible.

Legal Authority:

St. Cloud Procurement Policy Article III, Sec. 4

Budget and Recommendation:
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 (General Fund, Stormwater Fund, or Capital Project Fund) on an as-needed basis from various approved projects and budgeted expenditure accounts.
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
08/20/2026 - Final Action

Attachments:
1. Resolution No. 2026-111R

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.

WHEREAS, requested submittals have been received in response to Invitation to Bid No. 2026-071 Lift Station Installation and Rehabilitation Services, and

WHEREAS, the City of St. Cloud intends to engage multiple qualified contractors to provide lift station installation and rehabilitation services on a per project basis, and

WHEREAS, the submittals have been regularly processed; and submittals have shown themselves to be responsive and responsible based upon identified components in accordance with the invitation to bid and the anticipated needs of the City of St. Cloud.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The City Manager is authorized and they are directed to enter into contracts, as approved by the City Attorney, 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 to provide lift station installation and rehabilitation services, on an as-needed basis for the City of St. Cloud for work on various projects.

SECTION II. Once approved by the Council, the City Manager, or Designee, shall have the authority to execute 1) agreement renewals which do not increase the annual not to exceed amount and 2) contract amendments which do not increase the not to exceed amount of the contract or the scope of services as approved by the Council.

SECTION III. The Mayor and/or City Manager are specifically authorized to withhold the formal written agreements upon his determination of any matter or factor, hereafter coming to his attention, which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

SECTION IV. The City Manager is authorized and is directed to issue a purchase order or "confirmation letter" to said provider.

SECTION V. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 20th day of August 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
deBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-112R Automotive Fleet Maintenance and Repair Services

Procurement Agenda Item:
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.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
The City utilizes as-needed fleet maintenance and repair services to support the ongoing operation and reliability of its diverse vehicle fleet. Services may include automotive maintenance and repairs, vehicle body and collision repairs, and related services. These services will provide auxiliary support to City staff and existing fleet operations, helping ensure vehicles remain safe, operational, and available to support essential City services.

ITB No. 2026-045 Automotive Fleet Maintenance and Repair Services was advertised in the Orlando Sentinel, VendorLink, Florida Department of Management Services, and on OpenGov beginning on May 24, 2026, with a due date of June 30, 2026. OpenGov shows that there were 842 notifications to matching vendors and 46 planholders for this ITB.
Ten (10) submittals were received from the following companies (in alphabetical order):

1. All American Auto Body Inc.
2. Earl W Colvard Inc Dba Boulevard Tire Center
3. Jarrett Gordon Ford
4. Just Quality Truck and Bus Services
5. Kisselback Ford
6. Mullinax Ford

7. Orlando City Auto Body
8. South Bay Lube, Inc. dba Jiffy Lube
9. T2T Services LLC
10. V&V Business Solutions

All ten (10) submittals have shown themselves to be responsive and responsible.

Legal Authority:
St. Cloud Procurement Policy Article III, Sec. 4

Budget and Recommendation:
Undetermined at this time as goods and services are provided on an as-needed basis. These contracts will be utilized by the Fleet Division and ultimately charged to the end user (General Fund, Sanitation Fund, or Stormwater Fund) on an as-needed basis from various approved projects and budgeted expenditure accounts.
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
08/20/2026 - Final Action

Attachments:
1. Resolution No. 2026-112R

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.

WHEREAS, requested submittals have been received in response to Invitation to Bid No. 2026-045 Lift Station Installation and Rehabilitation Services, and

WHEREAS, the City of St. Cloud intends to engage multiple qualified contractors to provide lift station installation and rehabilitation services on a per project basis, and

WHEREAS, the submittals have been regularly processed; and submittals have shown themselves to be responsive and responsible based upon identified components in accordance with the invitation to bid and the anticipated needs of the City of St. Cloud.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The bids of 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 made in response to ITB No. 2026-045 Automotive Fleet Maintenance and Repair Services, were found to be responsive, responsible, and/or otherwise, their acceptance is in the best interest of the City of St. Cloud.

SECTION II. The City Manager is authorized and is directed, where appropriate, to execute formal written agreemenst in the furtherance of obtaining the materials and/or services as approved by the City Attorney between the City of St. Cloud, Florida and 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.

SECTION III. Once approved by the Council, the City Manager, or Designee, shall have the authority to execute 1) agreement renewals which do not increase the annual not to exceed amount and 2) contract amendments which do not increase the not to exceed amount of the contract or the scope of services as approved by the Council.

SECTION IV. The Mayor and/or City Manager are specifically authorized to withhold the formal written agreements upon his determination of any matter or factor, hereafter coming to their attention, which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

SECTION V. The City Manager is authorized and is directed to issue a purchase order or "confirmation letter" to said provider.

SECTION VI. This resolution shall take effect upon adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 20th day of August 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
deBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

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Daniel F. Mantzaris, City Attorney

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-113R Minnesota Avenue Parking Lot

Procurement Agenda Item:
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.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
ITB No. 2026-011 Minnesota Avenue Parking Lot was advertised in the Orlando Sentinel, VendorLink and on OpenGov beginning on June 7, 2026, with an original due date of July 23, 2026. OpenGov shows that 9,982 vendors were notified and there were 109 planholders for this ITB. The deadline for questions was 5:00 pm on June 26, 2026. Thirteen (13) submittals were received from the following companies in alphabetical order:

1. APEC LLC
2. Arnco Construction
3. Danny Martinez, Inc.
4. DCRV Contracting, LLC
5. GPH Services
6. Icon Construction Enterprise, LLC DBA Asphalt Icons
7. Jim’s Complete Construction, LLC
8. MVB & Associates, Inc.
9. New Edge Construction
10. ROW Solutions, LLC
11. S.A. Casey Construction
12. SEMCO Construction, Inc.
13. W.T. Comp, Inc.

The submittals by Danny Martinez, Inc., GPH Services, New Edge Construction, and ROW Solutions, LLC were deemed non-responsive.
Icon Construction Enterprise, LLC DBA Asphalt Icons was found to be the lowest responsive, responsible bidder in the best interest of the City.

Legal Authority:

St. Cloud Procurement Policy Article III, Sec. 5.

Budget and Recommendation:
Budgeted: $362,326.14/ Actual Cost: up to $362,326.14
Capital Projects Fund
300-9595-522.34-00
PW2501
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
08/20/2026 - Final Action

Attachments:
1. Resolution No. 2026-113R

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.

WHEREAS, requested bids were received in response to ITB No. 2026-011 Minnesota Avenue Parking Lot, and

WHEREAS, the bids have been regularly processed and reviewed, and recommendation has been made to City Council, by or at the direction of the City Manager, and full discussion having been held thereon, and

WHEREAS, the bid of Icon Construction Enterprise, LLC DBA Asphalt Icons was determined to be in the best interest of the City of St. Cloud, and

WHEREAS, in order to keep this project on schedule, the City Manager needs the authority to execute the construction agreement, required performance and payment bonds, construction change orders, amendments and other related construction contract documents as needed to expedite construction of the project up to the approved project budget.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The bid of Icon Construction Enterprise, LLC DBA Asphalt Icons for, made in response to said ITB No. 2026-011 is found to be the lowest, responsive, responsible, and/or otherwise, its acceptance is in the best interest of the City of St. Cloud.

SECTION II. The City Manager is authorized and is directed, where appropriate, to execute a formal written agreement in the furtherance of obtaining the materials and/or services as approved by the City Attorney between the City of St. Cloud, Florida and Icon Construction Enterprise, LLC DBA Asphalt Icons.

SECTION III. The City Manager is specifically authorized to withhold the formal written agreement upon determination of any matter or factor, hereafter coming to their attention, which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

SECTION IV. The City Manager is authorized and is directed, where appropriate, to issue a purchase order or "confirmation letter" to said bidder upon a final review of the award process.

SECTION V. The City Manager or designee is authorized to execute required performance and payment bonds, construction change orders, amendments and other related construction contract documents as needed to expedite construction of the Minnesota Parking Lot up to the approved project budget.

SECTION VI. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 20th day of August 2026.

CITY OF ST. CLOUD

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ATTEST: Christian B. Robertson, Mayor

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Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

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Daniel F. Mantzaris, City Attorney

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-114R Stryker Medical ProCare Services

Procurement Agenda Item:
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.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Per Jason Miller, Fire Chief, utilizing this cooperative contract allows the City of St. Cloud to purchase EMS equipment and maintenance services at contract pricing. Maintenance services include parts, labor, travel, and battery systems used with existing Stryker medical equipment. This service provides manufacturer-authorized maintenance, inspection, testing, and support necessary to ensure equipment reliability, safety, and operational readiness.

Legal Authority:
City of St. Cloud Procurement Policy Article VIII, Sec. 1.

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

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
08/20/2026 - Final Action

Attachments:
1. Resolution No. 2026-114R

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.

WHEREAS, the City of St. Cloud requires access to critical care and emergency medical services (EMS) equipment and related maintenance services on an as-needed basis to support the City's operations; and

WHEREAS, the City previously authorized the utilization of Sourcewell Contract No. 041823-STY with Stryker Sales, LLC through Resolution No. 2024-075R for the purchase of EMS equipment; and

WHEREAS, the City of St. Cloud wishes to authorize the continued utilization and expanded scope of Sourcewell Contract No. 041823-STY with Stryker Sales, LLC to include critical care equipment and maintenance services and to repeal any prior resolutions or portions thereof that are inconsistent with this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The Sourcewell award to Stryker Sales, LLC for the purchase of Critical Care and EMS Equipment shall remain in effect and is hereby expanded to include critical care equipment and related maintenance services.

SECTION II. The City Manager is authorized and is directed to issue a purchase order or “confirmation letter” to said bidder upon a final review of the award process.

SECTION III. The City Manager is specifically authorized to withhold the purchase order or “confirmation letter” upon her determination of any matter or factor, hereafter coming to her attention which may indicate such action is not in the City’s best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

SECTION IV. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 20th day of August 2026.

CITY OF ST. CLOUD

_____

ATTEST: Christian B. Robertson, Mayor

_____

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-116R Police Officer/Corporal Collective Bargaining Agreement

Human Resources Agenda Item:
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.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The City negotiated a collective bargaining agreement with the Florida State Lodge Fraternal Order of Police, Inc. Lodge 180, effective 10/1/2026 through 09/30/2029. The union members voted to ratify this contract. Significant changes include a market adjustment to pay ranges to keep wages competitive with surrounding agencies, increasing the overtime threshold to 86 hours in a 14-day pay period in accordance with FLSA Section 7(k), and providing for both parties to reopen Article 35 in Years 2 and 3 of the life of this contract to renegotiate wages for their respective fiscal years.

Legal Authority:
Florida Statute §447.309

Budget and Recommendation:
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.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
08/20/2026 - Final Action

Attachments:
1. Resolution 2026-116R Police Officer Corporal CBA
2. 2026-2029 PD Officers Corporals Contract_Final
3. 2026-2029 PD Officers Corporals Contract_Redlined
4. Summary of Contract Changes

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.

WHEREAS, the City of St. Cloud and Union Local 180, comprised of full time Police Officers and Police Corporals, have negotiated in good faith and have mutually agreed upon all forty-eight (48) articles and associated appendices, and

WHEREAS, the Union ratified the contract on August 12, 2026.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The Mayor is authorized and directed to execute the attached Collective Bargaining Agreement between the City of St. Cloud and the Florida State Lodge Fraternal Order of Police, Inc Lodge 180.

SECTION II. This resolution shall have an effective date of October 1, 2026.

PASSED AND ADOPTED, by the City Council of the City of St. Cloud, Florida on this 20th day of August 2026.

CITY OF ST. CLOUD, FLORIDA

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:

_____
Daniel F. Mantzaris, City Attorney

COLLECTIVE BARGAINING AGREEMENT

Between the

CITY OF ST. CLOUD, FLORIDA

and

FLORIDA STATE LODGE FRATERNAL ORDER OF POLICE, INC.

POLICE OFFICER and CORPORAL UNIT

LODGE 180

October 1, 2026 through September 30, 2029

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Article 1 – Preamble

1.1 This Agreement entered into this 1st day of October, 2026 between the City of St. Cloud, Florida, hereinafter “The City” and The Florida State Lodge Fraternal Order of Police Inc., hereinafter “The Union.”

Article 2 – Recognition

2.1 The City recognizes the Union as the exclusive bargaining representative for all full-time employees of the City of St. Cloud Police Department, as certified by the Public Employees Relations Commission in Certification 1915, in the following classifications:

INCLUDED: All permanent full-time employees in the classifications of police officer, police corporal, and police detective.

EXCLUDED: The police chief, all ranks above corporal, reserve and probationary officers, and all other managerial and confidential employees (specifically those persons holding the positions of internal investigator or police accreditation officer).

Article 3 – Voting

3.1 Bargaining unit employees whom are registered to vote and whose work hours do not allow sufficient time for voting shall be allotted sufficient time upon approval by a supervisor and not to exceed two (2) hours time off, with pay, to vote during primary, special, or general elections.

3.2 Employees reporting for work on a voting day shall vote on their way to work as long as voting does not negatively impact staffing levels. No employee shall report to work later than two hours after the scheduled shift change. Any employee who submits a false claim to voting will be subjected to disciplinary action up to and including termination.

3.3 If utilizing time off, with pay, to vote employees shall be required to notify in writing or e-mail their immediate supervisor of their intent to vote in advance and receive approval prior to taking the time.

3.4 Employees will be allowed to vote while on-duty for so long as staffing levels are not negatively impacted. Employees will, however, make reasonable efforts to vote via absentee ballots or during early voting periods.

Article 4 – Management Rights

4.1 It is the right of the public employer to determine unilaterally the purpose of each of its constituent agencies, set standards of services to be offered to the public, and exercise control and discretion over its organization and operations. It is also the right of the public employer to direct its employees, take disciplinary action for proper cause, and relieve its employees from duty because of lack of work or for other legitimate reasons. However, the exercise of such rights shall not preclude employees or their representatives from raising grievances, should decisions on the above matters have the practical consequence of violating the terms and conditions of any collective bargaining agreement in force.

4.2 If it is determined that civil emergency conditions exist including, but not limited to, riots, civil disorders, hurricane conditions, or similar catastrophes, the provisions of this Agreement may be suspended by the City Manager during the time declared emergency, provided that the wage rates and monetary fringe benefits shall not be suspended. Impacted employees and the Union shall be given notice in writing (email) with as much advanced notice as possible.

4.3 Management may exercise any Management rights as set forth in Chapter 447, Florida Statutes and/or as determined by the Public Employees Relations Commission or a Court of competent jurisdiction.

Article 5 – Work Stoppages

5.1 Neither the Union nor employees shall participate in a strike against the City by instigating or supporting in any manner a strike. Any violation of this Article shall subject the violator to the penalties provided under Florida Statute Section 447.507 or any other applicable law.

Article 6 – Dues Deductions

6.1 The City agrees to deduct from the pay of employees covered by this Agreement, dues imposed on its employees by the Union, an amount certified to be current by the Treasurer of the Union. Dues shall be deducted once bi-weekly from each employee of the bargaining unit, after the employee individually requests such deductions. The City will begin such deductions no later than 30 days after the Human Resource Department has received the signed authorization form. The Union shall advise the City of any change in dues, in writing, at least 30 days prior to its effective date.

6.2 The City shall transfer funds to the Union by Direct Deposit to the account provided by the Union.

6.3 Insufficient Pay for Deduction:

In the event an employee's salary earnings within any pay period, after deduction of court mandated deductions, withholding of social security, retirement, health insurance, and any other Citywide deductions are not sufficient to cover dues, it will be the responsibility of the Union to collect these dues for that pay period directly from the employee.

6.4 Termination of Deductions:

Deductions for Union dues shall continue until either: (1) revoked by the employee by providing the City's Human Resources Director and the Union with 30 days written notice that he is terminating the prior authorization; (2) the termination of employment of the authorized employee; or (3) the transfer, promotion, or demotion of the authorized employee out of this bargaining unit.

6.5 Indemnification:

The Union shall indemnify, defend, and hold the City, its Officers, Officials, Agents, and Employees harmless against any claim, demand, suit, or liability (monetary or otherwise), and for all legal attorney's fees and costs arising from any action taken in complying with this Agreement. The Union shall promptly refund to the City any funds received in accordance with this Agreement, which are in excess of the amount of dues, which the City has agreed to deduct.

Article 7 – Nondiscrimination

7.1 Neither Party shall discriminate nor sanction intimidation against any employee because of the employee's membership in the Union and non-union membership or their political affiliation, or for the exercise of any rights or privileges provided under this Agreement or by any Federal, State or Local Law, or Ordinance. The parties also agree that they will not discriminate against any employee because of their race, ancestry, ethnicity, color, religion, national origin, sex, age, sexual orientation, gender identity, marital or familial status, genetic information, military or veteran status, or physical or mental disability. Nothing in the Agreement prohibits an employee from utilizing an appropriate Local, State, or Federal Agency for the purpose of filing a discrimination complaint.

7.2 Any references in this Agreement to employees of the male gender are used for convenience only and shall be construed to include both male and female employees.

7.3 The Union agrees to adhere to the City's Equal Employment Opportunity Policy against sexual harassment and any other type of harassment.

Article 8 – Call-Back, Call-Out, and Stand-by Pay

8.1 Call-Back Time

An unscheduled return to duty status is necessitated by a failure to comply with directions from a supervisor or failure to comply with policy (e.g. an employee is called back to return Departmental property or to correct or re-submit improperly completed reports, correspondence, or legal process). An employee called back to work after regular working hours shall be compensated for actual hours worked.

8.2 Call-Out Time

A. An unscheduled return to duty status requiring a commute by a full-time member shall be considered a call-out. A return to duty status is only considered unscheduled if, when the member last left duty status, the member was not aware of having to return to duty at any other time than that on the work schedule, and if the member had less than eight (8) hours' notice of the schedule change. Work time scheduled in advance, even if the work time is during a member's normal time off, is not considered a call-out.

1) Call-outs shall be paid at the rate of time and one-half with a minimum of two (2) hours, regardless of the actual time physically worked during the work period.

2) Compensation for call-outs for members with an assigned radio and agency vehicle shall be computed from the time the member logs in-service and concludes when the member logs out of service with the Telecommunications Section or when the member would have reported to normal duty, whichever is sooner.

3) Call-out time shall not be subject to flex unless the member chooses to do so within the current pay period.

8.3 On-Call Duty

A. On-call time is defined as periods in which the employee is ordered or required by the Police Chief (or designee) to be readily accessible by telephone or telephone paging device and not performing actual work, but in readiness to perform actual work when the need arises. Employees shall, when placed on stand-by, shall be prepared to arrive at the department, within one (1) hour after being called out. If traffic or another unforeseen circumstance will impact the ability of the member to respond within 1 hour, the member is required to notify their direct supervisor as soon as the unforeseen circumstance is known to them.

B. Such On-Call time, when the employee is not working, is not considered time worked, but is compensated at the rate of $12.00 per day ($84.00 per 7-day week). Detectives and Traffic Homicide Units in on-call status will be compensated at the rate of $12.00 per day.

C. Members in an authorized On-Call status are authorized limited use of their department vehicle to facilitate an expeditious return to duty. If the member is using the department vehicle while in an on-call status, the member shall be prepared to respond directly to the location of the call-out upon notification they are being called out, this includes proper attire and the equipment necessary to respond.

D. Members assigned to SWAT, CNT, ESU, and Marine Patrol Division due to their permanent /semi-permanent "on-call" status shall be compensated at $153.84 per pay period. Members in these units are exempt from Article 37.1. This stipend shall be pensionable income. This payment does not count toward hours worked for the purpose of calculating overtime. Payment will be provided to eligible union members regardless of the number of specialty teams they have been assigned to in this category.

Article 9 – Prevailing Rights, Rules, and Regulation

9.1 Except as modified by a specific provision of this agreement, the City of St. Cloud Employee Handbook, Administrative Regulations, Department SOPs/SOGs or, any other recognized City rules or Departmental Policies shall govern the employees covered hereunder. Should the City exercise its discretion to amend or modify any provisions, as stated above, it shall mail or deliver a copy of any such amendment or modification to the Union at least fifteen (15) days prior to the effective date, and the Union may request impact bargaining. Rules and regulations for the purpose of this Agreement shall be defined as, and include: City of St. Cloud Employee Handbook, St. Cloud Police Department Standard Operating Procedures, St. Cloud Police Department Rules and Regulations, General Orders, or any memorandum or other document affecting benefits or terms and conditions of employment. "Rules and Regulations" also include current policies and practices of the City, which may not be reduced to writing. The City reserves the rights to amend, change, or terminate any rule or regulation.

9.2 The Union agrees that its employees shall comply with all rules and regulations. Disciplinary action may be taken after the adoption of a new rule or regulation the employee knew or should have known of the rules and regulation change. All employees are expected to have knowledge of the rule or regulation change by the end of the next shift.

9.3 The Police Chief may implement, without Union involvement or approval, an emergency SOP, SOG, or General Order when warranted. As soon as reasonably practical, the Police Chief will notify a Union Department Representative of the emergency SOP and the Union may request impact bargaining.

Article 10 – Union Business & Publication of Agreement

10.1 The two (2) Union Department Representatives or designees shall be permitted to serve a formal grievance while on duty. All other union-related business is prohibited while the employee is on duty.

10.2 The two (2) Union Department Representatives or designee may be permitted time off, with pay, at the Police Chief or their designee's discretion to attend to union business that directly affects the City. Examples of compensable activities include, but are not limited to, attending grievance meeting, attending arbitration, and attending collective bargaining negotiations between the City and the Union.

10.3 The Union shall, in writing, provide the City the name of the two (2) Union Department Representatives.

10.4 The City and the Union will cooperate regarding formatting prior to publication. Upon completion of such a review, the City will furnish to the Union an electronic copy via e-mail in digital (Word) format. Within five (5) business days of the Agreement's final approval, the City will post the final Agreement on the City's Intranet site and advise each member via email of the Agreement's availability on the site.

Article 11 – Vacation/Sick Leave

11.1 Annual leave is a benefit extended to full-time employees for personal relaxation and family enjoyment and employees are encouraged to take vacation leave. Annual vacation leave when used does not count towards time worked for the purposes of FLSA overtime.

11.2 Shift employees - Accrual of annual Leave hours is as follows:

LENGTH OF SERVICE	VACATION HRS/YR
Completion of 6 months	40
Completion of 1 year	40
1 - 2 years	88
2 - 3 years	96
3 - 4 years	104
4 - 5 years	120
5 - 6 years	128
6 - 7 years	136
7 - 8 years	144
8 - 9 years	152
9 - 14 years	160
14 - 19 years	176
19+ years	200

11.3 Employees are entitled to accrue annual leave with pay on a bi-weekly basis and are eligible to utilize this benefit after completion of six (6) months of continuous satisfactory service following date of regular full-time employment, with appropriate approval.

11.4 The appropriate number of annual leave hours will be credited to the employee every pay period.

11.5 Annual leave shall not be taken prior to the date it is earned/accrued.

11.6 Annual leave shall be used in a minimum of one-quarter hour increments, with the exception of leave pursuant to the Family and Medical Leave Act.

11.7 Annual leave must be appropriately approved.

Payment of Annual Leave upon Separation

11.8 Employees resigning voluntarily will receive vacation leave credit earned as of the date of resignation. There will be a maximum vacation accrual carryover of four hundred and forty (440) hours from year to year. The accrued vacation will be paid out at the employee's rate of pay at the time of separation/dismissal. Employees dismissed or discharged for theft or destruction of City property, an employee of the public's property, or another employee's property, will not receive the earned vacation leave. Employees dismissed/separated for any other reason will receive payment for the vacation leave except those dismissed/separated during the probationary period.

Sick Leave Accrual

11.9 Paid sick leave is a benefit extended to regular full-time City employees to provide the security of continued pay within certain limitations. Paid sick leave is provided for a genuine need of the employee and is not an automatic entitlement to days off with pay. Sick leave does not count towards time worked for purposes of FLSA.

11.10 Accrual of sick leave is as follows: 4 hours per pay period (106 hours per year)

11.11 Employees shall be able to use sick leave as earned/accrued, with appropriate approval.

11.12 Employees who do not utilize their earned/accrual sick leave during the year in which it is earned may accumulate it for carryover with no maximum accrual limit.

Sick Leave Incentive

11.13 Employees with a minimum of eighty (80) hours of sick leave accrued as of December 1 of each year and who maintains a minimum of eighty (80) hours accrual at all times from December 1st through November 30th of the next year, will be able to convert excess sick leave hours to a payment between December 1st and December 25th if funding is available, as conditions permit, and as approved by the City Manager in the best interest of the City.

The payment will be one (1) hour's pay at the regular straight time rate for each (4) four hours of sick leave earned but not used during the preceding twelve (12) months. The maximum payment for an employee who uses no sick leave during the conversion year is the number of hours earned between December 1st and November 30th but not used, divided by four (4), multiplied by the employee's regular straight time rate.

The conversion of sick leave hours earned but not converted to a payment will result in the loss or deduction of the balance of hours paid from the employee's total sick leave accrual. An employee may either select the payment and deduct the value of hours paid from the total sick leave accrual, or the employee may choose in lieu of a payment to retain the sick leave hours earned but not used and have those hours earned count towards the employee's total sick leave accrual. This election can only be made once a year no later than December 1st.

Uses of Sick Leave:

11.14 An eligible employee shall be able to use sick leave as earned, subject to approval, and the same may be granted for the following purposes:

11.15 Personal illness or injury of employee, which is non-work, related or connected with City service;

11.16 Work related injury to supplement workers' compensation benefits to include hours missed as a result of light duty;

11.17 Personal illness or injury of an employee of the employee's immediate family, as defined by the City Employee Handbook;

11.18 Medical or dental consultation or treatment of the employee or minor children of the employee; or immediate family employee as defined City Employee Handbook;

11.19 Temporary impairment (work connected and/or non-work connected.).

Sick Leave Bank

11.20 The Sick Leave Bank procedure is set forth in Article 47.

Article 12 – Shift Exchanges & Shift Bidding

12.1 Shift exchanges must be approved by persons having the rank of Sergeant and above. Employees shall give at least twenty-four (24) hours' notice of intent to utilize a shift exchange. Should an employee fail to work or arrange a replacement for an approved shift exchange, the employee who failed to work or arrange a replacement shall no longer be allowed to participate in shift exchanges for a period of ninety (90) days.

12.2 Effective January 1, 2024, employees assigned to patrol operations will participate in the "Shift Bid" process. Employees assigned to a position outside of patrol operations and who want to transfer back may also participate in the process.

12.3 Squad and shift configurations shall be posted no later than September 15th for the following calendar year.

12.4 Results of the "Shift Bid" shall be posted no later than October 31 of each year.

12.5 New shift/squad assignments shall take place on the 1st day of the 1st full pay period in January of each year.

12.6 The Department shall maintain a list of employees who request a transfer within patrol operations outside of the "shift bid" window of time. These request(s) shall be ranked by seniority with the St. Cloud Police Department.

Article 13 – Holidays

Union Holiday Hours

13.1 In lieu of any holiday or premium pay for hours worked or not worked on City designated holidays or floating holidays as specified by the City Council, bargaining unit members shall receive 116 hours of Union Holiday Hours. Union Holiday Hours, when used, will not count as time worked for the purposes of calculating FLSA overtime.

13.2 Except for the initial year of this contract, Union Holiday Hours shall be credited to bargaining unit members on October 1st of each year. For the initial year, these hours shall be credited effective October 3, 2026.

13.3 Bargaining unit members hired shall be credited with Union Holiday Hours at a prorated amount of 9.67 hours per month beginning with the first whole month of employment through the remainder of the fiscal year.

13.4 Bargaining unit members who separate employment with the City and who have used their Holiday Hours in excess of the prorated allotment shall have their final paycheck reduced by the number of hours used in excess of 9.67 hours per month.

13.5 Union Holiday Hours shall not be eligible for accrual or carry over into a subsequent fiscal year.

13.6 Union Holiday Hours may be scheduled as vacation during the vacation selection process.

13.7 Union Holiday Hours may be used to supplement sick hours if needed. Union Holiday Hours shall only be used as sick time if the employee has exhausted all sick time accruals.

13.8 Any Union Holiday Hours not used by September 1st will be paid out to the employee as straight time hours prior to September 30th. These hours will be credited at the employees' straight time hourly rate. This bulk payment of hours shall not count as hours worked for the purposes of overtime calculations.

Article 14 – Uniforms

14.1 All uniforms, safety equipment and protective clothing which employees are required to wear in performance of their work shall be furnished by the City to employees without cost. It shall be the obligation of the employees to maintain such items in good and presentable condition and to notify the City in advance of a need for repair or replacement of any such item.

14.2 The City makes the determination as to what type of uniforms, protective clothing and safety equipment are to be purchased and provided to its employees.

14.3 Upon termination of employment with the City, all issued articles of clothing and equipment shall be surrendered by the employee. The employee will not be held accountable for equipment and clothing that are deemed unserviceable due to normal wear and tear. Equipment and/or clothing that are otherwise unserviceable or missing shall be treated as an advance on wages earned, and are the responsibility of the employee and, to the extent permitted by law; the cost for those items may be deducted from the employee's final paycheck.

14.4 Only clothing issued by the City or approved by the Police Chief are to be worn while on duty. Bargaining unit employees may wear one union pin on dress uniforms.

14.5 Class A Uniforms are only to be worn on special occasions, as designated by the Police Chief.

14.6 Laundering of Uniforms and Criminal Investigations Unit clothes shall be provided at no charge to the employees.

14.7 Criminal Investigations Unit employees and employees assigned to positions requiring non-issue clothing will receive a one-time one thousand dollars, net ($1000.00) per year clothing allowance. If an employee enters the unit after October the clothing allowance shall be prorated monthly. Employees who leave the unit are not required to reimburse the clothing allowance. Employees will also receive an annual shoe allowance of $180.00, net.

Article 15 – Hours of Work & Overtime

For the purpose of this Agreement, a shift means the time during which an employee is scheduled on duty. Any significant changes in the current shift configurations shall be bargained with the Union.

15.1 The standard payroll workweek shall begin at 0001 hours Saturday and end at 2400 hours Friday. Officers assigned to work twelve (12) hour shifts shall be scheduled to work an average of eighty (84) hours per fourteen (14) day pay period.

A. Bargaining unit members will be assigned by the Chief (or designee) to one of the following 12-hour shifts, with no separately designated unpaid meal break:
   1) Day shift: 6:00 am to 6:00 pm
   2) Swing shift: 10:00 am to 10:00 pm (Weekdays)
      3:00 pm to 3:00 am (Friday – Sunday)
   3) Night shift: 6:00 pm to 6:00 am

B. Management reserves the right to modify the swing shift hours (outlined in (2) above) depending on changes in call volume patterns and will provide no less than 15 calendar days' notice.

C. Management reserves the right to modify the swing shift hours (outlined in (2) above) due to special events and provide proper notice if this swing shift schedule changes.

15.2 The Police Chief or designee will define assignments for specialty pay.

15.3 Management has the right to establish lineup time for officers and corporals. Lineup time for police officers will not exceed fifteen (15) minutes and for corporals will not exceed thirty (30) minutes per shift. Personnel so assigned and scheduled shall be paid their straight time hourly rate or may elect compensatory time for all hours while attending lineup. Any work performed during the lineup period, other than shift briefing, is considered time worked for overtime purposes.

15.4 Employees' regular schedule will include a minimum of two (2) consecutive days off during each workweek unless their unit's work schedule causes a backward rotation in days off (e.g., a change from Sunday/Monday of one (1) week to Sunday/Saturday of the next). This does not prohibit scheduling of mandatory training time.

15.5 All sworn employees shall be allowed a meal break. The meal break shall be forty-five (45) minutes for those scheduled to work a twelve (12) hour shift and thirty (30) minutes for those scheduled work less than 12 hour shifts. The meal break shall occur during their regular work shifts, workload permitting.

15.6 No employee shall be required to work a split shift or back-to-back work shifts. Whenever a shift rotation occurs, employees will be entitled to at least eight (8) scheduled hours of off duty time prior to returning to work. It is understood that overtime may preclude eight (8) off-duty hours between shifts. During a daylight savings time change, employees will be entitled to at least seven (7) hours of off-duty time should a shift rotation occur.

15.7 Except as provided in this Agreement or in operational emergencies, an employee will not be required to adjust hours, shift, or days off from those scheduled with less than seven (7) calendar days (168 Hour) advance notice. In those instances where adjustments in the schedule occur, the employee will be given as much advance notice as possible.

15.8 Employees assigned to Criminal Investigation Division, Traffic Enforcement Unit, and/or Community Relations Unit are subject to adjustments of their hours and/or days to meet the circumstances at hand. Management will give as much advance notice as possible when adjustments are made. This provision shall not apply to a City ordinance-

permitted public assembly, parade or an event held at any City property when the Department has at least five (5) calendar days' notice of the event.

15.9 It is understood that a daylight-saving time change will cause the time clocks to be advanced one (1) hour during the Spring of each year. The City agrees that employees working during the actual time period when the clocks are advanced will be paid as time worked for the one (1) hour loss from the standard work shift.

15.10 The Department may elect to create a different regular shift, not to exceed 12 hours, in which case employees may be scheduled to work an average of eighty (84) hours per fourteen (14) day pay period.

15.11 Employees shall be required to work overtime when ordered. Overtime shall be scheduled following departmental Policies and Procedures and administered following the provisions of this Agreement.

15.12 In accordance with the Fair Labor Standards Act Section 7(k), all authorized time worked, except for line-up time, in excess of 86 hours per 14 day pay period shall be paid at the premium overtime rate of time and one-half (1 ½) hours pay at the regular hourly rate or, at the employee's discretion, compensatory time at the rate of one and one- half (1 ½) for each hour or portion thereof worked.

15.13 An employee ordered to return to work overtime shall be paid for a minimum of two (2) hours or the actual hours worked, whichever is greater. This minimum does not apply to hours scheduled and appended to the employee's regular shift.

15.14 Employees required by the Department to attend training sessions outside of their regularly scheduled hours of work will be compensated in accordance with provisions of the Fair Labor Standards Act. Employees required by the Department to attend training sessions during their scheduled hours of work shall not be charged paid leave time to make up the difference between the length of a training session and their regularly scheduled hours of work. Employees will receive a full shift of pay if released early from training. This full shift of pay shall only apply if the short training day would cause the employee to fall below the normally scheduled hours worked for the week.

15.15 An employee ordered to attend any previously scheduled meeting that occurs outside of regular working hours or during the employee's regularly scheduled work hours when the employee has previously been told or permitted to take the day off (example: union holiday) shall be compensated for actual hours worked. However, the employee shall receive a minimum equivalent to two (2) hours of straight pay. The two (2) hour minimum shall not apply when the meeting is scheduled to begin within one (1) hour of the start of the shift in which case there shall be a one (1) hour minimum. If the meeting occurs within one hour of the end of the employee's shift, the employee's shift will be extended, and the employee paid for the actual time worked.

Article 16 – Seniority & Layoff

16.1 Seniority for the purpose of this Agreement is defined as follows:

A. Classification Seniority:

Shall refer to service time as a police officer or as a police corporal. Classification seniority for officers with no rank is defined as the total prior service as a sworn law enforcement officer for the St. Cloud Police Department. Employees within each respective rank shall determine classification seniority based on the employee's appointment to that rank.

B. Departmental Seniority:

Shall be defined as total prior credited service as a sworn law enforcement officer for the St. Cloud Police Department and will be equal to the employee's total length of service as a sworn employee of the City.

Should a separated bargaining unit employee subsequently return to City employment and have prior service, the employee's seniority date shall be adjusted to reflect their past service.

16.2 Classification Seniority shall be used for layoff, recall and vacation preference. Seniority will be considered as a factor when transferring employees.

16.3 In the event of a layoff for any reason, the Department and the Union will meet to determine the layoff procedure.

Article 17 – Discipline and Discharge

17.1 The City shall not discipline or dismiss any regular employee bound by this Agreement except for proper cause and the only exception to this shall be to a probationary employee who has not been appointed as a regular employee.

17.2 It is agreed that the Police Department has the right to discipline or discharge employees for proper cause. Disciplinary matters shall be subject to the grievance procedures.

17.3 During the term of this Agreement, all complaints, reprimands, or other records of disciplinary action, to include CJSTC forms, against each employee which are reduced to writing and placed in his/her personnel file, shall be duplicated and a copy sent to the employee, if requested by the employee.

17.4 The procedure for discipline and discharge shall be in accordance with the Policies and Procedures of the Department as issued by the Chief of Police, or designee, the City Employee Handbook, or as contained in this Agreement, or Florida Statute Chapter 112, et. Seq.

17.5 The City of Saint Cloud shall comply with the procedures set forth in Florida Statutes Chapter 112 (Law Enforcement Officers Bill of Rights) whenever an officer is under investigation that could result in disciplinary action.

17.6 Upon written request to the Chief of Police, and with Police Chief's written approval, an employee may forfeit accrued vacation leave in lieu of a suspension without pay. The request for vacation leave, in lieu of suspension, without pay shall not be a combination of vacation with suspension unless all vacation leave has been used. Utilization of vacation leave not yet accrued shall not be permitted.

17.7 Prior to the "Subject Officer(s) investigatory interview, all documents and evidence shall be made available to the Subject Officer(s) in an online "share folder," with sufficient time for review. This is in no way a waiver of rules governed by "Administrative Warnings." Employees will not be compensated if they choose to review case evidence during off duty time.

17.8 All oral testimony given in an interview conducted by the assigned investigator(s) shall be sworn testimony.

17.9 Nothing herein shall prevent the Department from investigating an anonymous complaint.

17.10 Discipline Resolution:

A. An employee may request in writing a meeting to discuss the resolution of the charges filed against an employee.

B. The meeting will be attended by the employee and will be allowed to request the presence of a FOP representative and/or counsel, and any other person deemed necessary by the Chief of Police or designee.

C. The purpose of the meeting will be to discuss potential discipline and to determine if a consensus can be reached on the appropriate discipline, if any.

D. If the parties reach a consensus, that consensus will be reduced to writing by the Police Chiefs designee and forwarded to the Chief of Police for approval.

E. If the Chief of Police approves the agreement, the consensus reached shall be implemented and the investigation and grievance process is considered as complete.

F. If, however, the Chief of Police does not approve the proposed agreement, the matter will progress as if no meeting had been held.

G. Nothing discussed at any meeting so held shall be binding upon either party until a final report is approved by the Chief of Police and nothing discussed at the meeting shall be used against the employee if a consensus is not implemented.

17.11 Discharge of probationary police officers shall not be subject to the grievance/arbitration procedure until after successful completion of the probationary period when the rank of regular police officer is attained.

17.12 The FOP shall be notified at least one (1) business day prior to the imposition of discipline when the recommended discipline is separation.

17.13 When considering discipline history, and past practice, cases beyond two (2) years shall not be considered.

17.14 Restitution may be issued in accordance with City policy for verbal or written disciplinary actions.

Article 18 – Grievance Procedure

18.1 A bargaining unit employee covered by this agreement may elect to pursue their grievance, through either the city policy and procedures or the grievance procedures provided in Article 18 excluding Arbitration. Bargaining unit employees will follow all written and verbal orders given by superiors even if such orders are alleged to be in conflict with this agreement. Compliance with such orders will not prejudice the right to file a grievance within the time limits contained herein, nor shall compliance affect the ultimate resolution of the Grievance.

18.2 A "Grievance" is a claimed violation of a specific provision of this agreement. No grievance will or need to be entertained or processed unless presented in the manner described herein, and unless filed in a manner provided herein within the time limits prescribed herein. A grievance may be filed by a bargaining unit employee or by the Union. In either case, the procedure to be followed will be the same. Grievances, which are filed by the Union on behalf of the Union itself or entire bargaining unit, shall be filed with the Chief or their designee at Step 2, within the time period prescribed in Step 1. Grievances involving discipline shall be filed with the Chief or their designee at Step 2, within the time period prescribed in Step 1.

18.3 Grievances will be filed utilizing the attached Grievance Form and processed in the following manner and strictly in accordance with the following stated time limits.

Step 1: An aggrieved bargaining employee shall present in writing the grievance to the aggrieved employee's Lieutenant within ten (10) calendar days of the occurrence of the event(s) which gave rise to the grievance. The grievance shall be signed by the employee and shall state: (a) The date of the alleged events which gave rise to the grievance; (b) the specific Article or Articles and paragraphs of this Agreement allegedly violated; (c) statement of the fact pertaining to or giving rise to the alleged grievance; and (d) the specific relief requested. If the Lieutenant deems appropriate, the Lieutenant may meet with the Grievant, their Representative, and the Union State Staff Representative prior to issuing their decision. The Lieutenant shall, within ten (10) calendar days after presentation of the grievance, render their decision on the grievance in writing with copies to the grievant (if an individual employee), the Union, the Police Chief and the Human Resources Director.

Step 2: Any grievance, as filed in writing at Step 1, which cannot be satisfactorily settled with the Lieutenant, shall be taken up with the Police Chief or at the discretion of the Police Chief, the Deputy Police Chief. The grievance as specified in writing in Step 1 above, shall be filed with the Police Chief or at the discretion of the Police Chief, the Deputy Police Chief within ten (10) calendar days after the due date of the Lieutenant response in Step 1 above. The Chief of Police shall, within fourteen (14) calendar days after filing of the grievance meet with the Grievant, their Representative, and the Union State Staff Representative. The Police Chief shall, within ten (10) calendar days after the grievance meeting, render their decision on the grievance in writing, with copies to the Grievant (if an individual employee), the Union, and the Human Resources Director.

Step 3: Any grievance which cannot be satisfactorily settled in Step 2 above, shall then be taken up with the City Manager. The grievance as specified, in writing, in Step 1 above, shall be filed with the City Manager within ten (10) calendar days after the due date of the Police Chief's response in Step 2 above. The City Manager shall, within fourteen (14) calendar days after filing of the grievance meet with the Grievant, their Representative, and the Union State Staff Representative. The City Manager shall, within ten (10) calendar days after the grievance meeting, render their decision on the grievance in writing, with copies to the Grievant (if an individual employee) and the Union. Step 3 may be waived by the Union or City in cases eligible for arbitration as outlined in Article 20.

18.4 Except as otherwise provided by applicable law, only the Union may advance a grievance to arbitration. The City shall not be required to process any request for arbitration, or arbitrate any matter, not authorized by the Union in

writing. Any grievance which cannot be satisfactorily settled in Step 3 above and is authorized by the Union for Arbitration, shall then be eligible for Arbitration in accordance with the Arbitration article set forth within this Agreement.

18.5 Nothing in this article shall prohibit a mutual agreement between the City and Union to extend timelines outlined above.

Article 19 – RESERVED

Article 20 – Arbitration

20.1 A violation of CBA language and/or when any employee covered by this agreement receives a disciplinary action of forty (40) hours of suspension or greater, a demotion or is terminated, and files a grievance, which is not satisfactorily resolved by the Grievance Procedure set forth in Article 18, within ten (10) business days after receipt of the decision from Step 3 if applicable, the grievant if authorized by the Union, or the Union on the grievant's behalf, may give to the City Manager a written notice of its/his desire to submit the matter to arbitration. In cases where an employee is terminated, the employee may pursue either a termination appeal with the City Manager as outlined in the Employee Handbook or pursue arbitration through the grievance process, but not both.

20.2 Within five (5) business days from the receipt of such notice by the City Manager, a letter shall be directed by the Union and the City representative to the American Arbitration Association or the Federal Mediation and Conciliation Service requesting a list of seven (7) arbitrators. Within ten (10) business days after receipt of the list of arbitrators, the parties shall meet to strike names of Arbitrators. The Union and the City representative will alternately eliminate one (1) at a time from said list of persons until only one (1) remains and this person shall be the arbitrator. The City representative and the Union will alternate in the right to first strike names in successive arbitrations.

20.3 The Arbitrator shall be selected from a panel of Arbitrators furnished by the American Arbitration Association or the Federal Mediation and Conciliation Service.

20.4 It is contemplated that the City and the Union shall mutually agree in writing as to the statement of the matter to be arbitrated prior to the hearing. If this is done, the arbitrator shall confine their decision to the particular matter specified in the Submission Agreement. In the event of failure of the parties to so agree on a statement of the issue(s) to be submitted, the arbitrator will confine their consideration to the written statement of the grievance presented at the initial Step of the grievance procedure.

20.5 As promptly as possible after the arbitrator has been selected, they shall conduct a hearing between the parties to consider the subject matter of the dispute. The decision of the arbitrator will be served upon the aggrieved employee, the Union and the City in writing. It will be the obligation of the arbitrator to the City and the Union to make every effort to rule on the cases(s) heard by him within thirty (30) calendar days of the hearing.

20.6 The arbitrator shall consider and decide only on the specific grievance issue(s) submitted to them in writing by the Union and the City if jointly agreed, if not, only upon written grievance as initially filed, or as amended pursuant to Article 18 of this Agreement. They shall have no other authority to consider or rule upon any other matter.

20.7 The power and authority of the arbitrator shall be limited to the application and interpretation of the terms of the Agreement as herein set forth. The arbitrator shall not have the power or authority to add to, subtract from or modify any of the terms or conditions or to limit or impair any right that is reserved to the City, the Union, or the employee(s), or to establish or change any rate of pay which has been set by this Agreement.

20.8 The decision of the arbitrator is final and binding on all parties and the grievance shall be considered permanently resolved.

20.9 All claims for back wages shall be limited to the amount of ordinary wages that the employee otherwise would have earned from employment by the City. In making any awards for back wages, the arbitrator shall consider any arguments concerning any income received by the employee during the relevant time period. All claims for any other sums of money shall be limited to monies or benefits payable under this Agreement.

20.10 The expense of the arbitration shall be borne by the losing party. Where the Union is not a party and does not represent the aggrieved employee in the arbitration proceedings, the losing party, either the City or the employee will

bear the entire expense of arbitration. Each party shall bear all costs of preparing and presenting its own case. Either party desiring a record of the proceedings shall pay for the record and/or stenographic services.

20.11 The party requesting arbitration may withdraw from the arbitration proceedings at any time, however, the withdrawing party shall assume full responsibility for any arbitrator costs related thereto.

20.12 If the grievant is not represented by the Union at the arbitration proceedings, the City shall require the grievant to make an appropriate deposit of cash, money order, or certified check to be held by the City in escrow toward payment of the arbitration costs. If there is a dispute as to the appropriate deposit, said dispute shall be submitted, in writing, to the arbitrator for resolution prior to the hearing. This deposit must be made at least ten (10) calendar days prior to the date of the scheduled arbitration hearing.

20.13 Neither the Union nor any employee terminated during their initial probationary period (New Hire Probationary Employee) shall be allowed to arbitrate their termination.

20.14 Nothing in this article shall prohibit a mutual agreement between the City and Union to extend timelines outlined above.

Article 21 – Health and Safety

21.1 The City and the Union agree that they will conform to and comply with the laws as to safety, health, sanitation and working conditions required by Federal, State and Local Law. The City and the Union will cooperate in eliminating safety and health hazards. In order to affect such cooperation, the City and the Union agree to the formation of the Police Department Safety and Health Committee, which shall meet at least quarterly.

21.2 The Physical Abilities Test (PAT) is a job simulation test that measures some of the essential physical abilities required to perform criminal justice tasks in the State of Florida. The PAT will be a voluntary fitness test.

21.3 For participating in the (PAT), members who receive a passing score on the PAT will receive credit for twelve (12) hours of paid leave time. Participating members are eligible to receive this award once each calendar year. Members will have until the end of the calendar year to use their paid leave time earned from passing a PAT test and will not be carried over or paid out if unused. Paid leave will not count as hours worked for FLSA overtime purposes.

21.4 The PAT will be administered by a member designated by the Chief or Deputy Chief of Police.

21.5 The PAT passing score shall be determined by the Criminal Justice Standards Training Commission (CJSTC).

21.6 The PAT Test and passing score may be amended by the FDLE. A copy of the PAT components in effect will be issued to each member at the time the PAT is scheduled.

Article 22 – Injuries Occurring in Performance of Duties (Workers Compensation)

ON THE JOB INJURIES

22.1 Injuries occurring in performance of duties (Workers Compensation) will be governed by the City of St. Cloud Employee Handbook and applicable Florida Law. To the extent that the City's Employee Handbook conflicts with applicable Florida Law, the Provisions of Florida Law will apply.

22.2 Employees injured on duty, who are not cleared to return to work the remainder of their shift, shall be paid for that full shift of work.

22.3 Employees who are subject to a worker's compensation claim shall be compensated at their regular hourly rate of pay to attend medical and physical therapy appointments while on light duty when the appointments are during their shift.

Article 23 – Educational and Training Reimbursement

23.1 Provisions:

The City recognizes the importance of employee educational growth to maintain and advance professional, technical, and managerial competence and to prepare employees for promotional or career change opportunities within the City service. Through the Tuition Assistance Program, and under the parameters of the I.R.S. Code, the City may provide assistance to employees who undertake a course of study which leads to a degree in an occupation for which the City recruits, class work in an area which relates to the employee's field of work or coursework related to services provided by the City to the public. Requests for tuition assistance for a doctorate degree will be reviewed on a case-by-case basis and must have the approval of the City Manager. Irregular work schedules may be considered as a means of accommodating class schedules.

23.2 Eligibility:

1. To be eligible for participation in the Tuition Assistance Program, an employee must:

    a. Be a full-time employee) and have successfully completed probation at the beginning of the quarter/semester for which tuition assistance is requested;

    b. Have maintained "exceeds standards" overall rating for a minimum of the past two (2) consecutive performance evaluations (as applicable) or receive a waiver from their department Director and waiver approval by City Manager.

    c. Be enrolled in an accredited or state certified educational institution.

    d. Be pursuing coursework that relates to the employees' field of work, if such a course is unavailable through a City-sponsored training program; or be actively seeking a degree related to a field in which the City normally recruits employees;

    e. Submit the Tuition Assistance application to the Human Resources Department, with a copy to the immediate supervisor, no sooner than thirty (30) calendar days PRIOR TO the beginning of the quarter/semester/coursework or no later than thirty (30) calendar days after classes have begun for the quarter/semester/coursework for which tuition assistance is requested. A tuition assistance application shall be submitted for each quarter/semester for which tuition assistance is requested.

2. It is the responsibility of the applicant to ensure that their application is received by the Human Resources Department on time. It is also the applicant's responsibility to establish program eligibility prior to the add/drop period for the quarter/semester for which assistance is requested or the full tuition costs will be the applicant's responsibility. If, for any of the reasons stated in this policy, an applicant or their coursework is not accepted for tuition assistance, and the employee did not confirm their eligibility with the Human Resources Department prior to the add/drop period, then the applicant will be responsible for all financial obligations/commitments.

3. Employees on leave-without-pay status due to discipline are not eligible to participate in the Tuition Assistance program

23.3 Acceptance:

The Human Resources Department will review all applications received and approve or deny the application based on:

1. Eligibility of the employee,
2. Eligibility of the educational institution,

3. Eligibility of field of study,
4. Timeliness of the application,
5. Availability of City-sponsored training alternatives,
6. Available budget

23.4 Appeal:

1. All applicants will be notified by the Human Resources Department of their acceptance or rejection.

2. Employees whose application for tuition assistance has been denied may appeal the denial to the City Manager. The appeal must be in writing stating the reasons the request should be approved.

23.5 Payment:

1. Employees who have been accepted into the program are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid; i.e., scholarships, or grants.

    a. If the employee receives other financial aid or tuition reduction, other than under Chapter 34, Title 38 U.S.C., he or she shall report this aid to the Human Resources Department. Payment will be based on tuition actually paid or owed.

2. Employees who wish to further their education toward a City recruited position that is degree oriented but not job related, (i.e., Secretary working toward Civil Engineering degree) and have been accepted into the program are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid for classes.

3. Employees who wish to further their education by taking courses that are job related but not degree oriented are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid.

4. Employees who wish to further their education through courses that are not job related nor related to an occupation for which the City recruits but that are otherwise related to services provided by the City to the public, are eligible to receive up to 50% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid. Payment will be made by providing half the amount described in accordance with the grade requirements outlined for job related courses.

5. In order to receive reimbursement, the employee is required to submit the following:

    a. Proof of the employee's payment

    b. Documentation from the school reflecting the cost per credit hour, total credits, name of course, dates of course, and amount paid.

    c. A letter documenting the amount needed to register for no more than three (3) pre-assigned classes for an accelerated degree program to receive payment.

    When the required documentation is received, the Human Resources Department will approve payment, which will be made upon receipt of grades at the end of the course(s).

6. If funds budgeted for this benefit become depleted through employee application for reimbursement, then only those employees who have approval for reimbursement prior to the exhaustion of the funds will receive such reimbursement.

7. Whether the payment will be taxable depends on current tax law, and payment of the tax is the employee's responsibility.

23.6 Employee Responsibilities:

1. It is the employee's responsibility to ensure that for each quarter/semester enrolled, Human Resources receives proof of payment and proof that each course completion and grade work. Payment reimbursements for tuition assistance shall be made according to the level of grade accomplishment as follows:

   A completed course with grade-A shall receive 100%

   A completed course with grade-B shall receive 75%

   A completed course with grade-C shall receive 50%

   Any completed courses with a grade of D or lower, or any course not completed shall be ineligible for reimbursement through the City's tuition assistance program.

   Graduate work completed with a grade of B or higher shall receive 100% reimbursement. Graduate work not completed or receiving a grade lower than a B shall not be eligible for reimbursement through the City's tuition assistance program.

   In cases where the course provides a pass or fail grading instead of a structured alphabet or numerical grading system, the City requires a passing score for each course in order to qualify for reimbursement through the City's tuition assistance program.

   Such proof must be received by Human Resources within sixty (60) calendar days after the close of the quarter/semester for which tuition assistance was requested and approved.

2. An employee who fails to submit proof of grade within the required time frames forfeits the next semester's tuition reimbursement opportunity even if already submitted and approved.

3. Extensions may be granted by the Human Resources Director to allow for the completion of coursework in such cases as thesis/dissertation research. Such extensions must be obtained within thirty (30) calendar days after the close of the quarter/semester for which tuition assistance was approved.

4. By accepting entry in any City-funded educational program, the employee agrees to sign a consent form allowing/authorizing the college/educational institution to release the employee's educational information to the City.

5. The City shall require employees to refund the amount of educational expenses received during the one-year preceding date of termination should the employee terminate their employment with the City within one (1) year from receipt of any tuition reimbursement monies. They shall also be required to pay an additional two percent (2%) fee to cover the City's administrative costs. Withholding the employee's pay may be authorized to recover money owed to the City.

6. An employee eligible to receive tuition assistance who is no longer employed by the City at the completion of the course will not receive reimbursement for the tuition and shall be required to refund tuition assistance monies to the City.

7. An employee who has submitted a resignation is not eligible for the tuition assistance program. If that employee retracts their resignation, they shall remain ineligible for the tuition assistance program for a period of twelve (12) months. An employee in the DROP program is not eligible for the tuition assistance program.

Article 24 – Working out of Classification

24.1 When an employee is (assigned by a division commander or higher) to temporarily work in a higher pay grade, in excess twenty-four (24) hours, the employee will receive a 5% increase in pay or receive the lowest wage for that pay grade, whichever is greater, and shall be paid retroactive to the start of the assignment. After completion of the out of pay-grade assignment the employee shall return to their previous pay.

Article 25 - Certification Renewals and Re-certifications

25.1 The City will pay for classes required to maintain state certification. If employees are absent due to sick leave/vacation, time trades/etc., then the employee is solely responsible to schedule the training hours.

Article 26 – Light Duty & Impairment Benefits

26.1 The current Police Department policy shall apply, except that all employees who are subject to a worker's compensation claim shall be compensated at their regular hourly rate of pay to attend medical and physical therapy appointments while on light duty.

Article 27 – Promotions & Demotions

27.1 The purpose of this article is to establish a fair and impartial procedure to select qualified individuals for promotion.

27.2 Police Officers will complete their probationary period after one (1) year from the date of appointment as a probationary police officer in good standing with the Department and will be considered a permanent Police Officer. Completion of the probationary period shall occur the later of: a period of one year after appointment as a Probationary Police Officer or upon finishing a six (6) month period of service that is not restricted according to currently existing Department policy following completion of the Field Training Program if the training was delayed for reasons other than FTO availability. Should a Probationary Police Officer successfully complete probation later than one year after appointment, the employee's rank date and pay increases will be retroactive to that first-year anniversary.

27.3 Non-probationary employees must have a minimum of two (2) years of law enforcement experience to be eligible for the rank of "Corporal."

27.4 To be eligible for the rank of "Sergeant," employees must be in "good standing" as outlined in Article 27.5 and must have:

A. A minimum of four (4) years of law enforcement experience with the St. Cloud Police Department, **OR**

B. At least four (4) years of total law enforcement experience, of which three (3) years must be with the City of St. Cloud Police Department.

27.5 The criteria for "good standing" with the Police Department shall be as follows:

A. No evaluation grade of "below standards" for any dimension on the performance appraisal preceding appointment to the higher rank.

B. No more than three separate internal investigations leading to sustained disciplinary violations or any number of discipline(s) that result in suspensions totaling more than forty (40) working hours (served or forfeited), or any demotion, within twelve months prior to the date of the appointment to the higher rank.

27.6 The City will administer a job-related examination for the rank of Probationary Police Corporal.

A. The Chief shall have discretion on the number, the necessity for specific "Corporal" positions and the timeliness those positions are filled.

27.7 Successful candidates will remain on the promotional list for forty-eight (48) months. In the event bargaining unit members have the same score on the examination, those members will be ranked by agency seniority. If the test is given within the forty-eight months, the member can choose to re-test. The score of the most recent test becomes that person's score on the promotional eligibility list.

27.8 The actual promotion of one individual over another in any promotion shall not be subject to the grievance procedure.

27.9 The City will administer a job-related examination for the rank of Probationary Police Sergeant.

27.10 The City, not less than sixty (60) days prior to the examination, shall announce the following:

A. The date of the examination, eligibility requirements and cut-off date for sign-up.

B. Reference and sources from which examination questions are drawn. A Master Set of source materials will be available for review at PD Headquarters. All questions may not come from a specific book but may be developed

from normal job-related experiences. The City will provide for the electronic distribution of source material that is available in this format.

C. The exam components.

27.11 Successful candidates will remain on the promotional list for forty-eight (48) months. In the event bargaining unit members have the same score on the examination, those members will be ranked by agency seniority.

27.12 The actual promotion of one individual over another in any promotion shall not be subject to the grievance procedure.

27.13 All members who are eligible to take the Corporal or Sergeant's Promotional Exam as set forth in this article who are assigned to military duty at the time of the test, must contact the department's testing administrator at least thirty (30) calendar days prior to the test date. It is the responsibility of the activated employee to provide the department's testing administrator with the name and contact information of the employee's Commanding Officer a minimum of thirty (30) days prior to the scheduled date of the exam. The department's testing administrator will work with the employee's Commanding Officer to coordinate administration of the exam at a location acceptable to both the City and the employee's Commanding Officer. It is the responsibility of the employee to obtain the necessary study materials to prepare for the exam.

27.14 When the Chief of Police determines that a vacancy in the rank of Sergeant is to be filled, the position shall be filled at the need of the department and at the discretion of the Chief of Police. If a Sergeant position is vacant and there is a current eligibility list during that time, the vacancy must be filled from the current list even if there is a test scheduled in the near future. If there exists an opening to the rank of Probationary Sergeant and a Police Officer becomes ineligible for promotion due to a pending and unresolved discipline inquiry, the filling of the Sergeant's position may be extended beyond twenty (20) days to allow the completion of the investigation. Said extension and investigation shall not exceed sixty (60) calendar days.

27.15 The eligibility lists created by this Agreement shall be the only lists of eligible candidates for promotion to the position of Police Sergeant. These lists shall be posted on official departmental bulletin boards for a period of not less than thirty (30) calendar days. Alternatively, these eligible lists may be distributed electronically to the employee's work email.

27.16 Eligible members shall submit a "promotional packet" with the information requested as designated by the Chief of Police.

27.17 Promotions shall establish a new classification anniversary date.

A. Employees promoted to a "Corporal" shall be compensated in an amount equal to the minimum step which guarantees a minimum of a 5% pay raise.

27.18 An employee may be demoted to a position of lower grade for which they are qualified for any of the following reasons:

A. When the employee demonstrates unsatisfactory performance during the probationary period following a promotion.
B. When the employee voluntarily requests a demotion.
C. As a disciplinary action.
D. When an employee would otherwise be laid off because the position is being abolished, because the position is being reclassified to a lower pay grade, due to lack of work or funds or because of the return to work from authorized leave of another employee to such a position in accordance with the rules on leave.

27.19 Employees demoted to a lower classification will be placed in the lower pay grade with a decrease in pay commensurate to their new grade at the step equivalent to longevity of service to the agency.

27.20 Accrued vacation leave, as well as sick pay or compensatory time as applicable, taken after the demotion effective date will be paid out at the employee's new rate of pay.

27.21 Demotions shall establish a new classification anniversary date as of the effective date of the demotion. A Corporal demoted to Officer will be recognized as total time as a sworn member when determining classification and agency seniority.

Article 28 – Insurance

BENEFITS AND MISCELLANEOUS RULES

28.1 The City of St. Cloud Employee Handbook will govern insurance policies and procedures in this Agreement. The City reserves the right to negotiate with insurance carriers of its choice; to add, delete, modify, or repeal current or future insurance provisions. The City agrees to provide the Union representative with information related to, and changes or modifications to, the City's insurance policies.

28.2 Bargaining Unit members will pay the same rates as non-bargaining unit City of St. Cloud employees.

28.3 All bargaining unit employees will be eligible to participate and receive the City's set contribution rate toward the City's Flexible Savings Account.

Article 29 – Bereavement

29.1 The current City policy shall apply.

29.2 Any reduction of “Bereavement” leave time shall be impact bargained.

Article 30 – Court Leave

30.1 Court Leave

A. Time spent by members appearing in person, in the legal process in their off-duty hours on behalf of the City, in their official capacities, shall be paid for hours worked. The employee will be paid for a minimum of three (3) hours when reporting during off-duty hours. The three (3) hour minimum shall not apply when the court appearance is scheduled to begin within one hour of the start or one hour of the end of the employee's shift. In such circumstances, the employee's shift will be extended, and the employee will be paid for hours actually worked.

In the event of two or more legal proceedings on the same date, an employee may receive only one “three-hour minimum” allocation when the proceedings are conducted within the same three-hour period. If a legal proceeding begins within the same three-hour period, the employee will be credited actual time for those hours, or portions thereof, that exceed the original three-hour allocation.

B. Time spent by members appearing on-line, in the legal process in their off-duty hours on behalf of the City, in their official capacities, shall be paid for hours worked. The employee will be paid for a minimum of two (2) hours when reporting during off-duty hours. The two (2) hour minimum shall not apply when the court appearance is scheduled to begin within one hour of the start or one hour of the end of the employee's shift. In such circumstances, the employee's shift will be extended, and the employee will be paid for hours actually worked.

In the event of two or more legal proceedings on the same date, an employee may receive only one “two-hour minimum” allocation when the proceedings are conducted within the same three-hour period. If a legal proceeding begins within the same three-hour period, the employee will be credited actual time for those hours, or portions thereof, that exceed the original two-hour allocation.

30.2 Officers who are subpoenaed by defense attorneys (Public Defender) for deposition shall be compensated in accordance with Article 30.1.

30.3 Employees required to serve on jury duty shall receive paid leave for the actual hours they serve on a regularly scheduled workday. Jury duty leave shall be paid at the employee's regular rate and shall be charged as leave with pay. Time spent on jury duty shall not be counted as hours worked for purposes of calculating overtime compensation.

30.4 Any other changes to the current subpoena, court or stand-by processes shall require the City to bargain with the Union over such changes.

Article 31 – Miscellaneous Conditions

31.1 The primary employment obligation of an employee covered hereunder shall be to the City of St. Cloud. Accordingly, neither an employee's off-duty employment nor any other personal endeavor shall impede or otherwise interfere with the employee's primary employment.

Article 32 – Bulletin Boards & Email

32.1 The City shall provide the Union with a space in a convenient place in the Police Department for the Union's bulletin board. The Union shall provide the bulletin board.

32.2 The Union's bulletin board may be utilized for the posting of notices of Union Meetings, notices of Union elections and results, minutes of Union meetings, copies of the Union's constitution and bylaws and amendments thereto, notices of Union recreational and social functions, names of Union officials and changes thereto, and notices of dues increases.

32.3 The Union shall post no material on its bulletin board which may be characterized as political (other than internal Union Elections) or controversial, which may encourage insubordinate behavior, or which is derogatory or demeaning of City or Departmental officials or operations. All materials placed upon the Union bulletin board will be signed and dated by the Union President. A copy of all materials to be posted shall be provided to the Police Chief or their designee prior to posting. Materials which violate the provisions of this Article shall not be posted and may be removed by the Police Chief.

32.4 The Union may communicate with members by their "City" email address as necessary and shall comply with the standards set forth above.

Article 33 – Take Home Vehicles

33.1 The current Department policy shall apply.

33.2 Any reduction of use parameters shall be impact bargained.

Article 34 – Drug and Alcohol Testing

34.1 Initial drug testing may use a saliva-based Multi Drug Screening Kit and if a positive reading is given, the employee will be sent for drug testing in accordance with FSS 112.0455 and by a duly licensed laboratory. The City reserves the right to conduct initial drug testing by a duly licensed laboratory.

34.2 All employees covered by this Agreement shall be governed by the provisions of the City of St. Cloud's Employee Handbook and Drug Free Workplace Program.

34.3 Prior to imposing disciplinary action related to results of drug and alcohol testing, the City will follow the provisions of Article 17 related to Discipline & Discharge.

Article 35 – Wages

35.1 Bargaining Unit Members shall be placed on a step plan. The step plan, based on 2184 annual hours worked, is summarized below. Members may not exceed, at any time, the top step in their rank.

35.2 All probationary officers will be placed at Step 1. Probationary officers will advance to Step 2 upon completion of their probationary period and a minimum of 2184 full duty hours worked. Advancement to Step 2 shall commence on the first full pay period following completion of their probationary period.

35.3 Effective October 3, 2026, the first full pay period of the fiscal year in October 2026, members will receive a base wage increase that corresponds to the pay in the below pay scale matching their current classification and step. Members will not receive a step increase and will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise.

OFFICER	Hourly	Annual
Step 1	$30.0457	$65,619.81
Step 2	$30.9471	$67,588.47
Step 3	$31.8755	$69,616.09
Step 4	$32.8318	$71,704.65
Step 5	$33.8168	$73,855.89
Step 6	$34.8313	$76,071.56
Step 7	$35.8762	$78,353.62
Step 8	$36.9525	$80,704.26
Step 9	$38.0611	$83,125.44
Step 10	$39.2029	$85,619.13
Step 11	$40.3790	$88,187.74
Step 12	$41.5904	$90,833.43
Step 13	$42.8381	$93,558.41

CORPORAL	Hourly	Annual
Step 1	$32.0743	$70,050.27
Step 2	$33.0365	$72,151.72
Step 3	$34.0276	$74,316.28
Step 4	$35.0484	$76,545.71
Step 5	$36.0999	$78,842.18
Step 6	$37.1829	$81,207.45
Step 7	$38.2984	$83,643.71
Step 8	$39.4474	$86,153.12
Step 9	$40.6308	$88,737.67
Step 10	$41.8497	$91,399.74
Step 11	$43.1052	$94,141.76
Step 12	$44.3984	$96,966.11
Step 13	$45.7304	$99,875.19

35.4 On or after December 1, 2026, the Union and the City shall notify each other in writing to reopen Article 35 Wages Subsection 3 for the purpose of reevaluating the current pay plan/rates. The parties may agree, should funds be

available, to modify the terms of 35.3 to take effect on the start of the first full pay period following ratification by both parties. Members will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise.

35.5 On or after April 1, 2027, the Union and the City shall notify each other in writing to reopen Article 35 Wages to take effect no sooner than the first full pay period for the Fiscal Year 2027-28. Unless set forth therein, no economic articles shall be retroactive if ratified after the first full pay period of FY2027-28 and shall instead take effect upon the first full pay period following ratification by both parties. Members will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise. Nothing precludes both parties from negotiating on Wages for FY2027-28 and FY2028-29, should funds be available. If that occurs, the reopener outlined in 34.6 of this Article is therein null and void.

35.6 On or after April 1, 2028, the Union and the City shall notify each other in writing to reopen Article 35 Wages to take effect no sooner than the first full pay period for the Fiscal Year 2028-29. Unless set forth therein, no economic articles shall be retroactive if ratified after the first full pay period of FY2028-29 and shall instead take effect upon the first full pay period following ratification by both parties.

35.7 Members will remain at the pay they attained on the expiration of this Agreement with no additional advance in grade or lump sum payments unless and until a new collective bargaining agreement provides for a further raise.

35.8 At the Chief of Police's discretion, they may place a "new hire" with certified law enforcement service at "Step 3" of the step plan.

Article 36 – Transfers and Work Assignments

36.1 The Department and the Union both recognize that deviation from existing shift schedules shall not be arbitrary but shall be based on legitimate manpower needs or workload requirements. The Department does not waive its right to determine work schedules.

36.2 The Department agrees to give non-probationary employees reasonable notice, if possible, of any work and shift changes. If the work or shift changes are permanent, the City will give the employee at least seven (7) days' notice.

36.3 Only employees who are in "good standing," as defined by Article 27 of this agreement, shall be eligible to submit an application for any posted specialized unit or specialized position. Eligibility shall be determined by the date of the posting.

Article 37 – Specialty Unit Pay

37.1 All bargaining unit employees assigned to Criminal Investigations Division (CIDU), K-9 Unit, Street Crimes, Traffic, Community Outreach, Training, and any applicable Osceola County or regional task forces as determined by the Police Chief will receive Specialty Unit Pay of $57.69 per pay period. This payment does not count toward hours worked for the purpose of calculating overtime. Payment will be provided to eligible union members regardless of the number of specialty teams they have been assigned to in this category.

37.2 Members assigned to a K-9 unit shall receive three and one half (3.5) hours credit each week for at-home care of an assigned K-9.

37.3 Bargaining unit employees who are permanently assigned as Field Training Officers (FTO) shall be compensated at the rate of fifty-five dollars ($55.00) per each shift they perform the duties of a Field Training Officer.

37.4 For the life of this Agreement, the City agrees to supplement those bargaining unit employees who are permanently assigned to a swing or night shift with a monthly differential as indicated in the chart below:

Officers	**Monthly Differential**	**Pay Period Amounts** (26 pay periods)
Swing Shift	$25	$11.54
Night Shift	$40	$18.46

Corporals	**Monthly Differential**	**Pay Period Amounts** (26 pay periods)
Swing Shift	$30	$13.85
Night Shift	$50	$23.08

This differential will apply to the employee's primary shift assignment and shall be paid in equal bi-weekly amounts.

"Recruit officers" during their Field Training phases will be paid Swing Shift differential regardless of the shift their FTO is assigned.

Temporary reassignment to a different work schedule shall not qualify the employee for the new schedule's differential. Temporary reassignment is considered to be less than twenty- eight (28) consecutive calendar days.

Article 38 – Savings Clause

38.1 This agreement is made in the full belief by both parties hereto, that it is in every respect legal. If any Article, clause, sentence, or part of this Agreement is, for any reason, held to be legally invalid or unenforceable in any respect, such a decision shall not affect the remaining provisions of this agreement.

Article 39 – Personnel Files

39.1 It is agreed that each employee of the Bargaining Unit or their representative, so designated in writing and signed by the employee, shall have access as promptly as possible to inspect or copy any document appearing in his official personnel file folder, with the exception of medical records, in the presence of duty authorized employees of the Department of Human Resources. The City will, to whatever extent practicable, assist the employee or their designated representative in obtaining one free photocopy of any such document.

39.2 All records will be maintained in accordance with Florida Statute 119.01, Florida Public Record Law in the Human Resources Department.

Article 40 – Replacement of Personal Property

40.1 The City agrees to reimburse the full cost of prescription eye glasses and contact lenses not to exceed two-hundred dollars ($200.00) and up to one-hundred dollars ($100.00) for wrist watches damaged in the line of duty, provided that adequate proof of such damage, the circumstances of the event and proof of value of the damaged items are presented to the Police Chief or their designee for processing, approval, and verification of loss. Payment will be made within forty-five (45) days after the employee has submitted the necessary documentation. The Police Chief is the final authority as to whether there is sufficient evidence or valid documentation to warrant a reimbursement.

Article 41 – Off-Duty Details

41.1 The current Department policy shall apply with the addition of the following:

A. All Off-Duty Details shall go through the City's designated system. Outside Off-Duty Details are those paid by an entity other than the City.

41.2 City related Off-Duty Details will be paid at the member's applicable hourly time and a half rate with no minimum number of hours. City-related Off-Duty Details are those paid by the City through the normal payroll process.

A. Outside Off-Duty Details will be a minimum of four hours and follow the pay rate below.
   1) Members shall receive a minimum of $65.00 per hour.
   2) Members shall receive a minimum of $75.00 per hour on recognized City Holidays.
   3) Members shall receive a minimum of $85.00 per hour for any Off-Duty Detail that is scheduled within 96 hours or less of the detail start date/time, regardless of whether it's scheduled for a City Holiday or not.

41.3 Corporals assigned to work a "detail" in a supervisory role, shall be paid at the applicable rate as defined in the "Sergeants" collective bargaining agreement.

Article 42 – Appendices and Amendments

42.1 Appendices and amendments (if any) to this Agreement shall be lettered or numbered, dated, and signed by the parties, and shall constitute part of this Agreement.

Article 43 – Outside Employment

43.1 The City of St. Cloud's policies and procedures shall govern outside employment even where the employment was secured prior to any collective bargaining agreement.

Article 44 – Pension & Retirement

44.1 The City and the Union agree to follow all Federal and State Statutes as it pertains to the pension and retirement plan.

Article 45 - Cameras and Cell Phones

45.1 The current Department policy shall apply.

45.2 Unless compensated, employees shall not be required to carry a City cell phone or answer calls during off hours.

Article 46 – Sick Leave Bank

46.1 The current City policy shall apply.

46.2 Any reduction in “Sick Leave Bank” benefits shall be impact bargained.

Article 47 – Longevity

47.1 Longevity Pay

A. An annual Longevity payment based on years of credited service as a sworn employee will be paid to current bargaining unit employees.

B. Longevity pay is calculated on an employee's anniversary date as of September 30th of each fiscal year.

C. Payment of the Longevity sum shall be made annually on the first pay period in November of each year.

Years of Service	Amount Per Year / Per Year
4 to less than 10 years	$50.00
10 to less than 15 years	$60.00
15 to less than 20 years	$70.00
20 to less than 25 years	$80.00
25 years or more	$90.00

47.2 Those employees in the unit who retire with twenty (20) years or more of service, regardless of the month they retire, will receive a prorated share of their Longevity based upon the number of full months served in their final year of employment. Full months of service will be counted from October 1st.

Article 48 – Duration

48.1 This Agreement shall be effective as of October 1, 2026 and shall remain in full force and effect through midnight on September 30, 2029.

48.2 On or after October 1, 2028, the Union and City agree to open negotiations for a successor agreement.

48.3 Any notice to be given under this Article of Agreement shall be given by registered or certified mail; if given by the Union, it shall be addressed to the City Manager, City of St. Cloud, 1300 Ninth Street, St. Cloud Florida, 34769; and such notice given by the City shall be addressed to Florida State Lodge Fraternal Order of Police Inc., 242 Office Plaza, Tallahassee, FL, 32301.

Florida State Lodge Fraternal Order of Police Grievance Form

Name of Employee: _____

Classification: _____

Immediate Supervisor: _____

Date of Occurrence of Article Violation: _____

Date of Discipline: _____

Statement of Grievance: _____

_____

_____

_____

_____

List Applicable Violation: _____

_____

_____

Adjustment Required: _____

_____

_____

STEP ONE

Date: _____ Signature of Employee/Representative: _____

Received by Lieutenant or Designee: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

Lieutenant or Designee Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

STEP TWO

Date: _____ Signature of Employee/Representative: _____

Received by Police Chief/Deputy Police Chief: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

Police Chief/Deputy Police Chief Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

STEP THREE

Date: _____ Signature of Employee/Representative: _____

Received by City Manager: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

City Manager Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

ARBITRATION REQUEST

Delivered by: Hand _____ Certified Mail _____ Date: _____

FOP Representative Signature: _____

Final Disposition of Grievance: _____

FOP Representative Signature: _____ Date: _____

City Representative Signature: _____ Date: _____

In witness whereof, the parties have caused this Agreement to be signed and ratified by their duly authorized representatives.

City of St. Cloud, Florida

_____

By:

Date: _____

Florida Order of Police, Inc. Lodge 180

_____

By:

Date: _____

Negotiation Team Employees:

_____

_____

_____

_____

_____

Attest

City Clerk Print:

This agreement was approved and ratified by the City Council for the City of St. Cloud on _____, and the bargaining unit on _____.

COLLECTIVE BARGAINING AGREEMENT

Between the

CITY OF ST. CLOUD, FLORIDA

and

FLORIDA STATE LODGE FRATERNAL ORDER OF POLICE, INC.

POLICE OFFICER and CORPORAL UNIT

LODGE 180

October 1, ~~2026~~ 2026 through September 30, ~~2029~~2029

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Article 1 – Preamble

1.1 This Agreement entered into this 1st day of October, 2023~~3~~6 between the City of St. Cloud, Florida, hereinafter "The City" and The Florida State Lodge Fraternal Order of Police Inc., hereinafter "The Union."

Article 2 – Recognition

2.1 The City recognizes the Union as the exclusive bargaining representative for all full-time employees of the City of St. Cloud Police Department, as certified by the Public Employees Relations Commission in Certification 1915, in the following classifications:

INCLUDED: All permanent full-time employees in the classifications of police officer, police corporal, and police detective.

EXCLUDED: The police chief, all ranks above corporal, reserve and probationary officers, and all other managerial and confidential employees (specifically those persons holding the positions of internal investigator or police accreditation officer).

Article 3 – Voting

3.1 Bargaining unit employees whom are registered to vote and whose work hours do not allow sufficient time for voting shall be allotted sufficient time upon approval by a supervisor and not to exceed two (2) hours time off, with pay, to vote during primary, special, or general elections.

3.2 Employees reporting for work on a voting day shall vote on their way to work as long as voting does not negatively impact staffing levels. No employee shall report to work later than two hours after the scheduled shift change. Any employee who submits a false claim to voting will be subjected to disciplinary action up to and including termination.

3.3 If utilizing time off, with pay, to vote employees shall be required to notify in writing or e-mail their immediate supervisor of their intent to vote in advance and receive approval prior to taking the time.

3.4 Employees will be allowed to vote while on-duty for so long as staffing levels are not negatively impacted. Employees will, however, make reasonable efforts to vote via absentee ballots or during early voting periods.

Article 4 – Management Rights

4.1 It is the right of the public employer to determine unilaterally the purpose of each of its constituent agencies, set standards of services to be offered to the public, and exercise control and discretion over its organization and operations. It is also the right of the public employer to direct its employees, take disciplinary action for proper cause, and relieve its employees from duty because of lack of work or for other legitimate reasons. However, the exercise of such rights shall not preclude employees or their representatives from raising grievances, should decisions on the above matters have the practical consequence of violating the terms and conditions of any collective bargaining agreement in force.

4.2 If it is determined that civil emergency conditions exist including, but not limited to, riots, civil disorders, hurricane conditions, or similar catastrophes, the provisions of this Agreement may be suspended by the City Manager during the time declared emergency, provided that the wage rates and monetary fringe benefits shall not be suspended. Impacted employees and the Union shall be given notice in writing (email) with as much advanced notice as possible.

4.3 Management may exercise any Management rights as set forth in Chapter 447, Florida Statutes and/or as determined by the Public Employees Relations Commission or a Court of competent jurisdiction.

Article 5 – Work Stoppages

5.1 Neither the Union nor employees shall participate in a strike against the City by instigating or supporting in any manner a strike. Any violation of this Article shall subject the violator to the penalties provided under Florida Statute Section 447.507 or any other applicable law.

Article 6 – Dues Deductions

6.1 The City agrees to deduct from the pay of employees covered by this Agreement, dues imposed on its employees by the Union, an amount certified to be current by the Treasurer of the Union. Dues shall be deducted once bi-weekly from each employee of the bargaining unit, after the employee individually requests such deductions. The City will begin such deductions no later than 30 days after the Human Resource Department has received the signed authorization form. The Union shall advise the City of any change in dues, in writing, at least 30 days prior to its effective date.

6.2 The City shall transfer funds to the Union by Direct Deposit to the account provided by the Union.

6.3 Insufficient Pay for Deduction:

In the event an employee's salary earnings within any pay period, after deduction of court mandated deductions, withholding of social security, retirement, health insurance, and any other Citywide deductions are not sufficient to cover dues, it will be the responsibility of the Union to collect these dues for that pay period directly from the employee.

6.4 Termination of Deductions:

Deductions for Union dues shall continue until either: (1) revoked by the employee by providing the City's Human Resources Director and the Union with 30 days written notice that he is terminating the prior authorization; (2) the termination of employment of the authorized employee; or (3) the transfer, promotion, or demotion of the authorized employee out of this bargaining unit.

6.5 Indemnification:

The Union shall indemnify, defend, and hold the City, its Officers, Officials, Agents, and Employees harmless against any claim, demand, suit, or liability (monetary or otherwise), and for all legal attorney's fees and costs arising from any action taken in complying with this Agreement. The Union shall promptly refund to the City any funds received in accordance with this Agreement, which are in excess of the amount of dues, which the City has agreed to deduct.

Article 7 – Nondiscrimination

7.1 Neither Party shall discriminate nor sanction intimidation against any employee because of the employee's membership in the Union and non-union membership or their political affiliation, or for the exercise of any rights or privileges provided under this Agreement or by any Federal, State or Local Law, or Ordinance. The parties also agree that they will not discriminate against any employee because of their race, ancestry, ethnicity, color, religion, national origin, sex, age, sexual orientation, gender identity, marital or familial status, genetic information, military or veteran status, or physical or mental disability. Nothing in the Agreement prohibits an employee from utilizing an appropriate Local, State, or Federal Agency for the purpose of filing a discrimination complaint.

7.2 Any references in this Agreement to employees of the male gender are used for convenience only and shall be construed to include both male and female employees.

7.3 The Union agrees to adhere to the City's Equal Employment Opportunity Policy against sexual harassment and any other type of harassment.

Article 8 – Call-Back, Call-Out, and Stand-by Pay

8.1 Call-Back Time

An unscheduled return to duty status is necessitated by a failure to comply with directions from a supervisor or failure to comply with policy (e.g. an employee is called back to return Departmental property or to correct or re-submit improperly completed reports, correspondence, or legal process). An employee called back to work after regular working hours shall be compensated for actual hours worked.

8.2 Call-Out Time

A. An unscheduled return to duty status requiring a commute by a full-time member shall be considered a call-out. A return to duty status is only considered unscheduled if, when the member last left duty status, the member was not aware of having to return to duty at any other time than that on the work schedule, and if the member had less than eight (8) hours' notice of the schedule change. Work time scheduled in advance, even if the work time is during a member's normal time off, is not considered a call-out.

1) Call-outs shall be paid at the rate of time and one-half with a minimum of two (2) hours, regardless of the actual time physically worked during the work period.

2) Compensation for call-outs for members with an assigned radio and agency vehicle shall be computed from the time the member logs in-service and concludes when the member logs out of service with the Telecommunications Section or when the member would have reported to normal duty, whichever is sooner.

3) Call-out time shall not be subject to flex unless the member chooses to do so within the current pay period.

8.3 On-Call Duty

A. On-call time is defined as periods in which the employee is ordered or required by the Police Chief (or designee) to be readily accessible by telephone or telephone paging device and not performing actual work, but in readiness to perform actual work when the need arises. Employees shall, when placed on stand-by, shall be prepared to arrive at the department, within one (1) hour after being called out. If traffic or another unforeseen circumstance will impact the ability of the member to respond within 1 hour, the member is required to notify their direct supervisor as soon as the unforeseen circumstance is known to them.

B. Such On-Call time, when the employee is not working, is not considered time worked, but is compensated at the rate of $12.00 per day ($84.00 per 7-day week). Detectives~~, K-9,~~ and Traffic Homicide Units in on-call status will be compensated at the rate of $12.00 per day.

C. Members in an authorized On-Call status are authorized limited use of their department vehicle to facilitate an expeditious return to duty. If the member is using the department vehicle while in an on-call status, the member shall be prepared to respond directly to the location of the call-out upon notification they are being called out, this includes proper attire and the equipment necessary to respond.

D. Members assigned to SWAT, CNT, ESU, and Marine Patrol Division~~, and Drone Unit~~ due to their permanent /semi-permanent "on-call" status shall be compensated at $153.84 per pay period. Members in these units are exempt from Article 37.1. This stipend shall be pensionable income. This payment does not count toward hours worked for the purpose of calculating overtime. Payment will be provided to eligible union members regardless of the number of specialty teams they have been assigned to in this category.

Article 9 – Prevailing Rights, Rules, and Regulation

9.1 Except as modified by a specific provision of this agreement, the City of St. Cloud Employee Handbook, Administrative Regulations, Department SOPs/SOGs or, any other recognized City rules or Departmental Policies shall govern the employees covered hereunder. Should the City exercise its discretion to amend or modify any provisions, as stated above, it shall mail or deliver a copy of any such amendment or modification to the Union at least fifteen (15) days prior to the effective date, and the Union may request impact bargaining. Rules and regulations for the purpose of this Agreement shall be defined as, and include: City of St. Cloud Employee Handbook, St. Cloud Police Department Standard Operating Procedures, St. Cloud Police Department Rules and Regulations, General Orders, or any memorandum or other document affecting benefits or terms and conditions of employment. "Rules and Regulations" also include current policies and practices of the City, which may not be reduced to writing. The City reserves the rights to amend, change, or terminate any rule or regulation.

9.2 The Union agrees that its employees shall comply with all rules and regulations. Disciplinary action may be taken after the adoption of a new rule or regulation the employee knew or should have known of the rules and regulation change. All employees are expected to have knowledge of the rule or regulation change by the end of the next shift.

9.3 The Police Chief may implement, without Union involvement or approval, an emergency SOP, SOG, or General Order when warranted. As soon as reasonably practical, the Police Chief will notify a Union Department Representative of the emergency SOP and the Union may request impact bargaining.

Article 10 – Union Business & Publication of Agreement

10.1 The two (2) Union Department Representatives or designees shall be permitted to serve a formal grievance while on duty. All other union-related business is prohibited while the employee is on duty.

10.2 The two (2) Union Department Representatives or designee may be permitted time off, with pay, at the Police Chief or their designee's discretion to attend to union business that directly affects the City. Examples of compensable activities include, but are not limited to, attending grievance meeting, attending arbitration, and attending collective bargaining negotiations between the City and the Union.

10.3 The Union shall, in writing, provide the City the name of the two (2) Union Department Representatives.

10.4 The City and the Union will cooperate regarding formatting prior to publication. Upon completion of such a review, the City will furnish to the Union an electronic copy via e-mail in digital (Word) format. Within five (5) business days of the Agreement's final approval, the City will post the final Agreement on the City's Intranet site and advise each member via email of the Agreement's availability on the site.

Article 11 – Vacation/Sick Leave

11.1 Annual leave is a benefit extended to full-time employees for personal relaxation and family enjoyment and employees are encouraged to take vacation leave. Annual vacation leave when used does not count towards time worked for the purposes of FLSA overtime.

11.2 Shift employees - Accrual of annual Leave hours is as follows:

LENGTH OF SERVICE	VACATION HRS/YR
Completion of 6 months	40
Completion of 1 year	40
1 - 2 years	88
2 - 3 years	96
3 - 4 years	104
4 - 5 years	120
5 - 6 years	128
6 - 7 years	136
7 - 8 years	144
8 - 9 years	152
9 - 14 years	160
14 - 19 years	176
19+ years	200

11.3 Employees are entitled to accrue annual leave with pay on a bi-weekly basis and are eligible to utilize this benefit after completion of six (6) months of continuous satisfactory service following date of regular full-time employment, with appropriate approval.

11.4 The appropriate number of annual leave hours will be credited to the employee every pay period.

11.5 Annual leave shall not be taken prior to the date it is earned/accrued.

11.6 Annual leave shall be used in a minimum of one-quarter hour increments, with the exception of leave pursuant to the Family and Medical Leave Act.

11.7 Annual leave must be appropriately approved.

Payment of Annual Leave upon Separation

11.8 Employees resigning voluntarily will receive vacation leave credit earned as of the date of resignation. There will be a maximum vacation accrual carryover of four hundred and forty (440) hours from year to year. The accrued vacation will be paid out at the employee's rate of pay at the time of separation/dismissal. Employees dismissed or discharged for theft or destruction of City property, an employee of the public's property, or another employee's property, will not receive the earned vacation leave. Employees dismissed/separated for any other reason will receive payment for the vacation leave except those dismissed/separated during the probationary period.

Sick Leave Accrual

11.9 Paid sick leave is a benefit extended to regular full-time City employees to provide the security of continued pay within certain limitations. Paid sick leave is provided for a genuine need of the employee and is not an automatic entitlement to days off with pay. Sick leave does not count towards time worked for purposes of FLSA.

11.10 Accrual of sick leave is as follows: 4 hours per pay period (106 hours per year)

11.11 Employees shall be able to use sick leave as earned/accrued, with appropriate approval.

11.12 Employees who do not utilize their earned/accrual sick leave during the year in which it is earned may accumulate it for carryover with no maximum accrual limit.

Sick Leave Incentive

11.13 Employees with a minimum of eighty (80) hours of sick leave accrued as of December 1 of each year and who maintains a minimum of eighty (80) hours accrual at all times from December 1st through November 30th of the next year, will be able to convert excess sick leave hours to a payment between December 1st and December 25th if funding is available, as conditions permit, and as approved by the City Manager in the best interest of the City.

The payment will be one (1) hour's pay at the regular straight time rate for each (4) four hours of sick leave earned but not used during the preceding twelve (12) months. The maximum payment for an employee who uses no sick leave during the conversion year is the number of hours earned between December 1st and November 30th but not used, divided by four (4), multiplied by the employee's regular straight time rate.

The conversion of sick leave hours earned but not converted to a payment will result in the loss or deduction of the balance of hours paid from the employee's total sick leave accrual. An employee may either select the payment and deduct the value of hours paid from the total sick leave accrual, or the employee may choose in lieu of a payment to retain the sick leave hours earned but not used and have those hours earned count towards the employee's total sick leave accrual. This election can only be made once a year no later than December 1st.

Uses of Sick Leave:

11.14 An eligible employee shall be able to use sick leave as earned, subject to approval, and the same may be granted for the following purposes:

11.15 Personal illness or injury of employee, which is non-work, related or connected with City service;

11.16 Work related injury to supplement workers' compensation benefits to include hours missed as a result of light duty;

11.17 Personal illness or injury of an employee of the employee's immediate family, as defined by the City Employee Handbook;

11.18 Medical or dental consultation or treatment of the employee or minor children of the employee; or immediate family employee as defined City Employee Handbook;

11.19 Temporary impairment (work connected and/or non-work connected.).

Sick Leave Bank

11.20 The Sick Leave Bank procedure is set forth in Article 47.

Article 12 – Shift Exchanges & Shift Bidding

12.1 Shift exchanges must be approved by persons having the rank of Sergeant and above. Employees shall give at least twenty-four (24) hours' notice of intent to utilize a shift exchange. Should an employee fail to work or arrange a replacement for an approved shift exchange, the employee who failed to work or arrange a replacement shall no longer be allowed to participate in shift exchanges for a period of ninety (90) days.

12.2 Effective January 1, 2024, employees assigned to patrol operations will participate in the "Shift Bid" process. Employees assigned to a position outside of patrol operations and who want to transfer back may also participate in the process.

12.3 Squad and shift configurations shall be posted no later than September 15th for the following calendar year.

12.4 Results of the "Shift Bid" shall be posted no later than October 31 of each year.

12.5 New shift/squad assignments shall take place on the 1st day of the 1st full pay period in January of each year.

12.6 The Department shall maintain a list of employees who request a transfer within patrol operations outside of the "shift bid" window of time. These request(s) shall be ranked by seniority with the St. Cloud Police Department.

Article 13 – Holidays

~~13.1 H~~**Union Holiday Hours**~~OLIDAYS OBSERVED~~

13.1 In lieu of any holiday or premium pay for hours worked or not worked on City designated holidays or floating holidays as specified by the City Council, bargaining unit members shall receive 116 hours of Union Holiday Hours. Union Holiday Hours, when used, will not count as time worked for the purposes of calculating FLSA overtime.

13.2 Except for the initial year of this contract, Union Holiday Hours shall be credited to bargaining unit members on October 1st of each year. For the initial year, these hours shall be credited effective October 3, 2026.

13.3 Bargaining unit members hired shall be credited with Union Holiday Hours at a prorated amount of 9.67 hours per month beginning with the first whole month of employment through the remainder of the fiscal year.

13.4 Bargaining unit members who separate employment with the City and who have used their Holiday Hours in excess of the prorated allotment shall have their final paycheck reduced by the number of hours used in excess of 9.67 hours per month.

13.5 Union Holiday Hours shall not be eligible for accrual or carry over into a subsequent fiscal year.

13.6 Union Holiday Hours may be scheduled as vacation during the vacation selection process.

13.7 Union Holiday Hours may be used to supplement sick hours if needed. Union Holiday Hours shall only be used as sick time if the employee has exhausted all sick time accruals.

13.8 Any Union Holiday Hours not used by September 1st will be paid out to the employee as straight time hours prior to September 30th. These hours will be credited at the employees' straight time hourly rate. This bulk payment of hours shall not count as hours worked for the purposes of overtime calculations.

~~A. The following and any other days that the City Council may declare are City holidays.~~

~~1. New Year's Day January 1~~

~~2. Martin Luther King's Birthday Third Monday in January~~

~~3. Memorial Day Last Monday in May~~

~~4. Juneteenth June 19th~~

~~5. Independence Day July 4~~

~~6. Labor Day First Monday in September~~

~~7. Veteran's Day November 11~~

~~8. Thanksgiving Day 4th Thursday in November~~

~~9. Friday after Thanksgiving 4th Friday in November~~

~~10. Christmas Eve Day December 24th~~

~~11. Christmas Day December 25th~~

~~12. Floating Holiday*~~

~~13. Floating Holiday*~~

* A floating holiday that is not designated by the City Manager in order to bridge a mid-week holiday will be credited to each employee for their use, as they deem appropriate. Holiday hours (including the floating holiday) will not rollover from calendar year to the next calendar year. Floating holiday hours do not count as time worked for FLSA overtime calculations.

When a holiday falls on a Saturday, the preceding Friday shall be observed as the official holiday for that year. When a holiday falls on a Sunday, the following Monday shall be observed as the official holiday.

B. The City Manager will determine when any department or operation will be closed in observance of a holiday.

13.2 **ELIGIBILITY FOR HOLIDAY PAY**

A. All full-time employees will receive eight (8) holiday hours paid at straight time for each of the holidays earned. In addition to receiving eight (8) hours of holiday pay at straight time, non-exempt (hourly) employees who work on a City designated holiday, will receive time and a half their hourly rate for hours worked that day. Overtime calculations will apply only to hours actually worked and in accordance with the Fair Labor Standards Act.

B. An employee must be on "active pay status" (see Definition of Terms) on the regularly scheduled working day immediately prior to a holiday and the regularly scheduled working day immediately following a holiday in order to qualify for the holiday time.

13.3 **HOLIDAY ON WORKDAY**

A. If an employee who works on a holiday wishes to take a day off with pay at a later date in lieu of receiving the holiday pay, they should request permission to do so in writing from the employee's immediate supervisor prior to the holiday.
B. An employee who is scheduled to work on the day observed as a holiday and calls in sick will be charged with sick leave.

13.4 **HOLIDAY ON LEAVE DAY- WORKERS' COMPENSATION**

A. Holidays that occur during vacation leave shall be charged to holiday leave and not to vacation leave.

B. When a holiday falls within a period of leave of absence without pay, the employee shall not be paid for the holiday. Should a holiday occur during sick leave, the holiday shall be charged to holiday leave.

C. When a holiday falls within a period of disciplinary suspension without pay, the employee shall receive pay for the holiday (as applicable) to be applied to the suspension without pay hours.

D. Since employees on workers' compensation (W/C) are paid by the Workers Compensation Carrier, not the City, employees on W/C during a holiday shall receive pay for the holiday (as applicable) as part of their worker's compensation benefit.

Article 14 – Uniforms

14.1 All uniforms, safety equipment and protective clothing which employees are required to wear in performance of their work shall be furnished by the City to employees without cost. It shall be the obligation of the employees to maintain such items in good and presentable condition and to notify the City in advance of a need for repair or replacement of any such item.

14.2 The City makes the determination as to what type of uniforms, protective clothing and safety equipment are to be purchased and provided to its employees.

14.3 Upon termination of employment with the City, all issued articles of clothing and equipment shall be surrendered by the employee. The employee will not be held accountable for equipment and clothing that are deemed unserviceable due to normal wear and tear. Equipment and/or clothing that are otherwise unserviceable or missing shall be treated as an advance on wages earned, and are the responsibility of the employee and, to the extent permitted by law; the cost for those items may be deducted from the employee's final paycheck.

14.4 Only clothing issued by the City or approved by the Police Chief are to be worn while on duty. Bargaining unit employees may wear one union pin on dress uniforms.

14.5 Class A Uniforms are only to be worn on special occasions, as designated by the Police Chief.

14.6 Laundering of Uniforms and Criminal Investigations Unit clothes shall be provided at no charge to the employees.

14.7 Criminal Investigations Unit employees and employees assigned to positions requiring non-issue clothing will receive a one-time one thousand dollars, net ($1000.00) per year clothing allowance. If an employee enters the unit after October the clothing allowance shall be prorated monthly. Employees who leave the unit are not required to reimburse the clothing allowance. Employees will also receive an annual shoe allowance of $180.00, net.

Article 15 – Hours of Work & Overtime

For the purpose of this Agreement, a shift means the time during which an employee is scheduled on duty. Any significant changes in the current shift configurations shall be bargained with the Union.

15.1 The standard payroll workweek shall begin at 0001 hours Saturday and end at 2400 hours Friday. Officers assigned to work twelve (12) hour shifts shall be scheduled to work an average of eighty (84) hours per fourteen (14) day pay period.

A. Bargaining unit members will be assigned by the Chief (or designee) to one of the following 12-hour shifts, with no separately designated unpaid meal break:
   1) Day shift: 6:00 am to 6:00 pm
   2) Swing shift: 10:00 am to 10:00 pm (Weekdays)
      3:00 pm to 3:00 am (Friday – Sunday)
   3) Night shift: 6:00 pm to 6:00 am

B. Management reserves the right to modify the swing shift hours (outlined in (2) above) depending on changes in call volume patterns and will provide no less than 15 calendar days' notice.

C. Management reserves the right to modify the swing shift hours (outlined in (2) above) due to special events and provide proper notice if this swing shift schedule changes.

15.2 The Police Chief or designee will define assignments for specialty pay.

15.3 Management has the right to establish lineup time for officers and corporals. Lineup time for police officers will not exceed fifteen (15) minutes and for corporals will not exceed thirty (30) minutes per shift. Personnel so assigned and scheduled shall be paid their straight time ~~overtime~~ hourly rate or may elect compensatory time for all hours while attending lineup. Any work performed during the lineup period, other than shift briefing, is considered time worked for ~~premium, weekly~~ overtime purposes.

15.4 Employees' regular schedule will include a minimum of two (2) consecutive days off during each workweek unless their unit's work schedule causes a backward rotation in days off (e.g., a change from Sunday/Monday of one (1) week to Sunday/Saturday of the next). This does not prohibit scheduling of mandatory training time.

15.5 All sworn ~~E~~employees shall be allowed a meal break. The meal break shall be forty-five (45) minutes for ~~a meal break for~~ those scheduled to work a twelve (12) hour shift and thirty (30) minutes for those scheduled work less than 12 hour shifts. The meal break shall occur~~,~~ during their regular work shifts, workload permitting.

15.6 No employee shall be required to work a split shift or back-to-back work shifts. Whenever a shift rotation occurs, employees will be entitled to at least eight (8) scheduled hours of off duty time prior to returning to work. It is understood that overtime may preclude eight (8) off-duty hours between shifts. During a daylight savings time change, employees will be entitled to at least seven (7) hours of off-duty time should a shift rotation occur.

15.7 Except as provided in this Agreement or in operational emergencies, an employee will not be required to adjust hours, shift, or days off from those scheduled with less than seven (7) calendar days (168 Hour) advance notice. In those instances~~,~~ where adjustments in the schedule occur, the employee will be given as much advance notice as possible.

15.8 Employees assigned to Criminal Investigation Division, Traffic Enforcement Unit, and/or Community Relations Unit are subject to adjustments of their hours and/or days to meet the circumstances at hand. Management will give as much advance notice as possible when adjustments are made. This provision shall not apply to a City ordinance-

permitted public assembly, parade or an event held at any City property when the Department has at least five (5) calendar days' notice of the event.

15.9 It is understood that a daylight-saving time change will cause the time clocks to be advanced one (1) hour during the Spring of each year. The City agrees that employees working during the actual time period when the clocks are advanced will be paid as time worked for the one (1) hour loss from the standard work shift.

15.10 The Department may elect to create a different regular shift, not to exceed 12 hours, in which case employees may be scheduled to work an average of eighty (84) hours per fourteen (14) day pay period.

15.11 Employees shall be required to work overtime when ordered. Overtime shall be scheduled following departmental Policies and Procedures and administered following the provisions of this Agreement.

15.12 In accordance with the Fair Labor Standards Act Section 7(k), Aall authorized time worked, except for line-up time, in excess of the basic work week86 hours per 14 day pay period shall be paid at the premium overtime rate of time and one-half (1 ½) hours pay at the ——regular hourly rate or, at the employee's discretion, compensatory time at the rate of one and one- half (1 ½) for each hour or portion thereof worked.

15.13 An employee ordered to return to work overtime shall be paid for a minimum of two (2) hours or the actual hours worked, whichever is greater. This minimum does not apply to hours scheduled and appended to the employee's regular shift.

15.14 Employees required by the Department to attend training sessions outside of their regularly scheduled hours of work will be compensated in accordance with provisions of the Fair Labor Standards Act. Employees required by the Department to attend training sessions during their scheduled hours of work shall not be charged paid leave time to make up the difference between the length of a training session and their regularly scheduled hours of work. Employees will receive a full shift of pay if released early from training. This full shift of pay shall only apply if the short training day would cause the employee to fall below the normally scheduled hours worked for the week.

15.15 An employee ordered to attend any previously scheduled meeting that occurs outside of regular working hours or during the employee's regularly scheduled work hours when the employee has previously been told or permitted to take the day off (example: union holiday) shall be compensated for actual hours worked. However, the employee shall receive a minimum equivalent to two (2) hours of straight pay. The two (2) hour minimum shall not apply when the meeting is scheduled to begin within one (1) hour of the start of the shift in which case there shall be a one (1) hour minimum. If the meeting occurs within one hour of the end of the employee's shift, the employee's shift will be extended, and the employee paid for the actual time worked.

Article 16 – Seniority & Layoff

16.1 Seniority for the purpose of this Agreement is defined as follows:

A. Classification Seniority:

Shall refer to service time as a police officer or as a police corporal. Classification seniority for officers with no rank is defined as the total prior service as a sworn law enforcement officer for the St. Cloud Police Department. Employees within each respective rank shall determine classification seniority based on the employee's appointment to that rank.

B. Departmental Seniority:

Shall be defined as total prior credited service as a sworn law enforcement officer for the St. Cloud Police Department and will be equal to the employee's total length of service as a sworn employee of the City.

Should a separated bargaining unit employee subsequently return to City employment and have prior service, the employee's seniority date shall be adjusted to reflect their past service.

16.2 Classification Seniority shall be used for layoff, recall and vacation preference. Seniority will be considered as a factor when transferring employees.

16.3 In the event of a layoff for any reason, the Department and the Union will meet to determine the layoff procedure.

Article 17 – Discipline and Discharge

17.1 The City shall not discipline or dismiss any regular employee bound by this Agreement except for proper cause and the only exception to this shall be to a probationary employee who has not been appointed as a regular employee.

17.2 It is agreed that the Police Department has the right to discipline or discharge employees for proper cause. Disciplinary matters shall be subject to the grievance procedures.

17.3 During the term of this Agreement, all complaints, reprimands, or other records of disciplinary action, to include CJSTC forms, against each employee which are reduced to writing and placed in his/her personnel file, shall be duplicated and a copy sent to the employee, if requested by the employee.

17.4 The procedure for discipline and discharge shall be in accordance with the Policies and Procedures of the Department as issued by the Chief of Police, or designee, the City Employee Handbook, or as contained in this Agreement, or Florida Statute Chapter 112, et. Seq.

17.5 The City of Saint Cloud shall comply with the procedures set forth in Florida Statutes Chapter 112 (Law Enforcement Officers Bill of Rights) whenever an officer is under investigation that could result in disciplinary action.

17.6 Upon written request to the Chief of Police, and with Police Chief's written approval, an employee may forfeit accrued vacation leave in lieu of a suspension without pay. The request for vacation leave, in lieu of suspension, without pay shall not be a combination of vacation with suspension unless all vacation leave has been used. Utilization of vacation leave not yet accrued shall not be permitted.

17.7 Prior to the "Subject Officer(s) investigatory interview, all documents and evidence shall be made available to the Subject Officer(s) in an online "share folder," with sufficient time for review. This is in no way a waiver of rules governed by "Administrative Warnings." Employees will not be compensated if they choose to review case evidence during off duty time.

17.8 All oral testimony given in an interview conducted by the assigned investigator(s) shall be sworn testimony.

17.9 Nothing herein shall prevent the Department from investigating an anonymous complaint.

17.10 Discipline Resolution:

A. An employee may request in writing a meeting to discuss the resolution of the charges filed against an employee.

B. The meeting will be attended by the employee and will be allowed to request the presence of a FOP representative and/or counsel, and any other person deemed necessary by the Chief of Police or designee.

C. The purpose of the meeting will be to discuss potential discipline and to determine if a consensus can be reached on the appropriate discipline, if any.

D. If the parties reach a consensus, that consensus will be reduced to writing by the Police Chiefs designee and forwarded to the Chief of Police for approval.

E. If the Chief of Police approves the agreement, the consensus reached shall be implemented and the investigation and grievance process is considered as complete.

F. If, however, the Chief of Police does not approve the proposed agreement, the matter will progress as if no meeting had been held.

G. Nothing discussed at any meeting so held shall be binding upon either party until a final report is approved by the Chief of Police and nothing discussed at the meeting shall be used against the employee if a consensus is not implemented.

17.11 Discharge of probationary police officers shall not be subject to the grievance/arbitration procedure until after successful completion of the probationary period when the rank of regular police officer is attained.

17.12 The FOP shall be notified at least one (1) business day prior to the imposition of discipline when the recommended discipline is separation.

17.13 When considering discipline history, and past practice, cases beyond two (2) years shall not be considered.

17.14 Restitution may be issued in accordance with City policy for verbal or written disciplinary actions.

Article 18 – Grievance Procedure

18.1 A bargaining unit employee covered by this agreement may elect to pursue their grievance, through either the city policy and procedures or the grievance procedures provided in Article 18 excluding Arbitration. Bargaining unit employees will follow all written and verbal orders given by superiors even if such orders are alleged to be in conflict with this agreement. Compliance with such orders will not prejudice the right to file a grievance within the time limits contained herein, nor shall compliance affect the ultimate resolution of the Grievance.

18.2 A "Grievance" is a claimed violation of a specific provision of this agreement. No grievance will or need to be entertained or processed unless presented in the manner described herein, and unless filed in a manner provided herein within the time limits prescribed herein. A grievance may be filed by a bargaining unit employee or by the Union. In either case, the procedure to be followed will be the same. Grievances, which are filed by the Union on behalf of the Union itself or entire bargaining unit, shall be filed with the Chief or their designee at Step 2, within the time period prescribed in Step 1. Grievances involving discipline shall be filed with the Chief or their designee at Step 2, within the time period prescribed in Step 1.

18.3 Grievances will be filed utilizing the attached Grievance Form and processed in the following manner and strictly in accordance with the following stated time limits.

Step 1: An aggrieved bargaining employee shall present in writing the grievance to the aggrieved employee's Lieutenant within ten (10) calendar days of the occurrence of the event(s) which gave rise to the grievance. The grievance shall be signed by the employee and shall state: (a) The date of the alleged events which gave rise to the grievance; (b) the specific Article or Articles and paragraphs of this Agreement allegedly violated; (c) statement of the fact pertaining to or giving rise to the alleged grievance; and (d) the specific relief requested. If the Lieutenant deems appropriate, the Lieutenant may meet with the Grievant, their Representative, and the Union State Staff Representative prior to issuing their decision. The Lieutenant shall, within ten (10) calendar days after presentation of the grievance, render their decision on the grievance in writing with copies to the grievant (if an individual employee), the Union, the Police Chief and the Human Resources Director.

Step 2: Any grievance, as filed in writing at Step 1, which cannot be satisfactorily settled with the Lieutenant, shall be taken up with the Police Chief or at the discretion of the Police Chief, the Deputy Police Chief. The grievance as specified in writing in Step 1 above, shall be filed with the Police Chief or at the discretion of the Police Chief, the Deputy Police Chief within ten (10) calendar days after the due date of the Lieutenant response in Step 1 above. The Chief of Police shall, within fourteen (14) calendar days after filing of the grievance meet with the Grievant, their Representative, and the Union State Staff Representative. The Police Chief shall, within ten (10) calendar days after the grievance meeting, render their decision on the grievance in writing, with copies to the Grievant (if an individual employee), the Union, and the Human Resources Director.

Step 3: Any grievance which cannot be satisfactorily settled in Step 2 above, shall then be taken up with the City Manager. The grievance as specified, in writing, in Step 1 above, shall be filed with the City Manager within ten (10) calendar days after the due date of the Police Chief's response in Step 2 above. The City Manager shall, within fourteen (14) calendar days after filing of the grievance meet with the Grievant, their Representative, and the Union State Staff Representative. The City Manager shall, within ten (10) calendar days after the grievance meeting, render their decision on the grievance in writing, with copies to the Grievant (if an individual employee) and the Union. Step 3 may be waived by the Union or City in cases eligible for arbitration as outlined in Article 20.

18.4 Except as otherwise provided by applicable law, only the Union may advance a grievance to arbitration. The City shall not be required to process any request for arbitration, or arbitrate any matter, not authorized by the Union in

writing. Any grievance which cannot be satisfactorily settled in Step 3 above and is authorized by the Union for Arbitration, shall then be eligible for Arbitration in accordance with the Arbitration article set forth within this Agreement.

18.5 Nothing in this article shall prohibit a mutual agreement between the City and Union to extend timelines outlined above.

Article 19 – RESERVED

Article 20 – Arbitration

20.1 A violation of CBA language and/or when any employee covered by this agreement receives a disciplinary action of forty (40) hours of suspension or greater, a demotion or is terminated, and files a grievance, which is not satisfactorily resolved by the Grievance Procedure set forth in Article 18, within ten (10) business days after receipt of the decision from Step 3 if applicable, the grievant if authorized by the Union, or the Union on the grievant's behalf, may give to the City Manager a written notice of its/his desire to submit the matter to arbitration. In cases where an employee is terminated, the employee may pursue either a termination appeal with the City Manager as outlined in the Employee Handbook or pursue arbitration through the grievance process, but not both.

20.2 Within five (5) business days from the receipt of such notice by the City Manager, a letter shall be directed by the Union and the City representative to the American Arbitration Association or the Federal Mediation and Conciliation Service requesting a list of seven (7) arbitrators. Within ten (10) business days after receipt of the list of arbitrators, the parties shall meet to strike names of Arbitrators. The Union and the City representative will alternately eliminate one (1) at a time from said list of persons until only one (1) remains and this person shall be the arbitrator. The City representative and the Union will alternate in the right to first strike names in successive arbitrations.

20.3 The Arbitrator shall be selected from a panel of Arbitrators furnished by the American Arbitration Association or the Federal Mediation and Conciliation Service.

20.4 It is contemplated that the City and the Union shall mutually agree in writing as to the statement of the matter to be arbitrated prior to the hearing. If this is done, the arbitrator shall confine their decision to the particular matter specified in the Submission Agreement. In the event of failure of the parties to so agree on a statement of the issue(s) to be submitted, the arbitrator will confine their consideration to the written statement of the grievance presented at the initial Step of the grievance procedure.

20.5 As promptly as possible after the arbitrator has been selected, they shall conduct a hearing between the parties to consider the subject matter of the dispute. The decision of the arbitrator will be served upon the aggrieved employee, the Union and the City in writing. It will be the obligation of the arbitrator to the City and the Union to make every effort to rule on the cases(s) heard by him within thirty (30) calendar days of the hearing.

20.6 The arbitrator shall consider and decide only on the specific grievance issue(s) submitted to them in writing by the Union and the City if jointly agreed, if not, only upon written grievance as initially filed, or as amended pursuant to Article 18 of this Agreement. They shall have no other authority to consider or rule upon any other matter.

20.7 The power and authority of the arbitrator shall be limited to the application and interpretation of the terms of the Agreement as herein set forth. The arbitrator shall not have the power or authority to add to, subtract from or modify any of the terms or conditions or to limit or impair any right that is reserved to the City, the Union, or the employee(s), or to establish or change any rate of pay which has been set by this Agreement.

20.8 The decision of the arbitrator is final and binding on all parties and the grievance shall be considered permanently resolved.

20.9 All claims for back wages shall be limited to the amount of ordinary wages that the employee otherwise would have earned from employment by the City. In making any awards for back wages, the arbitrator shall consider any arguments concerning any income received by the employee during the relevant time period. All claims for any other sums of money shall be limited to monies or benefits payable under this Agreement.

20.10 The expense of the arbitration shall be borne by the losing party. Where the Union is not a party and does not represent the aggrieved employee in the arbitration proceedings, the losing party, either the City or the employee will

bear the entire expense of arbitration. Each party shall bear all costs of preparing and presenting its own case. Either party desiring a record of the proceedings shall pay for the record and/or stenographic services.

20.11 The party requesting arbitration may withdraw from the arbitration proceedings at any time, however, the withdrawing party shall assume full responsibility for any arbitrator costs related thereto.

20.12 If the grievant is not represented by the Union at the arbitration proceedings, the City shall require the grievant to make an appropriate deposit of cash, money order, or certified check to be held by the City in escrow toward payment of the arbitration costs. If there is a dispute as to the appropriate deposit, said dispute shall be submitted, in writing, to the arbitrator for resolution prior to the hearing. This deposit must be made at least ten (10) calendar days prior to the date of the scheduled arbitration hearing.

20.13 Neither the Union nor any employee terminated during their initial probationary period (New Hire Probationary Employee) shall be allowed to arbitrate their termination.

20.14 Nothing in this article shall prohibit a mutual agreement between the City and Union to extend timelines outlined above.

Article 21 – Health and Safety

21.1 The City and the Union agree that they will conform to and comply with the laws as to safety, health, sanitation and working conditions required by Federal, State and Local Law. The City and the Union will cooperate in eliminating safety and health hazards. In order to affect such cooperation, the City and the Union agree to the formation of the Police Department Safety and Health Committee, which shall meet at least quarterly.

21.2 The Physical Abilities Test (PAT) is a job simulation test that measures some of the essential physical abilities required to perform criminal justice tasks in the State of Florida. The PAT will be a voluntary fitness test.

21.3 For participating in the (PAT), members who receive a passing score on the PAT will receive credit for twelve (12) hours of paid leave time. Participating members are eligible to receive this award once each calendar year. Members will have until the end of the calendar year to use their paid leave time earned from passing a PAT test and will not be carried over or paid out if unused. Paid leave will not count as hours worked for FLSA overtime purposes.

21.4 The PAT will be administered by a member designated by the Chief or Deputy Chief of Police.

21.5 The PAT passing score shall be determined by the Criminal Justice Standards Training Commission (CJSTC).

21.6 The PAT Test and passing score may be amended by the FDLE. A copy of the PAT components in effect will be issued to each member at the time the PAT is scheduled.

Article 22 – Injuries Occurring in Performance of Duties (Workers Compensation)

ON THE JOB INJURIES

22.1 Injuries occurring in performance of duties (Workers Compensation) will be governed by the City of St. Cloud Employee Handbook and applicable Florida Law. To the extent that the City's Employee Handbook conflicts ~~will~~ with applicable Florida Law, the Provisions of Florida Law will apply.

22.2 Employees injured on duty, who are not cleared to return to work the remainder of their shift, shall be paid for that full shift of work.

22.3 Employees who are subject to a worker's compensation claim shall be compensated at their regular hourly rate of pay to attend medical and physical therapy appointments while on light duty when the appointments are during their shift.

Article 23 – Educational and Training Reimbursement

23.1 Provisions:

The City recognizes the importance of employee educational growth to maintain and advance professional, technical, and managerial competence and to prepare employees for promotional or career change opportunities within the City service. Through the Tuition Assistance Program, and under the parameters of the I.R.S. Code, the City may provide assistance to employees who undertake a course of study which leads to a degree in an occupation for which the City recruits, class work in an area which relates to the employee's field of work or coursework related to services provided by the City to the public. Requests for tuition assistance for a doctorate degree will be reviewed on a case-by-case basis and must have the approval of the City Manager. Irregular work schedules may be considered as a means of accommodating class schedules.

23.2 Eligibility:

1. To be eligible for participation in the Tuition Assistance Program, an employee must:

    a. Be a full-time employee) and have successfully completed probation at the beginning of the quarter/semester for which tuition assistance is requested;

    b. Have maintained "exceeds standards" overall rating for a minimum of the past two (2) consecutive performance evaluations (as applicable) or receive a waiver from their department Director and waiver approval by City Manager.

    c. Be enrolled in an accredited or state certified educational institution.

    d. Be pursuing coursework that relates to the employees' field of work, if such a course is unavailable through a City-sponsored training program; or be actively seeking a degree related to a field in which the City normally recruits employees;

    e. Submit the Tuition Assistance application to the Human Resources Department, with a copy to the immediate supervisor, no sooner than thirty (30) calendar days PRIOR TO the beginning of the quarter/semester/coursework or no later than thirty (30) calendar days after classes have begun for the quarter/semester/coursework for which tuition assistance is requested. A tuition assistance application shall be submitted for each quarter/semester for which tuition assistance is requested.

2. It is the responsibility of the applicant to ensure that their application is received by the Human Resources Department on time. It is also the applicant's responsibility to establish program eligibility prior to the add/drop period for the quarter/semester for which assistance is requested or the full tuition costs will be the applicant's responsibility. If, for any of the reasons stated in this policy, an applicant or their coursework is not accepted for tuition assistance, and the employee did not confirm their eligibility with the Human Resources Department prior to the add/drop period, then the applicant will be responsible for all financial obligations/commitments.

3. Employees on leave-without-pay status due to discipline are not eligible to participate in the Tuition Assistance program

23.3 Acceptance:

The Human Resources Department will review all applications received and approve or deny the application based on:

1. Eligibility of the employee,
2. Eligibility of the educational institution,

3. Eligibility of field of study,
4. Timeliness of the application,
5. Availability of City-sponsored training alternatives,
6. Available budget

23.4 Appeal:

1. All applicants will be notified by the Human Resources Department of their acceptance or rejection.

2. Employees whose application for tuition assistance has been denied may appeal the denial to the City Manager. The appeal must be in writing stating the reasons the request should be approved.

23.5 Payment:

1. Employees who have been accepted into the program are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid; i.e., scholarships, or grants.

    a. If the employee receives other financial aid or tuition reduction, other than under Chapter 34, Title 38 U.S.C., he or she shall report this aid to the Human Resources Department. Payment will be based on tuition actually paid or owed.

2. Employees who wish to further their education toward a City recruited position that is degree oriented but not job related, (i.e., Secretary working toward Civil Engineering degree) and have been accepted into the program are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid for classes.

3. Employees who wish to further their education by taking courses that are job related but not degree oriented are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid.

4. Employees who wish to further their education through courses that are not job related nor related to an occupation for which the City recruits but that are otherwise related to services provided by the City to the public, are eligible to receive up to 50% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid. Payment will be made by providing half the amount described in accordance with the grade requirements outlined for job related courses.

5. In order to receive reimbursement, the employee is required to submit the following:

    a. Proof of the employee's payment

    b. Documentation from the school reflecting the cost per credit hour, total credits, name of course, dates of course, and amount paid.

    c. A letter documenting the amount needed to register for no more than three (3) pre-assigned classes for an accelerated degree program to receive payment.

    When the required documentation is received, the Human Resources Department will approve payment, which will be made upon receipt of grades at the end of the course(s).

6. If funds budgeted for this benefit become depleted through employee application for reimbursement, then only those employees who have approval for reimbursement prior to the exhaustion of the funds will receive such reimbursement.

7. Whether the payment will be taxable depends on current tax law, and payment of the tax is the employee's responsibility.

23.6 Employee Responsibilities:

1. It is the employee's responsibility to ensure that for each quarter/semester enrolled, Human Resources receives proof of payment and proof that each course completion and grade work. Payment reimbursements for tuition assistance shall be made according to the level of grade accomplishment as follows:

   A completed course with grade-A shall receive 100%

   A completed course with grade-B shall receive 75%

   A completed course with grade-C shall receive 50%

   Any completed courses with a grade of D or lower, or any course not completed shall be ineligible for reimbursement through the City's tuition assistance program.

   Graduate work completed with a grade of B or higher shall receive 100% reimbursement. Graduate work not completed or receiving a grade lower than a B shall not be eligible for reimbursement through the City's tuition assistance program.

   In cases where the course provides a pass or fail grading instead of a structured alphabet or numerical grading system, the City requires a passing score for each course in order to qualify for reimbursement through the City's tuition assistance program.

   Such proof must be received by Human Resources within sixty (60) calendar days after the close of the quarter/semester for which tuition assistance was requested and approved.

2. An employee who fails to submit proof of grade within the required time frames forfeits the next semester's tuition reimbursement opportunity even if already submitted and approved.

3. Extensions may be granted by the Human Resources Director to allow for the completion of coursework in such cases as thesis/dissertation research. Such extensions must be obtained within thirty (30) calendar days after the close of the quarter/semester for which tuition assistance was approved.

4. By accepting entry in any City-funded educational program, the employee agrees to sign a consent form allowing/authorizing the college/educational institution to release the employee's educational information to the City.

5. The City shall require employees to refund the amount of educational expenses received during the one-year preceding date of termination should the employee terminate their employment with the City within one (1) year from receipt of any tuition reimbursement monies. They shall also be required to pay an additional two percent (2%) fee to cover the City's administrative costs. Withholding the employee's pay may be authorized to recover money owed to the City.

6. An employee eligible to receive tuition assistance who is no longer employed by the City at the completion of the course will not receive reimbursement for the tuition and shall be required to refund tuition assistance monies to the City.

7. An employee who has submitted a resignation is not eligible for the tuition assistance program. If that employee retracts their resignation, they shall remain ineligible for the tuition assistance program for a period of twelve (12) months. An employee in the DROP program is not eligible for the tuition assistance program.

Article 24 – Working out of Classification

24.1 When an employee is (assigned by a division commander or higher) to temporarily work in a higher pay grade, in excess twenty-four (24) hours, the employee will receive a 5% increase in pay or receive the lowest wage for that pay grade, whichever is greater, and shall be paid retroactive to the start of the assignment. After completion of the out of pay-grade assignment the employee shall return to their previous pay.

Article 25 - Certification Renewals and Re-certifications

25.1 The City will pay for classes required to maintain state certification. If employees are absent due to sick leave/vacation, time trades/etc., then the employee is solely responsible to schedule the training hours.

Article 26 – Light Duty & Impairment Benefits

26.1 The current Police Department policy shall apply, except that all employees who are subject to a worker's compensation claim shall be compensated at their regular hourly rate of pay to attend medical and physical therapy appointments while on light duty.

Article 27 – Promotions & Demotions

27.1 The purpose of this article is to establish a fair and impartial procedure to select qualified individuals for promotion.

27.2 Police Officers will complete their probationary period after one (1) year from the date of appointment as a probationary police officer in good standing with the Department and will be considered a permanent Police Officer. Completion of the probationary period shall occur the later of: a period of one year after appointment as a Probationary Police Officer or upon finishing a six (6) month period of service that is not restricted according to currently existing Department policy following completion of the Field Training Program if the training was delayed for reasons other than FTO availability. Should a Probationary Police Officer successfully complete probation later than one year after appointment, the employee's rank date and pay increases will be retroactive to that first-year anniversary.

27.3 Non-probationary employees must have a minimum of two (2) years of law enforcement experience to be eligible for the rank of "Corporal."

27.4 To be eligible for the rank of "Sergeant," ~~E~~employees must be in "good standing" as outlined in Article 27.5 and must have~~have~~:

A. ~~a~~A minimum of ~~three~~ four (4~~3~~) years of law enforcement experience with the St. Cloud Police Department, ~~or~~ **OR**

B. ~~a~~At least ~~total of~~ four (4) years of total ~~non-probationary~~law enforcement experience, ~~service~~ of which three (3) years must be with the City of St. Cloud Police Department. ~~to be eligible for the rank of "Sergeant."~~

27.5 The criteria for "good standing" with the Police Department shall be as follows:

A. No evaluation grade of "below standards" for any dimension on the performance appraisal preceding appointment to the higher rank.

B. No more than three separate internal investigations leading to sustained disciplinary violations or any number of discipline(s) that result in suspensions totaling more than ~~thirty-two~~forty (3240) working hours (served or forfeited), or any demotion, within twelve months prior to the date of the appointment to the higher rank.

27.6 The City will administer a job-related examination for the rank of Probationary Police Corporal.

A. The Chief shall have discretion on the number, the necessity for specific "Corporal" positions and the timeliness those positions are filled.

27.7~~8~~ Successful candidates will remain on the promotional list for forty-eight (48) months. In the event bargaining unit members have the same score on the examination, those members will be ranked by agency seniority. If the test is given within the forty-eight months, the member can choose to re-test. The score of the most recent test becomes that person's score on the promotional eligibility list.

27.8~~9~~ The actual promotion of one individual over another in any promotion shall not be subject to the grievance procedure.

27.9~~10~~ The City will administer a job-related examination for the rank of Probationary Police Sergeant.

27.10~~1~~ The City, not less than sixty (60) days prior to the examination, shall announce the following:

A. The date of the examination, eligibility requirements and cut-off date for sign-up.

B. Reference and sources from which examination questions are drawn. A Master Set of source materials will be available for review at PD Headquarters. All questions may not come from a specific book but may be developed

from normal job-related experiences. The City will provide for the electronic distribution of source material that is available in this format.

C. The exam components.

27.121 Successful candidates will remain on the promotional list for forty-eight (48) months. In the event bargaining unit members have the same score on the examination, those members will be ranked by agency seniority.

27.123 The actual promotion of one individual over another in any promotion shall not be subject to the grievance procedure.

27.134 All members who are eligible to take the Corporal or Sergeant's Promotional Exam as set forth in this article who are assigned to military duty at the time of the test, must contact the department's testing administrator at least thirty (30) calendar days prior to the test date. It is the responsibility of the activated employee to provide the department's testing administrator with the name and contact information of the employee's Commanding Officer a minimum of thirty (30) days prior to the scheduled date of the exam. The department's testing administrator will work with the employee's Commanding Officer to coordinate administration of the exam at a location acceptable to both the City and the employee's Commanding Officer. It is the responsibility of the employee to obtain the necessary study materials to prepare for the exam.

27.145 When the Chief of Police determines that a vacancy in the rank of Sergeant is to be filled, the position shall be filled at the need of the department and at the discretion of the Chief of Police. If a Sergeant position is vacant and there is a current eligibility list during that time, the vacancy must be filled from the current list even if there is a test scheduled in the near future. If there exists an opening to the rank of Probationary Sergeant and a Police Officer becomes ineligible for promotion due to a pending and unresolved discipline inquiry, the filling of the Sergeant's position may be extended beyond twenty (20) days to allow the completion of the investigation. Said extension and investigation shall not exceed sixty (60) calendar days.

27.156 The eligibility lists created by this Agreement shall be the only lists of eligible candidates for promotion to the position of Police Sergeant. These lists shall be posted on official departmental bulletin boards for a period of not less than thirty (30) calendar days. Alternatively, these eligible lists may be distributed electronically to the employee's work email.

27.176 Eligible members shall submit a "promotional packet" with the information requested as designated by the Chief of Police.

27.178 Promotions shall establish a new classification anniversary date.

A. Employees promoted to a "Corporal" shall be compensated in an amount equal to the minimum step which guarantees a minimum of a 5% pay raise.

27.1820 An employee may be demoted to a position of lower grade for which they are qualified for any of the following reasons:

A. When the employee demonstrates unsatisfactory performance during the probationary period following a promotion.
B. When the employee voluntarily requests a demotion.
C. As a disciplinary action.
D. When an employee would otherwise be laid off because the position is being abolished, because the position is being reclassified to a lower pay grade, due to lack of work or funds or because of the return to work from authorized leave of another employee to such a position in accordance with the rules on leave.

27.1921 Employees demoted to a lower classification will be placed in the lower pay grade with a decrease in pay commensurate to their new grade at the step equivalent to longevity of service to the agency.

27.2022Accrued vacation leave, as well as sick pay or compensatory time as applicable, taken after the demotion effective date will be paid out at the employee's new rate of pay.

27.231 Demotions shall establish a new classification anniversary date as of the effective date of the demotion. A Corporal demoted to Officer will be recognized as total time as a sworn member when determining classification and agency seniority.

Article 28 – Insurance

BENEFITS AND MISCELLANEOUS RULES

28.1 The City of St. Cloud Employee Handbook will govern insurance policies and procedures in this Agreement. The City reserves the right to negotiate with insurance carriers of its choice; to add, delete, modify, or repeal current or future insurance provisions. The City agrees to provide the Union representative with information related to, and changes or modifications to, the City's insurance policies.

28.2 Bargaining Unit members will pay the same rates as non-bargaining unit City of St. Cloud employees.

28.3 All bargaining unit employees will be eligible to participate and receive the City's set contribution rate toward the City's Flexible Savings Account.

Article 29 – Bereavement

29.1 The current City policy shall apply.

29.2 Any reduction of “Bereavement” leave time shall be impact bargained.

Article 30 – Court Leave

30.1 Court Leave

A. Time spent by members appearing in person, in the legal process in their off-duty hours on behalf of the City, in their official capacities, shall be paid for hours worked. The employee will be paid for a minimum of three (3) hours when reporting during off-duty hours. The three (3) hour minimum shall not apply when the court appearance is scheduled to begin within one hour of the start or one hour of the end of the employee's shift. In such circumstances, the employee's shift will be extended, and the employee will be paid for hours actually worked.

In the event of two or more legal proceedings on the same date, an employee may receive only one "three-hour minimum" allocation when the proceedings are conducted within the same three-hour period. If a legal proceeding begins within the same three-hour period, the employee will be credited actual time for those hours, or portions thereof, that exceed the original three-hour allocation.

B. Time spent by members appearing on-line, in the legal process in their off-duty hours on behalf of the City, in their official capacities, shall be paid for hours worked. The employee will be paid for a minimum of two (2) hours when reporting during off-duty hours. The two (2) hour minimum shall not apply when the court appearance is scheduled to begin within one hour of the start or one hour of the end of the employee's shift. In such circumstances, the employee's shift will be extended, and the employee will be paid for hours actually worked.

In the event of two or more legal proceedings on the same date, an employee may receive only one "two-hour minimum" allocation when the proceedings are conducted within the same three-hour period. If a legal proceeding begins within the same three-hour period, the employee will be credited actual time for those hours, or portions thereof, that exceed the original two-hour allocation.

30.2 Officers who are subpoenaed by defense attorneys (Public Defender) for deposition shall be compensated in accordance with Article 30.1.

30.3 Employees required to serve on jury duty shall receive paid leave for the actual hours they serve on a regularly scheduled workday. Jury duty leave shall be paid at the employee's regular rate and shall be charged as leave with pay. Time spent on jury duty shall not be counted as hours worked for purposes of calculating overtime compensation.

30.~~3~~4 Any other changes to the current subpoena, court or stand-by processes shall require the City to bargain with the Union over such changes.

Article 31 – Miscellaneous Conditions

31.1 The primary employment obligation of an employee covered hereunder shall be to the City of St. Cloud. Accordingly, neither an employee's off-duty employment nor any other personal endeavor shall impede or otherwise interfere with the employee's primary employment.

Article 32 – Bulletin Boards & Email

32.1 The City shall provide the Union with a space in a convenient place in the Police Department for the Union's bulletin board. The Union shall provide the bulletin board.

32.2 The Union's bulletin board may be utilized for the posting of notices of Union Meetings, notices of Union elections and results, minutes of Union meetings, copies of the Union's constitution and bylaws and amendments thereto, notices of Union recreational and social functions, names of Union officials and changes thereto, and notices of dues increases.

32.3 The Union shall post no material on its bulletin board which may be characterized as political (other than internal Union Elections) or controversial, which may encourage insubordinate behavior, or which is derogatory or demeaning of City or Departmental officials or operations. All materials placed upon the Union bulletin board will be signed and dated by the Union President. A copy of all materials to be posted shall be provided to the Police Chief or their designee prior to posting. Materials which violate the provisions of this Article shall not be posted and may be removed by the Police Chief.

32.4 The Union may communicate with members by their "City" email address as necessary and shall comply with the standards set forth above.

Article 33 – Take Home Vehicles

33.1 The current Department policy shall apply.

33.2 Any reduction of use parameters shall be impact bargained.

Article 34 – Drug and Alcohol Testing

34.1 Initial drug testing ~~will~~ may ~~be~~use a ~~Saliva~~saliva~~ Confirm~~based~~,~~ Multi Drug Screening Kit ~~Usage~~ and if a positive reading is given, the employee will be sent for drug testing in accordance with FSS 112.0455 and by a duly licensed laboratory. The City reserves the right to conduct initial drug testing by a duly licensed laboratory.

34.2 All employees covered by this Agreement shall be governed by the provisions of the City of St. Cloud's Employee Handbook and Drug Free Workplace Program.

34.3 Prior to imposing disciplinary action related to results of drug and alcohol testing, the City ~~and Union representative will meet within ten (10) days of having received results and prior to imposing discipline, if the employee contends that they had a prescription and had the same prescription at the time of the drug testing. The purpose of the meeting will be to discuss an amicable resolution.~~will follow the provisions of Article 17 related to Discipline & Discharge.

Article 35 – Wages

35.1 ~~Beginning October 7, 2023,~~ Bargaining Unit Members shall be placed on a step plan. The step plan, based on 2184 annual hours worked, is summarized below. Members may not exceed, at any time, the top step in their rank.

35.2 All probationary officers will be placed at Step 1. Probationary officers will advance to Step 2 upon completion of their probationary period and a minimum of 2184 full duty hours worked. Advancement to Step 2 shall commence on the first full pay period following completion of their probationary period.

35.3 Effective October ~~7~~3, 202~~3~~6, the first full pay period of the fiscal year in October 2026, members will receive a base wage increase that corresponds to the pay in the below pay scale matching their current classification and step. Members will not receive a step increase and will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise. ~~each member will be placed into the step plan below:~~

~~OFFICER~~	~~Hourly~~	~~Annual~~
~~Step 1~~	~~$24.5900~~	~~$53,704.60~~
~~Step 2~~	~~$25.3277~~	~~$55,315.74~~
~~Step 3~~	~~$26.0876~~	~~$56,975.21~~
~~Step 4~~	~~$26.8702~~	~~$58,684.47~~
~~Step 5~~	~~$27.6763~~	~~$60,445.00~~
~~Step 6~~	~~$28.5066~~	~~$62,258.35~~
~~Step 7~~	~~$29.3618~~	~~$64,126.10~~
~~Step 8~~	~~$30.2426~~	~~$66,049.89~~
~~Step 9~~	~~$31.1499~~	~~$68,031.38~~
~~Step 10~~	~~$32.0844~~	~~$70,072.33~~
~~Step 11~~	~~$33.0469~~	~~$72,174.50~~
~~Step 12~~	~~$34.0383~~	~~$74,339.73~~
~~Step 13~~	~~$35.0595~~	~~$76,569.92~~

~~CORPORAL~~	~~Hourly~~	~~Annual~~
~~Step 1~~	~~$26.2503~~	~~$57,330.58~~
~~Step 2~~	~~$27.0378~~	~~$59,050.49~~
~~Step 3~~	~~$27.8489~~	~~$60,822.01~~
~~Step 4~~	~~$28.6844~~	~~$62,646.67~~
~~Step 5~~	~~$29.5449~~	~~$64,526.07~~
~~Step 6~~	~~$30.4313~~	~~$66,461.85~~
~~Step 7~~	~~$31.3442~~	~~$68,455.71~~
~~Step 8~~	~~$32.2845~~	~~$70,509.38~~
~~Step 9~~	~~$33.2530~~	~~$72,624.66~~
~~Step 10~~	~~$34.2506~~	~~$74,803.40~~
~~Step 11~~	~~$35.2782~~	~~$77,074.50~~
~~Step 12~~	~~$36.3365~~	~~$79,358.93~~
~~Step 13~~	~~$37.4266~~	~~$81,739.69~~

~~35.4 Effective October 2024, Members in Steps 2-13 will advance one "step" on the first full pay period of the fiscal year in October 2024. The City and Union agree to modify the step plan for Fiscal Year 2024-25 as outlined below.~~

OFFICER	Hourly	Annual
Step 1	$30.0457~~$27.5446~~	$65,619.81~~$60,157.49~~
Step 2	$30.9471~~$28.3709~~	$67,588.47~~$61,962.15~~
Step 3	$31.8755~~$29.2221~~	$69,616.09~~$63,821.03~~
Step 4	$32.8318~~$30.0987~~	$71,704.65~~$65,735.66~~
Step 5	$33.8168~~$31.0017~~	$73,855.89~~$67,707.79~~
Step 6	$34.8313~~$31.9318~~	$76,071.56~~$69,738.97~~
Step 7	$35.8762~~$32.8897~~	$78,353.62~~$71,831.17~~
Step 8	$36.9525~~$33.8764~~	$80,704.26~~$73,986.14~~
Step 9	$38.0611~~$34.8927~~	$83,125.44~~$76,205.65~~
Step 10	$39.2029~~$35.9395~~	$85,619.13~~$78,491.88~~
Step 11	$40.3790~~$37.0177~~	$88,187.74~~$80,846.59~~
Step 12	$41.5904~~$38.1282~~	$90,833.43~~$83,271.97~~
Step 13	$42.8381~~$39.2721~~	$93,558.41~~$85,770.23~~

CORPORAL	Hourly	Annual
Step 1	$32.0743~~$29.4044~~	$70,050.27~~$64,219.19~~
Step 2	$33.0365~~$30.2865~~	$72,151.72~~$66,145.67~~
Step 3	$34.0276~~$31.1951~~	$74,316.28~~$68,130.10~~
Step 4	$35.0484~~$32.1310~~	$76,545.71~~$70,174.01~~
Step 5	$36.0999~~$33.0949~~	$78,842.18~~$72,279.15~~
Step 6	$37.1829~~$34.0877~~	$81,207.45~~$74,447.52~~
Step 7	$38.2984~~$35.1104~~	$83,643.71~~$76,681.07~~
Step 8	$39.4474~~$36.1636~~	$86,153.12~~$78,981.34~~
Step 9	$40.6308~~$37.2485~~	$88,737.67~~$81,350.76~~
Step 10	$41.8497~~$38.3660~~	$91,399.74~~$83,791.29~~
Step 11	$43.1052~~$39.5170~~	$94,141.76~~$86,305.13~~
Step 12	$44.3984~~$40.7025~~	$96,966.11~~$88,894.26~~
Step 13	$45.7304~~$41.9236~~	$99,875.19~~$91,561.09~~

35.4 On or after December 1, 2026, the Union and the City shall notify each other in writing to reopen Article 35 Wages Subsection 3 for the purpose of reevaluating the current pay plan/rates. The parties may agree, should funds be available, to modify the terms of 35.3 to take effect on the start of the first full pay period following ratification by both parties. Members will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise.

35.5 On or after April 1, 2027, the Union and the City shall notify each other in writing to reopen Article 35 Wages to take effect no sooner than the first full pay period for the Fiscal Year 2027-28. Unless set forth therein, no economic articles shall be retroactive if ratified after the first full pay period of FY2027-28 and shall instead take effect upon the first full pay period following ratification by both parties. Members will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise. Nothing

precludes both parties from negotiating on Wages for FY2027-28 and FY2028-29, should funds be available. If that occurs, the reopener outlined in 34.6 of this Article is therein null and void.

35.6 On or after April 1, 2028, the Union and the City shall notify each other in writing to reopen Article 35 Wages to take effect no sooner than the first full pay period for the Fiscal Year 2028-29. Unless set forth therein, no economic articles shall be retroactive if ratified after the first full pay period of FY2028-29 and shall instead take effect upon the first full pay period following ratification by both parties.~~35.5 Effective October 2025, Members in Steps 2-13 will advance one "step" on the first full pay period of the fiscal year in October 2025. Members shall also receive either a 1% COLA increase or the same COLA wage increase provided to general status employees, whichever is greater. The COLA increase also applies to members in Step 1.~~

35.~~7~~6 Members will remain at the pay they attained on the expiration of this Agreement with no additional advance in grade or lump sum payments unless and until a new collective bargaining agreement provides for a further raise.

35.~~7~~8 At the Chief of Police's discretion, they may place a "new hire" with certified law enforcement service at "Step 3" of the step plan.

Article 36 – Transfers and Work Assignments

36.1 The Department and the Union both recognize that deviation from existing shift schedules shall not be arbitrary but shall be based on legitimate manpower needs or workload requirements. The Department does not waive its right to determine work schedules.

36.2 The Department agrees to give non-probationary employees reasonable notice, if possible, of any work and shift changes. If the work or shift changes are permanent, the City will give the employee at least seven (7) days' notice.

36.3 Only employees who are in "good standing," as defined by Article 27 of this agreement, shall be eligible to submit an application for any posted specialized unit or specialized position. Eligibility shall be determined by the date of the posting.

Article 37 – Specialty Unit Pay

37.1 All bargaining unit employees assigned to Criminal Investigations Division (CIDU), ~~Osceola County Investigative Bureau (OCIB),~~ K-9 Unit, Street Crimes, Traffic, Community Outreach, ~~and~~ Training, and any applicable Osceola County or regional task forces as determined by the Police Chief will receive Specialty Unit Pay of $57.69 per pay period. This payment does not count toward hours worked for the purpose of calculating overtime. Payment will be provided to eligible union members regardless of the number of specialty teams they have been assigned to in this category.

37.2 Members assigned to a K-9 unit shall receive three and one half (3.5) hours credit each week for at-home care of an assigned K-9.

37.3 Bargaining unit employees who are permanently assigned as Field Training Officers (FTO) shall be compensated at the rate of ~~forty~~fifty-five dollars ($4550.00) per each shift they perform the duties of a Field Training Officer.

37.4 For the life of this Agreement, the City agrees to supplement those bargaining unit employees who are permanently assigned to a swing or night shift with a monthly differential as indicated in the chart below:

Officers	**Monthly Differential**	**Pay Period Amounts** (26 pay periods)
Swing Shift	$25	$11.54
Night Shift	$40	$18.46

Corporals	**Monthly Differential**	**Pay Period Amounts** (26 pay periods)
Swing Shift	$30	$13.85
Night Shift	$50	$23.08

This differential will apply to the employee's primary shift assignment and shall be paid in equal bi-weekly amounts.

“Recruit officers” during their Field Training phases will be paid Swing Shift differential regardless of the shift their FTO is assigned.

Temporary reassignment to a different work schedule shall not qualify the employee for the new schedule's differential. Temporary reassignment is considered to be less than twenty- eight (28) consecutive calendar days.

Article 38 – Savings Clause

38.1 This agreement is made in the full belief by both parties hereto, that it is in every respect legal. If any Article, clause, sentence, or part of this Agreement is, for any reason, held to be legally invalid or unenforceable in any respect, such a decision shall not affect the remaining provisions of this agreement.

Article 39 – Personnel Files

39.1 It is agreed that each employee of the Bargaining Unit or their representative, so designated in writing and signed by the employee, shall have access as promptly as possible to inspect or copy any document appearing in his official personnel file folder, with the exception of medical records, in the presence of duty authorized employees of the Department of Human Resources. The City will, to whatever extent practicable, assist the employee or their designated representative in obtaining one free photocopy of any such document.

39.2 All records will be maintained in accordance with Florida Statute 119.01, Florida Public Record Law in the Human Resources Department.

Article 40 – Replacement of Personal Property

40.1 The City agrees to reimburse the full cost of prescription eye glasses and contact lenses not to exceed two-hundred dollars ($200.00) and up to one-hundred dollars ($100.00) for wrist watches damaged in the line of duty, provided that adequate proof of such damage, the circumstances of the event and proof of value of the damaged items are presented to the Police Chief or their designee for processing, approval, and verification of loss. Payment will be made within forty-five (45) days after the employee has submitted the necessary documentation. The Police Chief is the final authority as to whether there is sufficient evidence or valid documentation to warrant a reimbursement.

Article 41 – Off-Duty Details

41.1 The current Department policy shall apply with the addition of the following:

A. All Off-Duty Details shall go through the City's designated system. Outside Off-Duty Details are those paid by an entity other than the City.

42.2 City related Off-Duty Details will be paid at the member's applicable hourly time and a half rate with no minimum number of hours. City-related Off-Duty Details are those paid by the City through the normal payroll process.

A. Outside Off-Duty Details will be a minimum of four hours and follow the pay rate below.
   1) Members shall receive a minimum of $~~46~~5.00 per hour.
   2) Members shall receive a minimum of $~~55~~75.00 per hour on recognized City Holidays.
   ~~2)~~3) Members shall receive a minimum of $85.00 per hour for any Off-Duty Detail that is scheduled within 96 hours or less of the detail start date/time, regardless of whether it's scheduled for a City Holiday or not.

~~B. Effective October 1, 2024:~~
   ~~1) Members shall receive a minimum of $50.00 per hour.~~
   ~~2) Members shall receive a minimum of $60.00 per hour on recognized City Holidays.~~

42.3 Corporals assigned to work a "detail" in a supervisory role, shall be paid at the applicable rate as defined in the "Sergeants" collective bargaining agreement.

Article 42 – Appendices and Amendments

42.1 Appendices and amendments (if any) to this Agreement shall be lettered or numbered, dated, and signed by the parties, and shall constitute part of this Agreement.

Article 43 – Outside Employment

43.1 The City of St. Cloud's policies and procedures shall govern outside employment even where the employment was secured prior to any collective bargaining agreement.

Article 44 – Pension & Retirement

44.1 The City and the Union agree to follow all Federal and State Statutes as it pertains to the pension and retirement plan.

Article 45 - Cameras and Cell Phones

45.1 The current Department policy shall apply.

45.2 Unless compensated, employees shall not be required to carry a City cell phone or answer calls during off hours.

Article 46 – Sick Leave Bank

46.1 The current City policy shall apply.

46.2 Any reduction in “Sick Leave Bank” benefits shall be impact bargained.

Article 47 – Longevity

47.1 ~~Effective January 1, 2024:~~Longevity Pay

A. An annual Longevity payment based on years of credited service as a sworn employee will be paid to current bargaining unit employees.

B. Longevity pay is calculated on an employee's anniversary date as of September 30th of each fiscal year.

C. Payment of the Longevity sum shall be made annually on the first pay period in November of each year.

Years of Service	Amount Per Year / Per Year
4 to less than 10 years	$50.00
10 to less than 15 years	$60.00
15 to less than 20 years	$70.00
20 to less than 25 years	$80.00
25 years or more	$90.00

44.2 Those employees in the unit who retire with twenty (20) years or more of service, regardless of the month they retire, will receive a prorated share of their Longevity based upon the number of full months served in their final year of employment. Full months of service will be counted from October 1st.

Article 48 – Duration

48.1 This Agreement shall be effective as of October 1, 2023~~6~~ and shall remain in full force and effect through midnight on September 30, 2026~~9~~.

48.2 On or after October 1, 2025~~8~~, the Union and City agree to open negotiations for a successor agreement.

48.3 Any notice to be given under this Article of Agreement shall be given by registered or certified mail; if given by the Union, it shall be addressed to the City Manager, City of St. Cloud, 1300 Ninth Street, St. Cloud Florida, 34769; and such notice given by the City shall be addressed to Florida State Lodge Fraternal Order of Police Inc., 242 Office Plaza, Tallahassee, FL, 32301.

Florida State Lodge Fraternal Order of Police Grievance Form

Name of Employee: _____

Classification: _____

Immediate Supervisor: _____

Date of Occurrence of Article Violation: _____

Date of Discipline: _____

Statement of Grievance: _____

_____

_____

_____

_____

List Applicable Violation: _____

_____

_____

Adjustment Required: _____

_____

_____

STEP ONE

Date: _____ Signature of Employee/Representative: _____

Received by Lieutenant or Designee: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

Lieutenant or Designee Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

STEP TWO

Date: _____ Signature of Employee/Representative: _____

Received by Police Chief/Deputy Police Chief: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

Police Chief/Deputy Police Chief Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

STEP THREE

Date: _____ Signature of Employee/Representative: _____

Received by City Manager: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

City Manager Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

ARBITRATION REQUEST

Delivered by: Hand _____ Certified Mail _____ Date: _____

FOP Representative Signature: _____

Final Disposition of Grievance: _____

FOP Representative Signature: _____ Date: _____

City Representative Signature: _____ Date: _____

In witness whereof, the parties have caused this Agreement to be signed and ratified by their duly authorized representatives.

City of St. Cloud, Florida

_____

By:

Date: _____

Florida Order of Police, Inc. Lodge 180

_____

By:

Date: _____

Negotiation Team Employees:

_____

_____

_____

_____

_____

Attest

City Clerk Print:

This agreement was approved and ratified by the City Council for the City of St. Cloud on _____, and the bargaining unit on _____.

SUMMARY OF CHANGES
POLICE UNION CONTRACTS
2026-2029

The following are key highlights agreed upon between the City and the Union for the three year Collective Bargaining Agreements, effective October 1, 2026:

1) 8% increase (market adjustment) to the existing Union pay plan for Year 1 and no step increase in order to get their base pay to be more competitive. No additional years' wages are guaranteed but will have opportunities to re-open the wages article in subsequent years as outlined below.

    a. Re-opener for Year 1 wages (FY2026-27) beginning in December 2026 to re-evaluate the approved Year 1 pay plan, pending available funds and outcome of property tax referendum. In essence, this could allow a mid-year percentage increase to pay scales or a step increase if the Council supports using prior year fund balance or other revenue source to fund any adjustments.

    b. Re-opener for Year 2 wages (FY2027-28) in April 2027, as well as another re-opener for Year 3 wages (FY2028-29) in April 2028. However, it is worded that the Union and City could agree to years 2 and 3 wages during Year 2 re-opener and waive the year 3 re-opener.

2) Overtime goes into effect after 86 hours in a two-week pay period (up from 84 hours) in accordance with FLSA minimum requirements.

3) Increased Field Training Officer (FTO) pay to $55/shift, up from $40/shift, to incentivize more officers to help train new recruits. Sergeants will now earn $60 per bi-weekly FTO supervision report they complete for the recruits on their squad.

4) Union Holiday Hours granted in lieu of Holiday Pay and hours worked on a Holiday – the leave bank provides 116 hours, with similar policy language to how Fire Union's union holiday hours operate.

St. Cloud Police Union – FY2026-27 (Year 1) Wages

Representing an 8% market increase from existing FY2025-26 wages

Officer	Hourly	Salary	Corporal	Hourly	Salary	Sergeant	Hourly	Salary
Step 1	$30.0457	$65,619.81	**Step 1**	$32.0743	$70,050.27	**Step 1**	$36.8277	$80,431.70
Step 2	$30.9471	$67,588.47	**Step 2**	$33.0365	$72,151.72	**Step 2**	$37.9325	$82,844.58
Step 3	$31.8755	$69,616.09	**Step 3**	$34.0276	$74,316.28	**Step 3**	$39.0705	$85,329.97
Step 4	$32.8318	$71,704.65	**Step 4**	$35.0484	$76,545.71	**Step 4**	$40.2426	$87,889.84
Step 5	$33.8168	$73,855.89	**Step 5**	$36.0999	$78,842.18	**Step 5**	$41.4499	$90,526.58
Step 6	$34.8313	$76,071.56	**Step 6**	$37.1829	$81,207.45	**Step 6**	$42.6934	$93,242.39
Step 7	$35.8762	$78,353.62	**Step 7**	$38.2984	$83,643.71	**Step 7**	$43.9742	$96,039.65
Step 8	$36.9525	$80,704.26	**Step 8**	$39.4474	$86,153.12	**Step 8**	$45.2934	$98,920.79
Step 9	$38.0611	$83,125.44	**Step 9**	$40.6308	$88,737.67	**Step 9**	$46.6522	$101,888.40
Step 10	$39.2029	$85,619.13	**Step 10**	$41.8497	$91,399.74	**Step 10**	$48.0518	$104,945.13
Step 11	$40.3790	$88,187.74	**Step 11**	$43.1052	$94,141.76	**Step 11**	$49.4934	$108,093.59
Step 12	$41.5904	$90,833.43	**Step 12**	$44.3984	$96,966.11	**Step 12**	$50.9782	$111,336.39
Step 13	$42.8381	$93,558.41	**Step 13**	$45.7304	$99,875.19	**Step 13**	$52.5075	$114,676.38

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-117R Police Sergeant Collective Bargaining Agreement

Human Resources Agenda Item:
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.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The City negotiated a collective bargaining agreement with the Florida State Lodge Fraternal Order of Police, Inc. Lodge 180A, effective 10/1/2026 through 09/30/2029. The union members voted to ratify this contract. Significant changes include a market adjustment to pay ranges to keep wages competitive with surrounding agencies, increasing the overtime threshold to 86 hours in a 14-day pay period in accordance with FLSA Section 7(k), and providing for both parties to reopen Article 35 in Years 2 and 3 of the life of this contract to renegotiate wages for their respective fiscal years.

Legal Authority:
Florida Statute §447.309

Budget and Recommendation:
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.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:

08/20/2026 - Final Action

Attachments:

1. Resolution 2026-117R Police Sergeant CBA
2. 2026-2029 PD Sergeants Contract_Final
3. 2026-2029 PD Sergeants Contract_Redlined
4. Summary of Contract Changes

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.

WHEREAS, the City of St. Cloud and Union Local 180A, comprised of full time Police Sergeants, have negotiated in good faith and have mutually agreed upon all forty-eight (48) articles and associated appendices, and

WHEREAS, the Union ratified the contract on August 12, 2026.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The Mayor is authorized and directed to execute the attached Collective Bargaining Agreement between the City of St. Cloud and the Florida State Lodge Fraternal Order of Police, Inc Lodge 180A.

SECTION II. This resolution shall have an effective date of October 1, 2026.

PASSED AND ADOPTED, by the City Council of the City of St. Cloud, Florida on this 20th day of August 2026.

CITY OF ST. CLOUD, FLORIDA

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:

_____
Daniel F. Mantzaris, City Attorney

COLLECTIVE BARGAINING AGREEMENT

Between the

CITY OF ST. CLOUD, FLORIDA

and

FLORIDA STATE LODGE FRATERNAL ORDER OF POLICE, INC.

POLICE SERGEANT UNIT

LODGE 180A

October 1, 2026 through September 30, 2029

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Article 1 – Preamble

1.1 This Agreement entered into this 1st day of October, 2026 between the City of St. Cloud, Florida, hereinafter “The City” and The Florida State Lodge Fraternal Order of Police Inc., hereinafter “The Union.”

Article 2 – Recognition

2.1 The City recognizes the Union as the exclusive bargaining representative for all full-time employees of the City of St. Cloud Police Department, as certified by the Public Employees Relations Commission in Certification 2052, in the following classifications:

INCLUDED: All permanent full-time employees in the classification of Police Sergeant.

EXCLUDED: All other employees of the City of St. Cloud.

Article 3 – Voting

3.1 Bargaining unit employees whom are registered to vote and whose work hours do not allow sufficient time for voting shall be allotted sufficient time upon approval by a supervisor and not to exceed two (2) hours time off, with pay, to vote during primary, special, or general elections.

3.2 Employees reporting for work on a voting day shall vote on their way to work as long as voting does not negatively impact staffing levels. No employee shall report to work later than two hours after the scheduled shift change. Any employee who submits a false claim to voting will be subjected to disciplinary action up to and including termination.

3.3 If utilizing time off, with pay, to vote employees shall be required to notify in writing or e-mail their immediate supervisor of their intent to vote in advance and receive approval prior to taking the time.

3.4 Employees will be allowed to vote while on-duty for so long as staffing levels are not negatively impacted. Employees will, however, make reasonable efforts to vote via absentee ballots or during early voting periods.

Article 4 – Management Rights

4.1 It is the right of the public employer to determine unilaterally the purpose of each of its constituent agencies, set standards of services to be offered to the public, and exercise control and discretion over its organization and operations. It is also the right of the public employer to direct its employees, take disciplinary action for proper cause, and relieve its employees from duty because of lack of work or for other legitimate reasons. However, the exercise of such rights shall not preclude employees or their representatives from raising grievances, should decisions on the above matters have the practical consequence of violating the terms and conditions of any collective bargaining agreement in force.

4.2 If it is determined that civil emergency conditions exist including, but not limited to, riots, civil disorders, hurricane conditions, or similar catastrophes, the provisions of this Agreement may be suspended by the City Manager during the time declared emergency, provided that the wage rates and monetary fringe benefits shall not be suspended. Impacted employees and the Union shall be given notice in writing (email) with as much advanced notice as possible.

4.3 Management may exercise any Management rights as set forth in Chapter 447, Florida Statutes and/or as determined by the Public Employees Relations Commission or a Court of competent jurisdiction.

Article 5 – Work Stoppages

5.1 Neither the Union nor employees shall participate in a strike against the City by instigating or supporting in any manner a strike. Any violation of this Article shall subject the violator to the penalties provided under Florida Statute Section 447.507 or any other applicable law.

Article 6 – Dues Deductions

6.1 The City agrees to deduct from the pay of employees covered by this Agreement, dues imposed on its employees by the Union, an amount certified to be current by the Treasurer of the Union. Dues shall be deducted once bi-weekly from each employee of the bargaining unit, after the employee individually requests such deductions. The City will begin such deductions no later than 30 days after the Human Resource Department has received the signed authorization form. The Union shall advise the City of any change in dues, in writing, at least 30 days prior to its effective date.

6.2 The City shall transfer funds to the Union by Direct Deposit to the account provided by the Union.

6.3 Insufficient Pay for Deduction:

In the event an employee's salary earnings within any pay period, after deduction of court mandated deductions, withholding of social security, retirement, health insurance, and any other Citywide deductions are not sufficient to cover dues, it will be the responsibility of the Union to collect these dues for that pay period directly from the employee.

6.4 Termination of Deductions:

Deductions for Union dues shall continue until either: (1) revoked by the employee by providing the City's Human Resources Director and the Union with 30 days written notice that he is terminating the prior authorization; (2) the termination of employment of the authorized employee; or (3) the transfer, promotion, or demotion of the authorized employee out of this bargaining unit.

6.5 Indemnification:

The Union shall indemnify, defend, and hold the City, its Officers, Officials, Agents, and Employees harmless against any claim, demand, suit, or liability (monetary or otherwise), and for all legal attorney's fees and costs arising from any action taken in complying with this Agreement. The Union shall promptly refund to the City any funds received in accordance with this Agreement, which are in excess of the amount of dues, which the City has agreed to deduct.

Article 7 – Nondiscrimination

7.1 Neither Party shall discriminate nor sanction intimidation against any employee because of the employee's membership in the Union and non-union membership or their political affiliation, or for the exercise of any rights or privileges provided under this Agreement or by any Federal, State or Local Law, or Ordinance. The parties also agree that they will not discriminate against any employee because of their race, ancestry, ethnicity, color, religion, national origin, sex, age, sexual orientation, gender identity, marital or familial status, genetic information, military or veteran status, or physical or mental disability. Nothing in the Agreement prohibits an employee from utilizing an appropriate Local, State, or Federal Agency for the purpose of filing a discrimination complaint.

7.2 Any references in this Agreement to employees of the male gender are used for convenience only and shall be construed to include both male and female employees.

7.3 The Union agrees to adhere to the City's Equal Employment Opportunity Policy against sexual harassment and any other type of harassment.

Article 8 – Call-Back, Call-Out, and Stand-by Pay

8.1 Call-Back Time

An unscheduled return to duty status is necessitated by a failure to comply with directions from a supervisor or failure to comply with policy (e.g. an employee is called back to return Departmental property or to correct or re-submit improperly completed reports, correspondence, or legal process). An employee called back to work after regular working hours shall be compensated for actual hours worked.

8.2 Call-Out Time

A. An unscheduled return to duty status requiring a commute by a full-time member shall be considered a call-out. A return to duty status is only considered unscheduled if, when the member last left duty status, the member was not aware of having to return to duty at any other time than that on the work schedule, and if the member had less than eight (8) hours' notice of the schedule change. Work time scheduled in advance, even if the work time is during a member's normal time off, is not considered a call-out.

1) Call-outs shall be paid at the rate of time and one-half with a minimum of two (2) hours, regardless of the actual time physically worked during the work period.

2) Compensation for call-outs for members with an assigned radio and agency vehicle shall be computed from the time the member logs in-service and concludes when the member logs out of service with the Telecommunications Section or when the member would have reported to normal duty, whichever is sooner.

3) Call-out time shall not be subject to flex unless the member chooses to do so within the current pay period.

8.3 On-Call Duty

A. On-call time is defined as periods in which the employee is ordered or required by the Police Chief (or designee) to be readily accessible by telephone or telephone paging device and not performing actual work, but in readiness to perform actual work when the need arises. Employees shall, when placed on stand-by, shall be prepared to arrive at the department, within one (1) hour after being called out. If traffic or another unforeseen circumstance will impact the ability of the member to respond within 1 hour, the member is required to notify their direct supervisor as soon as the unforeseen circumstance is known to them.

B. Such On-Call time, when the employee is not working, is not considered time worked, but is compensated at the rate of $12.00 per day ($84.00 per 7-day week). Detectives, Detective Sergeants, and Traffic Homicide Units in on-call status will be compensated at the rate of $12.00 per day.

C. Members in an authorized On-Call status are authorized limited use of their department vehicle to facilitate an expeditious return to duty. If the member is using the department vehicle while in an on-call status, the member shall be prepared to respond directly to the location of the call-out upon notification they are being called out, this includes proper attire and the equipment necessary to respond.

D. Members assigned to SWAT, CNT, ESU, and Marine Patrol Division due to their permanent /semi-permanent "on-call" status shall be compensated at $153.84 per pay period. Members in these units are exempt from Article 37.1. This stipend shall be pensionable income. This payment does not count toward hours worked for the purpose of calculating overtime. Payment will be provided to eligible union members regardless of the number of specialty teams they have been assigned to in this category.

Article 9 – Prevailing Rights, Rules, and Regulation

9.1 Except as modified by a specific provision of this agreement, the City of St. Cloud Employee Handbook, Administrative Regulations, Department SOPs/SOGs or, any other recognized City rules or Departmental Policies shall govern the employees covered hereunder. Should the City exercise its discretion to amend or modify any provisions, as stated above, it shall mail or deliver a copy of any such amendment or modification to the Union at least fifteen (15) days prior to the effective date, and the Union may request impact bargaining. Rules and regulations for the purpose of this Agreement shall be defined as, and include: City of St. Cloud Employee Handbook, St. Cloud Police Department Standard Operating Procedures, St. Cloud Police Department Rules and Regulations, General Orders, or any memorandum or other document affecting benefits or terms and conditions of employment. "Rules and Regulations" also include current policies and practices of the City, which may not be reduced to writing. The City reserves the rights to amend, change, or terminate any rule or regulation.

9.2 The Union agrees that its employees shall comply with all rules and regulations. Disciplinary action may be taken after the adoption of a new rule or regulation the employee knew or should have known of the rules and regulation change. All employees are expected to have knowledge of the rule or regulation change by the end of the next shift.

9.3 The Police Chief may implement, without Union involvement or approval, an emergency SOP, SOG, or General Order when warranted. As soon as reasonably practical, the Police Chief will notify a Union Department Representative of the emergency SOP and the Union may request impact bargaining.

Article 10 – Union Business & Publication of Agreement

10.1 The two (2) Union Department Representatives or designees shall be permitted to serve a formal grievance while on duty. All other union-related business is prohibited while the employee is on duty.

10.2 The two (2) Union Department Representatives or designee may be permitted time off, with pay, at the Police Chief or their designee's discretion to attend to union business that directly affects the City. Examples of compensable activities include, but are not limited to, attending grievance meeting, attending arbitration, and attending collective bargaining negotiations between the City and the Union.

10.3 The Union shall, in writing, provide the City the name of the two (2) Union Department Representatives.

10.4 The City and the Union will cooperate regarding formatting prior to publication. Upon completion of such a review, the City will furnish to the Union an electronic copy via e-mail in digital (Word) format. Within five (5) business days of the Agreement's final approval, the City will post the final Agreement on the City's Intranet site and advise each member via email of the Agreement's availability on the site.

Article 11 – Vacation/Sick Leave

11.1 Annual leave is a benefit extended to full-time employees for personal relaxation and family enjoyment and employees are encouraged to take vacation leave. Annual vacation leave when used does not count towards time worked for the purposes of FLSA overtime.

11.2 Shift employees - Accrual of annual Leave hours is as follows:

LENGTH OF SERVICE	VACATION HRS/YR
Completion of 6 months	40
Completion of 1 year	40
1 - 2 years	88
2 - 3 years	96
3 - 4 years	104
4 - 5 years	120
5 - 6 years	128
6 - 7 years	136
7 - 8 years	144
8 - 9 years	152
9 - 14 years	160
14 - 19 years	176
19+ years	200

11.3 Employees are entitled to accrue annual leave with pay on a bi-weekly basis and are eligible to utilize this benefit after completion of six (6) months of continuous satisfactory service following date of regular full-time employment, with appropriate approval.

11.4 The appropriate number of annual leave hours will be credited to the employee every pay period.

11.5 Annual leave shall not be taken prior to the date it is earned/accrued.

11.6 Annual leave shall be used in a minimum of one-quarter hour increments, with the exception of leave pursuant to the Family and Medical Leave Act.

11.7 Annual leave must be appropriately approved.

Payment of Annual Leave upon Separation

11.8 Employees resigning voluntarily will receive vacation leave credit earned as of the date of resignation. There will be a maximum vacation accrual carryover of four hundred and forty (440) hours from year to year. The accrued vacation will be paid out at the employee's rate of pay at the time of separation/dismissal. Employees dismissed or discharged for theft or destruction of City property, an employee of the public's property, or another employee's property, will not receive the earned vacation leave. Employees dismissed/separated for any other reason will receive payment for the vacation leave except those dismissed/separated during the probationary period.

Sick Leave Accrual

11.9 Paid sick leave is a benefit extended to regular full-time City employees to provide the security of continued pay within certain limitations. Paid sick leave is provided for a genuine need of the employee and is not an automatic entitlement to days off with pay. Sick leave does not count towards time worked for purposes of FLSA.

11.10 Accrual of sick leave is as follows: 4 hours per pay period (106 hours per year)

11.11 Employees shall be able to use sick leave as earned/accrued, with appropriate approval.

11.12 Employees who do not utilize their earned/accrual sick leave during the year in which it is earned may accumulate it for carryover with no maximum accrual limit.

Sick Leave Incentive

11.13 Employees with a minimum of eighty (80) hours of sick leave accrued as of December 1 of each year and who maintains a minimum of eighty (80) hours accrual at all times from December 1st through November 30th of the next year, will be able to convert excess sick leave hours to a payment between December 1st and December 25th if funding is available, as conditions permit, and as approved by the City Manager in the best interest of the City.

The payment will be one (1) hour's pay at the regular straight time rate for each (4) four hours of sick leave earned but not used during the preceding twelve (12) months. The maximum payment for an employee who uses no sick leave during the conversion year is the number of hours earned between December 1st and November 30th but not used, divided by four (4), multiplied by the employee's regular straight time rate.

The conversion of sick leave hours earned but not converted to a payment will result in the loss or deduction of the balance of hours paid from the employee's total sick leave accrual. An employee may either select the payment and deduct the value of hours paid from the total sick leave accrual, or the employee may choose in lieu of a payment to retain the sick leave hours earned but not used and have those hours earned count towards the employee's total sick leave accrual. This election can only be made once a year no later than December 1st.

Uses of Sick Leave:

11.14 An eligible employee shall be able to use sick leave as earned, subject to approval, and the same may be granted for the following purposes:

11.15 Personal illness or injury of employee, which is non-work, related or connected with City service;

11.16 Work related injury to supplement workers' compensation benefits to include hours missed as a result of light duty;

11.17 Personal illness or injury of an employee of the employee's immediate family, as defined by the City Employee Handbook;

11.18 Medical or dental consultation or treatment of the employee or minor children of the employee; or immediate family employee as defined City Employee Handbook;

11.19 Temporary impairment (work connected and/or non-work connected.).

Sick Leave Bank

11.20 The Sick Leave Bank procedure is set forth in Article 47.

Article 12 – Shift Exchanges & Shift Bidding

12.1 Shift exchanges must be approved by persons having the rank of Sergeant and above. Employees shall give at least twenty-four (24) hours' notice of intent to utilize a shift exchange. Should an employee fail to work or arrange a replacement for an approved shift exchange, the employee who failed to work or arrange a replacement shall no longer be allowed to participate in shift exchanges for a period of ninety (90) days.

12.2 Effective January 1, 2024, employees assigned to patrol operations will participate in the "Shift Bid" process. Employees assigned to a position outside of patrol operations and who want to transfer back may also participate in the process.

12.3 Squad and shift configurations shall be posted no later than September 15th for the following calendar year.

12.4 Results of the "Shift Bid" shall be posted no later than October 31 of each year.

12.5 New shift/squad assignments shall take place on the 1st day of the 1st full pay period in January of each year.

12.6 The Department shall maintain a list of employees who request a transfer within patrol operations outside of the "shift bid" window of time. These request(s) shall be ranked by seniority with the St. Cloud Police Department.

Article 13 – Holidays

Union Holiday Hours

13.1 In lieu of any holiday or premium pay for hours worked or not worked on City designated holidays or floating holidays as specified by the City Council, bargaining unit members shall receive 116 hours of Union Holiday Hours. Union Holiday Hours, when used, will not count as time worked for the purposes of calculating FLSA overtime.

13.2 Except for the initial year of this contract, Union Holiday Hours shall be credited to bargaining unit members on October 1st of each year. For the initial year, these hours shall be credited effective October 3, 2026.

13.3 Bargaining unit members hired shall be credited with Union Holiday Hours at a prorated amount of 9.67 hours per month beginning with the first whole month of employment through the remainder of the fiscal year.

13.4 Bargaining unit members who separate employment with the City and who have used their Holiday Hours in excess of the prorated allotment shall have their final paycheck reduced by the number of hours used in excess of 9.67 hours per month.

13.5 Union Holiday Hours shall not be eligible for accrual or carry over into a subsequent fiscal year.

13.6 Union Holiday Hours may be scheduled as vacation during the vacation selection process.

13.7 Union Holiday Hours may be used to supplement sick hours if needed. Union Holiday Hours shall only be used as sick time if the employee has exhausted all sick time accruals.

13.8 Any Union Holiday Hours not used by September 1st will be paid out to the employee as straight time hours prior to September 30th. These hours will be credited at the employees' straight time hourly rate. This bulk payment of hours shall not count as hours worked for the purposes of overtime calculations.

Article 14 – Uniforms

14.1 All uniforms, safety equipment and protective clothing which employees are required to wear in performance of their work shall be furnished by the City to employees without cost. It shall be the obligation of the employees to maintain such items in good and presentable condition and to notify the City in advance of a need for repair or replacement of any such item.

14.2 The City makes the determination as to what type of uniforms, protective clothing and safety equipment are to be purchased and provided to its employees.

14.3 Upon termination of employment with the City, all issued articles of clothing and equipment shall be surrendered by the employee. The employee will not be held accountable for equipment and clothing that are deemed unserviceable due to normal wear and tear. Equipment and/or clothing that are otherwise unserviceable or missing shall be treated as an advance on wages earned, and are the responsibility of the employee and, to the extent permitted by law; the cost for those items may be deducted from the employee's final paycheck.

14.4 Only clothing issued by the City or approved by the Police Chief are to be worn while on duty. Bargaining unit employees may wear one union pin on dress uniforms.

14.5 Class A Uniforms are only to be worn on special occasions, as designated by the Police Chief.

14.6 Laundering of Uniforms and Criminal Investigations Unit clothes shall be provided at no charge to the employees.

14.7 Criminal Investigations Unit employees and employees assigned to positions requiring non-issue clothing will receive a one-time one thousand dollars, net ($1000.00) per year clothing allowance. If an employee enters the unit after October the clothing allowance shall be prorated monthly. Employees who leave the unit are not required to reimburse the clothing allowance. Employees will also receive an annual shoe allowance of $180.00, net.

Article 15 – Hours of Work & Overtime

For the purpose of this Agreement, a shift means the time during which an employee is scheduled on duty. Any significant changes in the current shift configurations shall be bargained with the Union.

15.1 The standard payroll workweek shall begin at 0001 hours Saturday and end at 2400 hours Friday. Officers assigned to work twelve (12) hour shifts shall be scheduled to work an average of eighty (84) hours per fourteen (14) day pay period.

A. Bargaining unit members will be assigned by the Chief (or designee) to one of the following 12-hour shifts, with no separately designated unpaid meal break:
   1) Day shift: 6:00 am to 6:00 pm
   2) Swing shift: 10:00 am to 10:00 pm (Weekdays)
      3:00 pm to 3:00 am (Friday – Sunday)
   3) Night shift: 6:00 pm to 6:00 am

B. Management reserves the right to modify the swing shift hours (outlined in (2) above) depending on changes in call volume patterns and will provide no less than 15 calendar days' notice.

C. Management reserves the right to modify the swing shift hours (outlined in (2) above) due to special events and provide proper notice if this swing shift schedule changes.

15.2 The Police Chief or designee will define assignments for specialty pay.

15.3 Management has the right to establish lineup time for officers and corporals. Lineup time for police officers will not exceed fifteen (15) minutes and for corporals will not exceed thirty (30) minutes per shift. Personnel so assigned and scheduled shall be paid their straight time hourly rate or may elect compensatory time for all hours while attending lineup. Any work performed during the lineup period, other than shift briefing, is considered time worked for overtime purposes.

15.4 Employees' regular schedule will include a minimum of two (2) consecutive days off during each workweek unless their unit's work schedule causes a backward rotation in days off (e.g., a change from Sunday/Monday of one (1) week to Sunday/Saturday of the next). This does not prohibit scheduling of mandatory training time.

15.5 All sworn employees shall be allowed a meal break. The meal break shall be forty-five (45) minutes for those scheduled to work a twelve (12) hour shift and thirty (30) minutes for those scheduled to work less than 12 hour shifts. The meal break shall occur during their regular work shifts, workload permitting.

15.6 No employee shall be required to work a split shift or back-to-back work shifts. Whenever a shift rotation occurs, employees will be entitled to at least eight (8) scheduled hours of off duty time prior to returning to work. It is understood that overtime may preclude eight (8) off-duty hours between shifts. During a daylight savings time change, employees will be entitled to at least seven (7) hours of off-duty time should a shift rotation occur.

15.7 Except as provided in this Agreement or in operational emergencies, an employee will not be required to adjust hours, shift, or days off from those scheduled with less than seven (7) calendar days (168 Hour) advance notice. In those instances where adjustments in the schedule occur, the employee will be given as much advance notice as possible.

15.8 Employees assigned to Criminal Investigation Division, Traffic Enforcement Unit, and/or Community Relations Unit are subject to adjustments of their hours and/or days to meet the circumstances at hand. Management will give as much advance notice as possible when adjustments are made. This provision shall not apply to a City ordinance-

permitted public assembly, parade or an event held at any City property when the Department has at least five (5) calendar days' notice of the event.

15.9 It is understood that a daylight-saving time change will cause the time clocks to be advanced one (1) hour during the Spring of each year. The City agrees that employees working during the actual time period when the clocks are advanced will be paid as time worked for the one (1) hour loss from the standard work shift.

15.10 The Department may elect to create a different regular shift, not to exceed 12 hours, in which case employees may be scheduled to work an average of eighty (84) hours per fourteen (14) day pay period.

15.11 Employees shall be required to work overtime when ordered. Overtime shall be scheduled following departmental Policies and Procedures and administered following the provisions of this Agreement.

15.12 In accordance with the Fair Labor Standards Act Section 7(k), all authorized time worked, except for line-up time, in excess of 86 hours per 14 day pay period shall be paid at the premium overtime rate of time and one-half (1 ½) hours pay at the regular hourly rate or, at the employee's discretion, compensatory time at the rate of one and one- half (1 ½) for each hour or portion thereof worked.

15.13 An employee ordered to return to work overtime shall be paid for a minimum of two (2) hours or the actual hours worked, whichever is greater. This minimum does not apply to hours scheduled and appended to the employee's regular shift.

15.14 Employees required by the Department to attend training sessions outside of their regularly scheduled hours of work will be compensated in accordance with provisions of the Fair Labor Standards Act. Employees required by the Department to attend training sessions during their scheduled hours of work shall not be charged paid leave time to make up the difference between the length of a training session and their regularly scheduled hours of work. Employees will receive a full shift of pay if released early from training. This full shift of pay shall only apply if the short training day would cause the employee to fall below the normally scheduled hours worked for the week.

15.15 An employee ordered to attend any previously scheduled meeting that occurs outside of regular working hours or during the employee's regularly scheduled work hours when the employee has previously been told or permitted to take the day off (example: union holiday) shall be compensated for actual hours worked. However, the employee shall receive a minimum equivalent to two (2) hours of straight pay. The two (2) hour minimum shall not apply when the meeting is scheduled to begin within one (1) hour of the start of the shift in which case there shall be a one (1) hour minimum. If the meeting occurs within one hour of the end of the employee's shift, the employee's shift will be extended, and the employee paid for the actual time worked.

Article 16 – Seniority & Layoff

16.1 Seniority for the purpose of this Agreement is defined as follows:

A. Classification Seniority:

Shall refer to service time as a police sergeant. Classification seniority for officers with no rank is defined as the total prior service as a sworn law enforcement officer for the St. Cloud Police Department. Employees within each respective rank shall determine classification seniority based on the employee's appointment to that rank.

B. Departmental Seniority:

Shall be defined as total prior credited service as a sworn law enforcement officer for the St. Cloud Police Department and will be equal to the employee's total length of service as a sworn employee of the City.

Should a separated bargaining unit employee subsequently return to City employment and have prior service, the employee's seniority date shall be adjusted to reflect their past service.

16.2 Classification Seniority shall be used for layoff, recall and vacation preference. Seniority will be considered as a factor when transferring employees.

16.3 In the event of a layoff for any reason, the Department and the Union will meet to determine the layoff procedure.

Article 17 – Discipline and Discharge

17.1 The City shall not discipline or dismiss any regular employee bound by this Agreement except for proper cause and the only exception to this shall be to a probationary employee who has not been appointed as a regular employee.

17.2 It is agreed that the Police Department has the right to discipline or discharge employees for proper cause. Disciplinary matters shall be subject to the grievance procedures.

17.3 During the term of this Agreement, all complaints, reprimands, or other records of disciplinary action, to include CJSTC forms, against each employee which are reduced to writing and placed in his/her personnel file, shall be duplicated and a copy sent to the employee, if requested by the employee.

17.4 The procedure for discipline and discharge shall be in accordance with the Policies and Procedures of the Department as issued by the Chief of Police, or designee, the City Employee Handbook, or as contained in this Agreement, or Florida Statute Chapter 112, et. Seq.

17.5 The City of Saint Cloud shall comply with the procedures set forth in Florida Statutes Chapter 112 (Law Enforcement Officers Bill of Rights) whenever an officer is under investigation that could result in disciplinary action.

17.6 Upon written request to the Chief of Police, and with Police Chief's written approval, an employee may forfeit accrued vacation leave in lieu of a suspension without pay. The request for vacation leave, in lieu of suspension, without pay shall not be a combination of vacation with suspension unless all vacation leave has been used. Utilization of vacation leave not yet accrued shall not be permitted.

17.7 Prior to the "Subject Officer(s) investigatory interview, all documents and evidence shall be made available to the Subject Officer(s) in an online "share folder," with sufficient time for review. This is in no way a waiver of rules governed by "Administrative Warnings." Employees will not be compensated if they choose to review case evidence during off duty time.

17.8 All oral testimony given in an interview conducted by the assigned investigator(s) shall be sworn testimony.

17.9 Nothing herein shall prevent the Department from investigating an anonymous complaint.

17.10 Discipline Resolution:

A. An employee may request in writing a meeting to discuss the resolution of the charges filed against an employee.

B. The meeting will be attended by the employee and will be allowed to request the presence of a FOP representative and/or counsel, and any other person deemed necessary by the Chief of Police or designee.

C. The purpose of the meeting will be to discuss potential discipline and to determine if a consensus can be reached on the appropriate discipline, if any.

D. If the parties reach a consensus, that consensus will be reduced to writing by the Police Chiefs designee and forwarded to the Chief of Police for approval.

E. If the Chief of Police approves the agreement, the consensus reached shall be implemented and the investigation and grievance process is considered as complete.

F. If, however, the Chief of Police does not approve the proposed agreement, the matter will progress as if no meeting had been held.

G. Nothing discussed at any meeting so held shall be binding upon either party until a final report is approved by the Chief of Police and nothing discussed at the meeting shall be used against the employee if a consensus is not implemented.

17.11 Discharge of probationary police officers shall not be subject to the grievance/arbitration procedure until after successful completion of the probationary period when the rank of regular police officer is attained.

17.12 The FOP shall be notified at least one (1) business day prior to the imposition of discipline when the recommended discipline is separation.

17.13 When considering discipline history, and past practice, cases beyond two (2) years shall not be considered.

17.14 Restitution may be issued in accordance with City policy for verbal or written disciplinary actions.

Article 18 – Grievance Procedure

18.1 A bargaining unit employee covered by this agreement may elect to pursue their grievance, through either the city policy and procedures or the grievance procedures provided in Article 18 excluding Arbitration. Bargaining unit employees will follow all written and verbal orders given by superiors even if such orders are alleged to be in conflict with this agreement. Compliance with such orders will not prejudice the right to file a grievance within the time limits contained herein, nor shall compliance affect the ultimate resolution of the Grievance.

18.2 A "Grievance" is a claimed violation of a specific provision of this agreement. No grievance will or need to be entertained or processed unless presented in the manner described herein, and unless filed in a manner provided herein within the time limits prescribed herein. A grievance may be filed by a bargaining unit employee or by the Union. In either case, the procedure to be followed will be the same. Grievances, which are filed by the Union on behalf of the Union itself or entire bargaining unit, shall be filed with the Chief or their designee at Step 2, within the time period prescribed in Step 1. Grievances involving discipline shall be filed with the Chief or their designee at Step 2, within the time period prescribed in Step 1.

18.3 Grievances will be filed utilizing the attached Grievance Form and processed in the following manner and strictly in accordance with the following stated time limits.

Step 1: An aggrieved bargaining employee shall present in writing the grievance to the aggrieved employee's Lieutenant within ten (10) calendar days of the occurrence of the event(s) which gave rise to the grievance. The grievance shall be signed by the employee and shall state: (a) The date of the alleged events which gave rise to the grievance; (b) the specific Article or Articles and paragraphs of this Agreement allegedly violated; (c) statement of the fact pertaining to or giving rise to the alleged grievance; and (d) the specific relief requested. If the Lieutenant deems appropriate, the Lieutenant may meet with the Grievant, their Representative, and the Union State Staff Representative prior to issuing their decision. The Lieutenant shall, within ten (10) calendar days after presentation of the grievance, render their decision on the grievance in writing with copies to the grievant (if an individual employee), the Union, the Police Chief and the Human Resources Director.

Step 2: Any grievance, as filed in writing at Step 1, which cannot be satisfactorily settled with the Lieutenant, shall be taken up with the Police Chief or at the discretion of the Police Chief, the Deputy Police Chief. The grievance as specified in writing in Step 1 above, shall be filed with the Police Chief or at the discretion of the Police Chief, the Deputy Police Chief within ten (10) calendar days after the due date of the Lieutenant response in Step 1 above. The Chief of Police shall, within fourteen (14) calendar days after filing of the grievance meet with the Grievant, their Representative, and the Union State Staff Representative. The Police Chief shall, within ten (10) calendar days after the grievance meeting, render their decision on the grievance in writing, with copies to the Grievant (if an individual employee), the Union, and the Human Resources Director.

Step 3: Any grievance which cannot be satisfactorily settled in Step 2 above, shall then be taken up with the City Manager. The grievance as specified, in writing, in Step 1 above, shall be filed with the City Manager within ten (10) calendar days after the due date of the Police Chief's response in Step 2 above. The City Manager shall, within fourteen (14) calendar days after filing of the grievance meet with the Grievant, their Representative, and the Union State Staff Representative. The City Manager shall, within ten (10) calendar days after the grievance meeting, render their decision on the grievance in writing, with copies to the Grievant (if an individual employee) and the Union. Step 3 may be waived by the Union or City in cases eligible for arbitration as outlined in Article 20.

18.4 Except as otherwise provided by applicable law, only the Union may advance a grievance to arbitration. The City shall not be required to process any request for arbitration, or arbitrate any matter, not authorized by the Union in

writing. Any grievance which cannot be satisfactorily settled in Step 3 above and is authorized by the Union for Arbitration, shall then be eligible for Arbitration in accordance with the Arbitration article set forth within this Agreement.

18.5 Nothing in this article shall prohibit a mutual agreement between the City and Union to extend timelines outlined above.

Article 19 – RESERVED

Article 20 – Arbitration

20.1 A violation of CBA language and/or when any employee covered by this agreement receives a disciplinary action of forty (40) hours of suspension or greater, a demotion or is terminated, and files a grievance, which is not satisfactorily resolved by the Grievance Procedure set forth in Article 18, within ten (10) business days after receipt of the decision from Step 3 if applicable, the grievant if authorized by the Union, or the Union on the grievant's behalf, may give to the City Manager a written notice of its/his desire to submit the matter to arbitration. In cases where an employee is terminated, the employee may pursue either a termination appeal with the City Manager as outlined in the Employee Handbook or pursue arbitration through the grievance process, but not both.

20.2 Within five (5) business days from the receipt of such notice by the City Manager, a letter shall be directed by the Union and the City representative to the American Arbitration Association or the Federal Mediation and Conciliation Service requesting a list of seven (7) arbitrators. Within ten (10) business days after receipt of the list of arbitrators, the parties shall meet to strike names of Arbitrators. The Union and the City representative will alternately eliminate one (1) at a time from said list of persons until only one (1) remains and this person shall be the arbitrator. The City representative and the Union will alternate in the right to first strike names in successive arbitrations.

20.3 The Arbitrator shall be selected from a panel of Arbitrators furnished by the American Arbitration Association or the Federal Mediation and Conciliation Service.

20.4 It is contemplated that the City and the Union shall mutually agree in writing as to the statement of the matter to be arbitrated prior to the hearing. If this is done, the arbitrator shall confine their decision to the particular matter specified in the Submission Agreement. In the event of failure of the parties to so agree on a statement of the issue(s) to be submitted, the arbitrator will confine their consideration to the written statement of the grievance presented at the initial Step of the grievance procedure.

20.5 As promptly as possible after the arbitrator has been selected, they shall conduct a hearing between the parties to consider the subject matter of the dispute. The decision of the arbitrator will be served upon the aggrieved employee, the Union and the City in writing. It will be the obligation of the arbitrator to the City and the Union to make every effort to rule on the cases(s) heard by him within thirty (30) calendar days of the hearing.

20.6 The arbitrator shall consider and decide only on the specific grievance issue(s) submitted to them in writing by the Union and the City if jointly agreed, if not, only upon written grievance as initially filed, or as amended pursuant to Article 18 of this Agreement. They shall have no other authority to consider or rule upon any other matter.

20.7 The power and authority of the arbitrator shall be limited to the application and interpretation of the terms of the Agreement as herein set forth. The arbitrator shall not have the power or authority to add to, subtract from or modify any of the terms or conditions or to limit or impair any right that is reserved to the City, the Union, or the employee(s), or to establish or change any rate of pay which has been set by this Agreement.

20.8 The decision of the arbitrator is final and binding on all parties and the grievance shall be considered permanently resolved.

20.9 All claims for back wages shall be limited to the amount of ordinary wages that the employee otherwise would have earned from employment by the City. In making any awards for back wages, the arbitrator shall consider any arguments concerning any income received by the employee during the relevant time period. All claims for any other sums of money shall be limited to monies or benefits payable under this Agreement.

20.10 The expense of the arbitration shall be borne by the losing party. Where the Union is not a party and does not represent the aggrieved employee in the arbitration proceedings, the losing party, either the City or the employee will

bear the entire expense of arbitration. Each party shall bear all costs of preparing and presenting its own case. Either party desiring a record of the proceedings shall pay for the record and/or stenographic services.

20.11 The party requesting arbitration may withdraw from the arbitration proceedings at any time, however, the withdrawing party shall assume full responsibility for any arbitrator costs related thereto.

20.12 If the grievant is not represented by the Union at the arbitration proceedings, the City shall require the grievant to make an appropriate deposit of cash, money order, or certified check to be held by the City in escrow toward payment of the arbitration costs. If there is a dispute as to the appropriate deposit, said dispute shall be submitted, in writing, to the arbitrator for resolution prior to the hearing. This deposit must be made at least ten (10) calendar days prior to the date of the scheduled arbitration hearing.

20.13 Neither the Union nor any employee terminated during their initial probationary period (New Hire Probationary Employee) shall be allowed to arbitrate their termination.

20.14 Nothing in this article shall prohibit a mutual agreement between the City and Union to extend timelines outlined above.

Article 21 – Health and Safety

21.1 The City and the Union agree that they will conform to and comply with the laws as to safety, health, sanitation and working conditions required by Federal, State and Local Law. The City and the Union will cooperate in eliminating safety and health hazards. In order to affect such cooperation, the City and the Union agree to the formation of the Police Department Safety and Health Committee, which shall meet at least quarterly.

21.2 The Physical Abilities Test (PAT) is a job simulation test that measures some of the essential physical abilities required to perform criminal justice tasks in the State of Florida. The PAT will be a voluntary fitness test.

21.3 For participating in the (PAT), members who receive a passing score on the PAT will receive credit for twelve (12) hours of paid leave time. Participating members are eligible to receive this award once each calendar year. Members will have until the end of the calendar year to use their paid leave time earned from passing a PAT test and will not be carried over or paid out if unused. Paid leave will not count as hours worked for FLSA overtime purposes.

21.4 The PAT will be administered by a member designated by the Chief or Deputy Chief of Police.

21.5 The PAT passing score shall be determined by the Criminal Justice Standards Training Commission (CJSTC).

21.6 The PAT Test and passing score may be amended by the FDLE. A copy of the PAT components in effect will be issued to each member at the time the PAT is scheduled.

Article 22 – Injuries Occurring in Performance of Duties (Workers Compensation)

ON THE JOB INJURIES

22.1 Injuries occurring in performance of duties (Workers Compensation) will be governed by the City of St. Cloud Employee Handbook and applicable Florida Law. To the extent that the City's Employee Handbook conflicts with applicable Florida Law, the Provisions of Florida Law will apply.

22.2 Employees injured on duty, who are not cleared to return to work the remainder of their shift, shall be paid for that full shift of work.

22.3 Employees who are subject to a worker's compensation claim shall be compensated at their regular hourly rate of pay to attend medical and physical therapy appointments while on light duty when the appointments are during their shift.

Article 23 – Educational and Training Reimbursement

23.1 Provisions:

The City recognizes the importance of employee educational growth to maintain and advance professional, technical, and managerial competence and to prepare employees for promotional or career change opportunities within the City service. Through the Tuition Assistance Program, and under the parameters of the I.R.S. Code, the City may provide assistance to employees who undertake a course of study which leads to a degree in an occupation for which the City recruits, class work in an area which relates to the employee's field of work or coursework related to services provided by the City to the public. Requests for tuition assistance for a doctorate degree will be reviewed on a case-by-case basis and must have the approval of the City Manager. Irregular work schedules may be considered as a means of accommodating class schedules.

23.2 Eligibility:

1. To be eligible for participation in the Tuition Assistance Program, an employee must:

    a. Be a full-time employee) and have successfully completed probation at the beginning of the quarter/semester for which tuition assistance is requested;

    b. Have maintained "exceeds standards" overall rating for a minimum of the past two (2) consecutive performance evaluations (as applicable) or receive a waiver from their department Director and waiver approval by City Manager.

    c. Be enrolled in an accredited or state certified educational institution.

    d. Be pursuing coursework that relates to the employees' field of work, if such a course is unavailable through a City-sponsored training program; or be actively seeking a degree related to a field in which the City normally recruits employees;

    e. Submit the Tuition Assistance application to the Human Resources Department, with a copy to the immediate supervisor, no sooner than thirty (30) calendar days PRIOR TO the beginning of the quarter/semester/coursework or no later than thirty (30) calendar days after classes have begun for the quarter/semester/coursework for which tuition assistance is requested. A tuition assistance application shall be submitted for each quarter/semester for which tuition assistance is requested.

2. It is the responsibility of the applicant to ensure that their application is received by the Human Resources Department on time. It is also the applicant's responsibility to establish program eligibility prior to the add/drop period for the quarter/semester for which assistance is requested or the full tuition costs will be the applicant's responsibility. If, for any of the reasons stated in this policy, an applicant or their coursework is not accepted for tuition assistance, and the employee did not confirm their eligibility with the Human Resources Department prior to the add/drop period, then the applicant will be responsible for all financial obligations/commitments.

3. Employees on leave-without-pay status due to discipline are not eligible to participate in the Tuition Assistance program

23.3 Acceptance:

The Human Resources Department will review all applications received and approve or deny the application based on:

1. Eligibility of the employee,
2. Eligibility of the educational institution,

3. Eligibility of field of study,
4. Timeliness of the application,
5. Availability of City-sponsored training alternatives,
6. Available budget

23.4 Appeal:

1. All applicants will be notified by the Human Resources Department of their acceptance or rejection.

2. Employees whose application for tuition assistance has been denied may appeal the denial to the City Manager. The appeal must be in writing stating the reasons the request should be approved.

23.5 Payment:

1. Employees who have been accepted into the program are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid; i.e., scholarships, or grants.

    a. If the employee receives other financial aid or tuition reduction, other than under Chapter 34, Title 38 U.S.C., he or she shall report this aid to the Human Resources Department. Payment will be based on tuition actually paid or owed.

2. Employees who wish to further their education toward a City recruited position that is degree oriented but not job related, (i.e., Secretary working toward Civil Engineering degree) and have been accepted into the program are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid for classes.

3. Employees who wish to further their education by taking courses that are job related but not degree oriented are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid.

4. Employees who wish to further their education through courses that are not job related nor related to an occupation for which the City recruits but that are otherwise related to services provided by the City to the public, are eligible to receive up to 50% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid. Payment will be made by providing half the amount described in accordance with the grade requirements outlined for job related courses.

5. In order to receive reimbursement, the employee is required to submit the following:

    a. Proof of the employee's payment

    b. Documentation from the school reflecting the cost per credit hour, total credits, name of course, dates of course, and amount paid.

    c. A letter documenting the amount needed to register for no more than three (3) pre-assigned classes for an accelerated degree program to receive payment.

    When the required documentation is received, the Human Resources Department will approve payment, which will be made upon receipt of grades at the end of the course(s).

6. If funds budgeted for this benefit become depleted through employee application for reimbursement, then only those employees who have approval for reimbursement prior to the exhaustion of the funds will receive such reimbursement.

7. Whether the payment will be taxable depends on current tax law, and payment of the tax is the employee's responsibility.

23.6 Employee Responsibilities:

1. It is the employee's responsibility to ensure that for each quarter/semester enrolled, Human Resources receives proof of payment and proof that each course completion and grade work. Payment reimbursements for tuition assistance shall be made according to the level of grade accomplishment as follows:

   A completed course with grade-A shall receive 100%

   A completed course with grade-B shall receive 75%

   A completed course with grade-C shall receive 50%

   Any completed courses with a grade of D or lower, or any course not completed shall be ineligible for reimbursement through the City's tuition assistance program.

   Graduate work completed with a grade of B or higher shall receive 100% reimbursement. Graduate work not completed or receiving a grade lower than a B shall not be eligible for reimbursement through the City's tuition assistance program.

   In cases where the course provides a pass or fail grading instead of a structured alphabet or numerical grading system, the City requires a passing score for each course in order to qualify for reimbursement through the City's tuition assistance program.

   Such proof must be received by Human Resources within sixty (60) calendar days after the close of the quarter/semester for which tuition assistance was requested and approved.

2. An employee who fails to submit proof of grade within the required time frames forfeits the next semester's tuition reimbursement opportunity even if already submitted and approved.

3. Extensions may be granted by the Human Resources Director to allow for the completion of coursework in such cases as thesis/dissertation research. Such extensions must be obtained within thirty (30) calendar days after the close of the quarter/semester for which tuition assistance was approved.

4. By accepting entry in any City-funded educational program, the employee agrees to sign a consent form allowing/authorizing the college/educational institution to release the employee's educational information to the City.

5. The City shall require employees to refund the amount of educational expenses received during the one-year preceding date of termination should the employee terminate their employment with the City within one (1) year from receipt of any tuition reimbursement monies. They shall also be required to pay an additional two percent (2%) fee to cover the City's administrative costs. Withholding the employee's pay may be authorized to recover money owed to the City.

6. An employee eligible to receive tuition assistance who is no longer employed by the City at the completion of the course will not receive reimbursement for the tuition and shall be required to refund tuition assistance monies to the City.

7. An employee who has submitted a resignation is not eligible for the tuition assistance program. If that employee retracts their resignation, they shall remain ineligible for the tuition assistance program for a period of twelve (12) months. An employee in the DROP program is not eligible for the tuition assistance program.

Article 24 – Working out of Classification

24.1 When an employee is (assigned by a division commander or higher) to temporarily work in a higher pay grade, in excess twenty-four (24) hours, the employee will receive a 5% increase in pay or receive the lowest wage for that pay grade, whichever is greater, and shall be paid retroactive to the start of the assignment. After completion of the out of pay-grade assignment the employee shall return to their previous pay.

Article 25 - Certification Renewals and Re-certifications

25.1 The City will pay for classes required to maintain state certification. If employees are absent due to sick leave/vacation, time trades/etc., then the employee is solely responsible to schedule the training hours.

Article 26 – Light Duty & Impairment Benefits

26.1 The current Police Department policy shall apply, except that all employees who are subject to a worker's compensation claim shall be compensated at their regular hourly rate of pay to attend medical and physical therapy appointments while on light duty.

Article 27 – Promotions & Demotions

27.1 Promotions shall establish a new classification anniversary date.

27.2 Employees promoted to a “Sergeant” shall be compensated in an amount equal to the minimum step which guarantees a minimum of a 6% pay raise.

27.3 An employee may be demoted to a position of lower grade for which they are qualified for any of the following reasons:

A. When the employee demonstrates unsatisfactory performance during the probationary period following a promotion.
B. When the employee voluntarily requests a demotion.
C. As a disciplinary action.
D. When an employee would otherwise be laid off because the position is being abolished, because the position is being reclassified to a lower pay grade, due to lack of work or funds or because of the return to work from authorized leave of another employee to such a position in accordance with the rules on leave.

27.4 Employees demoted to a lower classification will be placed in the lower pay grade with a decrease in pay commensurate to their new grade at the step equivalent to longevity of service to the agency.

27.5 Accrued vacation leave, as well as sick pay or compensatory time as applicable, taken after the demotion effective date will be paid out at the employee’s new rate of pay.

27.6 Demotions shall establish a new classification anniversary date as of the effective date of the demotion. A Sergeant demoted to Corporal will be recognized as total time in the rank of Corporal when determining classification and seniority. A Sergeant demoted to Officer will be recognized as total time as a sworn member when determining classification and agency seniority.

27.7 The criteria for "good standing" with the Police Department shall be as follows:

A. No evaluation grade of “below standards” for any dimension on the performance appraisal preceding appointment to the higher rank.

B. No more than three separate internal investigations leading to sustained disciplinary violations or any number of discipline(s) that result in suspensions totaling more than forty (40) working hours (served or forfeited), or any demotion, within twelve months prior to the date of the appointment to the higher rank.

27.8 The City will administer a job-related examination for the rank of Probationary Police Lieutenant. To be eligible to take the examination, candidates must hold the rank of Police Sergeant for at least two (2) years with the St. Cloud Police Department and:

A. Be in "good standing" with the Police Department as outlined in Article 27.7.

B. Have successfully completed at least sixty (60) college credits. Candidates who meet the good standing requirement but have not yet completed sixty (60) college credits may take the examination and will be placed on the promotional list upon passing; however, they may not be promoted to Lieutenant until the sixty (60) college credit requirement is satisfied.

27.9 The City, not less than sixty (60) days prior to the examination, shall announce the following:

A. The date of the examination, eligibility requirements and cut-off date for sign-up.

B. Reference and sources from which examination questions are drawn. A Master Set of source materials will be available for review at PD Headquarters. All questions may not come from a specific book but may be developed from normal job-related experiences. The City will provide for the electronic distribution of source material that is available in this format.

C. The exam components.

27.10 Successful candidates will remain on the promotional list indefinitely and will not be required to retake the examination. The City reserves the right to administer the Lieutenant examination to additional eligible candidates when vacancies occur or as operationally needed. In the event bargaining unit members have the same score on the examination, those members will be ranked by agency seniority.

27.11 The actual promotion of one individual over another in any promotion shall not be subject to the grievance procedure.

27.12 All members who are eligible to take the Lieutenant's Promotional Exam as set forth in this article who are assigned to military duty at the time of the test, must contact the department's testing administrator at least thirty (30) calendar days prior to the test date. It is the responsibility of the activated employee to provide the department's testing administrator with the name and contact information of the employee's Commanding Officer a minimum of thirty (30) days prior to the scheduled date of the exam. The department's testing administrator will work with the employee's Commanding Officer to coordinate administration of the exam at a location acceptable to both the City and the employee's Commanding Officer.

27.13 When the Chief of Police determines that a vacancy in the rank of Sergeant is to be filled, the position shall be filled at the need of the department and at the discretion of the Chief of Police. If a Sergeant position is vacant and there is a current eligibility list during that time, the vacancy must be filled from the current list even if there is a test scheduled in the near future. If there exists an opening to the rank of Probationary Sergeant and a Police Officer becomes ineligible for promotion due to a pending and unresolved discipline inquiry, the filling of the Sergeant's position may be extended beyond twenty (20) days to allow the completion of the investigation. Said extension and investigation shall not exceed sixty (60) calendar days.

Article 28 – Insurance

BENEFITS AND MISCELLANEOUS RULES

28.1 The City of St. Cloud Employee Handbook will govern insurance policies and procedures in this Agreement. The City reserves the right to negotiate with insurance carriers of its choice; to add, delete, modify, or repeal current or future insurance provisions. The City agrees to provide the Union representative with information related to, and changes or modifications to, the City's insurance policies.

28.2 Bargaining Unit members will pay the same rates as non-bargaining unit City of St. Cloud employees.

28.3 All bargaining unit employees will be eligible to participate and receive the City's set contribution rate toward the City's Flexible Savings Account.

Article 29 – Bereavement

29.1 The current City policy shall apply.

29.2 Any reduction of “Bereavement” leave time shall be impact bargained.

Article 30 – Court Leave

30.1 Court Leave

A. Time spent by members appearing in person, in the legal process in their off-duty hours on behalf of the City, in their official capacities, shall be paid for hours worked. The employee will be paid for a minimum of three (3) hours when reporting during off-duty hours. The three (3) hour minimum shall not apply when the court appearance is scheduled to begin within one hour of the start or one hour of the end of the employee's shift. In such circumstances, the employee's shift will be extended, and the employee will be paid for hours actually worked.

In the event of two or more legal proceedings on the same date, an employee may receive only one “three-hour minimum” allocation when the proceedings are conducted within the same three-hour period. If a legal proceeding begins within the same three-hour period, the employee will be credited actual time for those hours, or portions thereof, that exceed the original three-hour allocation.

A. Time spent by members appearing on-line, in the legal process in their off-duty hours on behalf of the City, in their official capacities, shall be paid for hours worked. The employee will be paid for a minimum of two (2) hours when reporting during off-duty hours. The two (2) hour minimum shall not apply when the court appearance is scheduled to begin within one hour of the start or one hour of the end of the employee's shift. In such circumstances, the employee's shift will be extended, and the employee will be paid for hours actually worked.

In the event of two or more legal proceedings on the same date, an employee may receive only one “two-hour minimum” allocation when the proceedings are conducted within the same three-hour period. If a legal proceeding begins within the same three-hour period, the employee will be credited actual time for those hours, or portions thereof, that exceed the original two-hour allocation.

30.2 Officers who are subpoenaed by defense attorneys (Public Defender) for deposition shall be compensated in accordance with Article 30.1.

30.3 Employees required to serve on jury duty shall receive paid leave for the actual hours they serve on a regularly scheduled workday. Jury duty leave shall be paid at the employee's regular rate and shall be charged as leave with pay. Time spent on jury duty shall not be counted as hours worked for purposes of calculating overtime compensation.

30.4 Any other changes to the current subpoena, court or stand-by processes shall require the City to bargain with the Union over such changes.

Article 31 – Miscellaneous Conditions

31.1 The primary employment obligation of an employee covered hereunder shall be to the City of St. Cloud. Accordingly, neither an employee's off-duty employment nor any other personal endeavor shall impede or otherwise interfere with the employee's primary employment.

Article 32 – Bulletin Boards & Email

32.1 The City shall provide the Union with a space in a convenient place in the Police Department for the Union's bulletin board. The Union shall provide the bulletin board.

32.2 The Union's bulletin board may be utilized for the posting of notices of Union Meetings, notices of Union elections and results, minutes of Union meetings, copies of the Union's constitution and bylaws and amendments thereto, notices of Union recreational and social functions, names of Union officials and changes thereto, and notices of dues increases.

32.3 The Union shall post no material on its bulletin board which may be characterized as political (other than internal Union Elections) or controversial, which may encourage insubordinate behavior, or which is derogatory or demeaning of City or Departmental officials or operations. All materials placed upon the Union bulletin board will be signed and dated by the Union President. A copy of all materials to be posted shall be provided to the Police Chief or their designee prior to posting. Materials which violate the provisions of this Article shall not be posted and may be removed by the Police Chief.

32.4 The Union may communicate with members by their "City" email address as necessary and shall comply with the standards set forth above.

Article 33 – Take Home Vehicles

33.1 The current Department policy shall apply.

33.2 Any reduction of use parameters shall be impact bargained.

Article 34 – Drug and Alcohol Testing

34.1 Initial drug testing may use a saliva-based Multi Drug Screening Kit Usage and if a positive reading is given, the employee will be sent for drug testing in accordance with FSS 112.0455 and by a duly licensed laboratory. The City reserves the right to conduct initial drug testing by a duly licensed laboratory.

34.2 All employees covered by this Agreement shall be governed by the provisions of the City of St. Cloud's Employee Handbook and Drug Free Workplace Program.

34.3 Prior to imposing disciplinary action related to results of drug and alcohol testing, the City will follow the provisions of Article 17 related to Discipline & Discharge.

Article 35 – Wages

35.1 Bargaining Unit Members shall be placed on a step plan. The step plan, based on 2184 annual hours worked, is summarized below. Members may not exceed, at any time, the top step in their rank.

35.2 Effective October 3, 2026, the first full pay period of the fiscal year in October 2026, members will receive a base wage increase that corresponds to the pay in the below pay scale matching their current classification and step. Members will not receive a step increase and will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise.

SERGEANT	Hourly	Annual
Step 1	$36.8277	$80,431.70
Step 2	$37.9325	$82,844.58
Step 3	$39.0705	$85,329.97
Step 4	$40.2426	$87,889.84
Step 5	$41.4499	$90,526.58
Step 6	$42.6934	$93,242.39
Step 7	$43.9742	$96,039.65
Step 8	$45.2934	$98,920.79
Step 9	$46.6522	$101,888.40
Step 10	$48.0518	$104,945.13
Step 11	$49.4934	$108,093.59
Step 12	$50.9782	$111,336.39
Step 13	$52.5075	$114,676.38

35.3 On or after December 1, 2026, the Union and the City shall notify each other in writing to reopen Article 35 Wages Subsection 2 for the purpose of reevaluating the current pay plan/rates. The parties may agree, should funds be available, to modify the terms of 35.2 to take effect on the start of the first full pay period following ratification by both parties. Members will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise.

35.4 On or after April 1, 2027, the Union and the City shall notify each other in writing to reopen Article 35 Wages to take effect no sooner than the first full pay period for the Fiscal Year 2027-28. Unless set forth therein, no economic articles shall be retroactive if ratified after the first full pay period of FY2027-28 and shall instead take effect upon the first full pay period following ratification by both parties. Members will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise. Nothing precludes both parties from negotiating on Wages for FY2027-28 and FY2028-29, should funds be available. If that occurs, the reopener outlined in 34.5 of this Article is therein null and void.

35.5 On or after April 1, 2028, the Union and the City shall notify each other in writing to reopen Article 35 Wages to take effect no sooner than the first full pay period for the Fiscal Year 2028-29. Unless set forth therein, no economic articles shall be retroactive if ratified after the first full pay period of FY2028-29 and shall instead take effect upon the first full pay period following ratification by both parties.

35.6 Members will remain at the pay they attained on the expiration of this Agreement with no additional advance in grade or lump sum payments unless and until a new collective bargaining agreement provides for a further raise.

Article 36 – Transfers and Work Assignments

36.1 The Department and the Union both recognize that deviation from existing shift schedules shall not be arbitrary but shall be based on legitimate manpower needs or workload requirements. The Department does not waive its right to determine work schedules.

36.2 The Department agrees to give non-probationary employees reasonable notice, if possible, of any work and shift changes. If the work or shift changes are permanent, the City will give the employee at least seven (7) days' notice.

36.3 Only employees who are in "good standing," as defined by Article 27 of this agreement, shall be eligible to submit an application for any posted specialized unit or specialized position. Eligibility shall be determined by the date of the posting.

Article 37 – Specialty Unit Pay

37.1 All bargaining unit employees assigned to Criminal Investigations Division (CIDU), K-9 Unit, Street Crimes, Traffic, Community Outreach, Training, and any applicable Osceola County or regional task forces as determined by the Police Chief will receive Specialty Unit Pay of $57.69 per pay period. This payment does not count toward hours worked for the purpose of calculating overtime. Payment will be provided to eligible union members regardless of the number of specialty teams they have been assigned to in this category.

37.2 Members assigned to a K-9 unit shall receive three and one half (3.5) hours credit each week for at-home care of an assigned K-9.

37.3 Bargaining unit employees who are permanently assigned as Field Training Officer Supervisors (Sergeants) shall be compensated at the rate of sixty dollars ($60.00) for each FTO Bi-Weekly report they complete during the pay period.

37.4 For the life of this Agreement, the City agrees to supplement those bargaining unit employees who are permanently assigned to a swing or night shift with a monthly differential as indicated in the chart below:

Sergeants	**Monthly Differential**	**Pay Period Amounts** (26 pay periods)
Swing Shift	$30	$13.85
Night Shift	$50	$23.08

This differential will apply to the employee's primary shift assignment and shall be paid in equal bi-weekly amounts.

Temporary reassignment to a different work schedule shall not qualify the employee for the new schedule's differential. Temporary reassignment is considered to be less than twenty- eight (28) consecutive calendar days.

Article 38 – Savings Clause

38.1 This agreement is made in the full belief by both parties hereto, that it is in every respect legal. If any Article, clause, sentence, or part of this Agreement is, for any reason, held to be legally invalid or unenforceable in any respect, such a decision shall not affect the remaining provisions of this agreement.

Article 39 – Personnel Files

39.1 It is agreed that each employee of the Bargaining Unit or their representative, so designated in writing and signed by the employee, shall have access as promptly as possible to inspect or copy any document appearing in his official personnel file folder, with the exception of medical records, in the presence of duty authorized employees of the Department of Human Resources. The City will, to whatever extent practicable, assist the employee or their designated representative in obtaining one free photocopy of any such document.

39.2 All records will be maintained in accordance with Florida Statute 119.01, Florida Public Record Law in the Human Resources Department.

Article 40 – Replacement of Personal Property

40.1 The City agrees to reimburse the full cost of prescription eye glasses and contact lenses not to exceed two-hundred dollars ($200.00) and up to one-hundred dollars ($100.00) for wrist watches damaged in the line of duty, provided that adequate proof of such damage, the circumstances of the event and proof of value of the damaged items are presented to the Police Chief or their designee for processing, approval, and verification of loss. Payment will be made within forty-five (45) days after the employee has submitted the necessary documentation. The Police Chief is the final authority as to whether there is sufficient evidence or valid documentation to warrant a reimbursement.

Article 41 – Off-Duty Details

41.1 The current Department policy shall apply with the addition of the following:

A. All Off-Duty Details shall go through the City's designated system. Outside Off-Duty Details are those paid by an entity other than the City.

41.2 City related Off-Duty Details will be paid at the member's applicable hourly time and a half rate with no minimum number of hours. City-related Off-Duty Details are those paid by the City through the normal payroll process.

A. Outside Off-Duty Details will be a minimum of four hours and follow the pay rate below.
   1) Members shall receive a minimum of $65.00 per hour.
   2) Members shall receive a minimum of $75.00 per hour on recognized City Holidays.
   3) Members shall receive a minimum of $85.00 per hour for any Off-Duty Detail that is scheduled within 96 hours or less of the detail start date/time, regardless of whether it's scheduled for a City Holiday or not.

41.3 A Sergeant assigned to work a "detail" in a supervisory role, shall be paid an additional $5.00 per hour to the rate of an "officer" position. A Sergeant assigned to work in a "Lieutenant" position will be at the applicable posted rate for that position.

Article 42 – Appendices and Amendments

42.1 Appendices and amendments (if any) to this Agreement shall be lettered or numbered, dated, and signed by the parties, and shall constitute part of this Agreement.

Article 43 – Outside Employment

43.1 The City of St. Cloud's policies and procedures shall govern outside employment even where the employment was secured prior to any collective bargaining agreement.

Article 44 – Pension & Retirement

44.1 The City and the Union agree to follow all Federal and State Statutes as it pertains to the pension and retirement plan.

Article 45 - Cameras and Cell Phones

45.1 The current Department policy shall apply.

45.2 Unless compensated, employees shall not be required to carry a City cell phone or answer calls during off hours.

Article 46 – Sick Leave Bank

46.1 The current City policy shall apply.

46.2 Any reduction in “Sick Leave Bank” benefits shall be impact bargained.

Article 47 – Longevity

47.1 Longevity Pay

A. An annual Longevity payment based on years of credited service as a sworn employee will be paid to current bargaining unit employees.

B. Longevity pay is calculated on an employee's anniversary date as of September 30th of each fiscal year.

C. Payment of the Longevity sum shall be made annually on the first pay period in November of each year.

Years of Service	Amount Per Year / Per Year
4 to less than 10 years	$50.00
10 to less than 15 years	$60.00
15 to less than 20 years	$70.00
20 to less than 25 years	$80.00
25 years or more	$90.00

47.2 Those employees in the unit who retire with twenty (20) years or more of service, regardless of the month they retire, will receive a prorated share of their Longevity based upon the number of full months served in their final year of employment. Full months of service will be counted from October 1st.

Article 48 – Duration

48.1 This Agreement shall be effective as of October 1, 2026 and shall remain in full force and effect through midnight on September 30, 2029.

48.2 On or after October 1, 2028, the Union and City agree to open negotiations for a successor agreement.

48.3 Any notice to be given under this Article of Agreement shall be given by registered or certified mail; if given by the Union, it shall be addressed to the City Manager, City of St. Cloud, 1300 Ninth Street, St. Cloud Florida, 34769; and such notice given by the City shall be addressed to Florida State Lodge Fraternal Order of Police Inc., 242 Office Plaza, Tallahassee, FL, 32301.

Florida State Lodge Fraternal Order of Police Grievance Form

Name of Employee: _____

Classification: _____

Immediate Supervisor: _____

Date of Occurrence of Article Violation: _____

Date of Discipline: _____

Statement of Grievance: _____

_____

_____

_____

_____

List Applicable Violation: _____

_____

_____

Adjustment Required: _____

_____

_____

STEP ONE

Date: _____ Signature of Employee/Representative: _____

Received by Lieutenant or Designee: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

Lieutenant or Designee Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

STEP TWO

Date: _____ Signature of Employee/Representative: _____

Received by Police Chief/Deputy Police Chief: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

Police Chief/Deputy Police Chief Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

STEP THREE

Date: _____ Signature of Employee/Representative: _____

Received by City Manager: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

City Manager Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

ARBITRATION REQUEST

Delivered by: Hand _____ Certified Mail _____ Date: _____

FOP Representative Signature: _____

Final Disposition of Grievance: _____

FOP Representative Signature: _____ Date: _____

City Representative Signature: _____ Date: _____

In witness whereof, the parties have caused this Agreement to be signed and ratified by their duly authorized representatives.

City of St. Cloud, Florida

_____

By:

Date: _____

Florida Order of Police, Inc. Lodge 180A

_____

By:

Date: _____

Negotiation Team Employees:

_____

_____

_____

_____

_____

Attest

City Clerk Print:

This agreement was approved and ratified by the City Council for the City of St. Cloud on _____, and the bargaining unit on _____.

COLLECTIVE BARGAINING AGREEMENT

Between the

CITY OF ST. CLOUD, FLORIDA

and

FLORIDA STATE LODGE FRATERNAL ORDER OF POLICE, INC.

POLICE SERGEANT UNIT

LODGE 180A

October 1, 2023~~6~~ through September 30, 2026~~9~~

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Article 1 – Preamble

1.1 This Agreement entered into this 1st day of October, 2023~~3~~6 between the City of St. Cloud, Florida, hereinafter "The City" and The Florida State Lodge Fraternal Order of Police Inc., hereinafter "The Union."

Article 2 – Recognition

2.1 The City recognizes the Union as the exclusive bargaining representative for all full-time employees of the City of St. Cloud Police Department, as certified by the Public Employees Relations Commission in Certification 2052, in the following classifications:

INCLUDED: All permanent full-time employees in the classification of Police Sergeant.

EXCLUDED: All other employees of the City of St. Cloud.

Article 3 – Voting

3.1 Bargaining unit employees whom are registered to vote and whose work hours do not allow sufficient time for voting shall be allotted sufficient time upon approval by a supervisor and not to exceed two (2) hours time off, with pay, to vote during primary, special, or general elections.

3.2 Employees reporting for work on a voting day shall vote on their way to work as long as voting does not negatively impact staffing levels. No employee shall report to work later than two hours after the scheduled shift change. Any employee who submits a false claim to voting will be subjected to disciplinary action up to and including termination.

3.3 If utilizing time off, with pay, to vote employees shall be required to notify in writing or e-mail their immediate supervisor of their intent to vote in advance and receive approval prior to taking the time.

3.4 Employees will be allowed to vote while on-duty for so long as staffing levels are not negatively impacted. Employees will, however, make reasonable efforts to vote via absentee ballots or during early voting periods.

Article 4 – Management Rights

4.1 It is the right of the public employer to determine unilaterally the purpose of each of its constituent agencies, set standards of services to be offered to the public, and exercise control and discretion over its organization and operations. It is also the right of the public employer to direct its employees, take disciplinary action for proper cause, and relieve its employees from duty because of lack of work or for other legitimate reasons. However, the exercise of such rights shall not preclude employees or their representatives from raising grievances, should decisions on the above matters have the practical consequence of violating the terms and conditions of any collective bargaining agreement in force.

4.2 If it is determined that civil emergency conditions exist including, but not limited to, riots, civil disorders, hurricane conditions, or similar catastrophes, the provisions of this Agreement may be suspended by the City Manager during the time declared emergency, provided that the wage rates and monetary fringe benefits shall not be suspended. Impacted employees and the Union shall be given notice in writing (email) with as much advanced notice as possible.

4.3 Management may exercise any Management rights as set forth in Chapter 447, Florida Statutes and/or as determined by the Public Employees Relations Commission or a Court of competent jurisdiction.

Article 5 – Work Stoppages

5.1 Neither the Union nor employees shall participate in a strike against the City by instigating or supporting in any manner a strike. Any violation of this Article shall subject the violator to the penalties provided under Florida Statute Section 447.507 or any other applicable law.

Article 6 – Dues Deductions

6.1 The City agrees to deduct from the pay of employees covered by this Agreement, dues imposed on its employees by the Union, an amount certified to be current by the Treasurer of the Union. Dues shall be deducted once bi-weekly from each employee of the bargaining unit, after the employee individually requests such deductions. The City will begin such deductions no later than 30 days after the Human Resource Department has received the signed authorization form. The Union shall advise the City of any change in dues, in writing, at least 30 days prior to its effective date.

6.2 The City shall transfer funds to the Union by Direct Deposit to the account provided by the Union.

6.3 Insufficient Pay for Deduction:

In the event an employee's salary earnings within any pay period, after deduction of court mandated deductions, withholding of social security, retirement, health insurance, and any other Citywide deductions are not sufficient to cover dues, it will be the responsibility of the Union to collect these dues for that pay period directly from the employee.

6.4 Termination of Deductions:

Deductions for Union dues shall continue until either: (1) revoked by the employee by providing the City's Human Resources Director and the Union with 30 days written notice that he is terminating the prior authorization; (2) the termination of employment of the authorized employee; or (3) the transfer, promotion, or demotion of the authorized employee out of this bargaining unit.

6.5 Indemnification:

The Union shall indemnify, defend, and hold the City, its Officers, Officials, Agents, and Employees harmless against any claim, demand, suit, or liability (monetary or otherwise), and for all legal attorney's fees and costs arising from any action taken in complying with this Agreement. The Union shall promptly refund to the City any funds received in accordance with this Agreement, which are in excess of the amount of dues, which the City has agreed to deduct.

Article 7 – Nondiscrimination

7.1 Neither Party shall discriminate nor sanction intimidation against any employee because of the employee's membership in the Union and non-union membership or their political affiliation, or for the exercise of any rights or privileges provided under this Agreement or by any Federal, State or Local Law, or Ordinance. The parties also agree that they will not discriminate against any employee because of their race, ancestry, ethnicity, color, religion, national origin, sex, age, sexual orientation, gender identity, marital or familial status, genetic information, military or veteran status, or physical or mental disability. Nothing in the Agreement prohibits an employee from utilizing an appropriate Local, State, or Federal Agency for the purpose of filing a discrimination complaint.

7.2 Any references in this Agreement to employees of the male gender are used for convenience only and shall be construed to include both male and female employees.

7.3 The Union agrees to adhere to the City's Equal Employment Opportunity Policy against sexual harassment and any other type of harassment.

Article 8 – Call-Back, Call-Out, and Stand-by Pay

8.1 Call-Back Time

An unscheduled return to duty status is necessitated by a failure to comply with directions from a supervisor or failure to comply with policy (e.g. an employee is called back to return Departmental property or to correct or re-submit improperly completed reports, correspondence, or legal process). An employee called back to work after regular working hours shall be compensated for actual hours worked.

8.2 Call-Out Time

A. An unscheduled return to duty status requiring a commute by a full-time member shall be considered a call-out. A return to duty status is only considered unscheduled if, when the member last left duty status, the member was not aware of having to return to duty at any other time than that on the work schedule, and if the member had less than eight (8) hours' notice of the schedule change. Work time scheduled in advance, even if the work time is during a member's normal time off, is not considered a call-out.

1) Call-outs shall be paid at the rate of time and one-half with a minimum of two (2) hours, regardless of the actual time physically worked during the work period.

2) Compensation for call-outs for members with an assigned radio and agency vehicle shall be computed from the time the member logs in-service and concludes when the member logs out of service with the Telecommunications Section or when the member would have reported to normal duty, whichever is sooner.

3) Call-out time shall not be subject to flex unless the member chooses to do so within the current pay period.

8.3 On-Call Duty

A. On-call time is defined as periods in which the employee is ordered or required by the Police Chief (or designee) to be readily accessible by telephone or telephone paging device and not performing actual work, but in readiness to perform actual work when the need arises. Employees shall, when placed on stand-by, shall be prepared to arrive at the department, within one (1) hour after being called out. If traffic or another unforeseen circumstance will impact the ability of the member to respond within 1 hour, the member is required to notify their direct supervisor as soon as the unforeseen circumstance is known to them.

B. Such On-Call time, when the employee is not working, is not considered time worked, but is compensated at the rate of $12.00 per day ($84.00 per 7-day week). Detectives, Detective Sergeants, and Traffic Homicide Units in on-call status will be compensated at the rate of $12.00 per day.

C. Members in an authorized On-Call status are authorized limited use of their department vehicle to facilitate an expeditious return to duty. If the member is using the department vehicle while in an on-call status, the member shall be prepared to respond directly to the location of the call-out upon notification they are being called out, this includes proper attire and the equipment necessary to respond.

D. Members assigned to SWAT, CNT, ESU, and Marine Patrol Division~~, and Drone Unit~~ due to their permanent /semi-permanent "on-call" status shall be compensated at $153.84 per pay period. Members in these units are exempt from Article 37.1. This stipend shall be pensionable income. This payment does not count toward hours worked for the purpose of calculating overtime. Payment will be provided to eligible union members regardless of the number of specialty teams they have been assigned to in this category.

Article 9 – Prevailing Rights, Rules, and Regulation

9.1 Except as modified by a specific provision of this agreement, the City of St. Cloud Employee Handbook, Administrative Regulations, Department SOPs/SOGs or, any other recognized City rules or Departmental Policies shall govern the employees covered hereunder. Should the City exercise its discretion to amend or modify any provisions, as stated above, it shall mail or deliver a copy of any such amendment or modification to the Union at least fifteen (15) days prior to the effective date, and the Union may request impact bargaining. Rules and regulations for the purpose of this Agreement shall be defined as, and include: City of St. Cloud Employee Handbook, St. Cloud Police Department Standard Operating Procedures, St. Cloud Police Department Rules and Regulations, General Orders, or any memorandum or other document affecting benefits or terms and conditions of employment. "Rules and Regulations" also include current policies and practices of the City, which may not be reduced to writing. The City reserves the rights to amend, change, or terminate any rule or regulation.

9.2 The Union agrees that its employees shall comply with all rules and regulations. Disciplinary action may be taken after the adoption of a new rule or regulation the employee knew or should have known of the rules and regulation change. All employees are expected to have knowledge of the rule or regulation change by the end of the next shift.

9.3 The Police Chief may implement, without Union involvement or approval, an emergency SOP, SOG, or General Order when warranted. As soon as reasonably practical, the Police Chief will notify a Union Department Representative of the emergency SOP and the Union may request impact bargaining.

Article 10 – Union Business & Publication of Agreement

10.1 The two (2) Union Department Representatives or designees shall be permitted to serve a formal grievance while on duty. All other union-related business is prohibited while the employee is on duty.

10.2 The two (2) Union Department Representatives or designee may be permitted time off, with pay, at the Police Chief or their designee's discretion to attend to union business that directly affects the City. Examples of compensable activities include, but are not limited to, attending grievance meeting, attending arbitration, and attending collective bargaining negotiations between the City and the Union.

10.3 The Union shall, in writing, provide the City the name of the two (2) Union Department Representatives.

10.4 The City and the Union will cooperate regarding formatting prior to publication. Upon completion of such a review, the City will furnish to the Union an electronic copy via e-mail in digital (Word) format. Within five (5) business days of the Agreement's final approval, the City will post the final Agreement on the City's Intranet site and advise each member via email of the Agreement's availability on the site.

Article 11 – Vacation/Sick Leave

11.1 Annual leave is a benefit extended to full-time employees for personal relaxation and family enjoyment and employees are encouraged to take vacation leave. Annual vacation leave when used does not count towards time worked for the purposes of FLSA overtime.

11.2 Shift employees - Accrual of annual Leave hours is as follows:

LENGTH OF SERVICE	VACATION HRS/YR
Completion of 6 months	40
Completion of 1 year	40
1 - 2 years	88
2 - 3 years	96
3 - 4 years	104
4 - 5 years	120
5 - 6 years	128
6 - 7 years	136
7 - 8 years	144
8 - 9 years	152
9 - 14 years	160
14 - 19 years	176
19+ years	200

11.3 Employees are entitled to accrue annual leave with pay on a bi-weekly basis and are eligible to utilize this benefit after completion of six (6) months of continuous satisfactory service following date of regular full-time employment, with appropriate approval.

11.4 The appropriate number of annual leave hours will be credited to the employee every pay period.

11.5 Annual leave shall not be taken prior to the date it is earned/accrued.

11.6 Annual leave shall be used in a minimum of one-quarter hour increments, with the exception of leave pursuant to the Family and Medical Leave Act.

11.7 Annual leave must be appropriately approved.

Payment of Annual Leave upon Separation

11.8 Employees resigning voluntarily will receive vacation leave credit earned as of the date of resignation. There will be a maximum vacation accrual carryover of four hundred and forty (440) hours from year to year. The accrued vacation will be paid out at the employee's rate of pay at the time of separation/dismissal. Employees dismissed or discharged for theft or destruction of City property, an employee of the public's property, or another employee's property, will not receive the earned vacation leave. Employees dismissed/separated for any other reason will receive payment for the vacation leave except those dismissed/separated during the probationary period.

Sick Leave Accrual

11.9 Paid sick leave is a benefit extended to regular full-time City employees to provide the security of continued pay within certain limitations. Paid sick leave is provided for a genuine need of the employee and is not an automatic entitlement to days off with pay. Sick leave does not count towards time worked for purposes of FLSA.

11.10 Accrual of sick leave is as follows: 4 hours per pay period (106 hours per year)

11.11 Employees shall be able to use sick leave as earned/accrued, with appropriate approval.

11.12 Employees who do not utilize their earned/accrual sick leave during the year in which it is earned may accumulate it for carryover with no maximum accrual limit.

Sick Leave Incentive

11.13 Employees with a minimum of eighty (80) hours of sick leave accrued as of December 1 of each year and who maintains a minimum of eighty (80) hours accrual at all times from December 1st through November 30th of the next year, will be able to convert excess sick leave hours to a payment between December 1st and December 25th if funding is available, as conditions permit, and as approved by the City Manager in the best interest of the City.

The payment will be one (1) hour's pay at the regular straight time rate for each (4) four hours of sick leave earned but not used during the preceding twelve (12) months. The maximum payment for an employee who uses no sick leave during the conversion year is the number of hours earned between December 1st and November 30th but not used, divided by four (4), multiplied by the employee's regular straight time rate.

The conversion of sick leave hours earned but not converted to a payment will result in the loss or deduction of the balance of hours paid from the employee's total sick leave accrual. An employee may either select the payment and deduct the value of hours paid from the total sick leave accrual, or the employee may choose in lieu of a payment to retain the sick leave hours earned but not used and have those hours earned count towards the employee's total sick leave accrual. This election can only be made once a year no later than December 1st.

Uses of Sick Leave:

11.14 An eligible employee shall be able to use sick leave as earned, subject to approval, and the same may be granted for the following purposes:

11.15 Personal illness or injury of employee, which is non-work, related or connected with City service;

11.16 Work related injury to supplement workers' compensation benefits to include hours missed as a result of light duty;

11.17 Personal illness or injury of an employee of the employee's immediate family, as defined by the City Employee Handbook;

11.18 Medical or dental consultation or treatment of the employee or minor children of the employee; or immediate family employee as defined City Employee Handbook;

11.19 Temporary impairment (work connected and/or non-work connected.).

Sick Leave Bank

11.20 The Sick Leave Bank procedure is set forth in Article 47.

Article 12 – Shift Exchanges & Shift Bidding

12.1 Shift exchanges must be approved by persons having the rank of Sergeant and above. Employees shall give at least twenty-four (24) hours' notice of intent to utilize a shift exchange. Should an employee fail to work or arrange a replacement for an approved shift exchange, the employee who failed to work or arrange a replacement shall no longer be allowed to participate in shift exchanges for a period of ninety (90) days.

12.2 Effective January 1, 2024, employees assigned to patrol operations will participate in the "Shift Bid" process. Employees assigned to a position outside of patrol operations and who want to transfer back may also participate in the process.

12.3 Squad and shift configurations shall be posted no later than September 15th for the following calendar year.

12.4 Results of the "Shift Bid" shall be posted no later than October 31 of each year.

12.5 New shift/squad assignments shall take place on the 1st day of the 1st full pay period in January of each year.

12.6 The Department shall maintain a list of employees who request a transfer within patrol operations outside of the "shift bid" window of time. These request(s) shall be ranked by seniority with the St. Cloud Police Department.

Article 13 – Holidays

Union Holiday Hours

13.1 In lieu of any holiday or premium pay for hours worked or not worked on City designated holidays or floating holidays as specified by the City Council, bargaining unit members shall receive 116 hours of Union Holiday Hours. Union Holiday Hours, when used, will not count as time worked for the purposes of calculating FLSA overtime.

13.2 Except for the initial year of this contract, Union Holiday Hours shall be credited to bargaining unit members on October 1st of each year. For the initial year, these hours shall be credited effective October 3, 2026.

13.3 Bargaining unit members hired shall be credited with Union Holiday Hours at a prorated amount of 9.67 hours per month beginning with the first whole month of employment through the remainder of the fiscal year.

13.4 Bargaining unit members who separate employment with the City and who have used their Holiday Hours in excess of the prorated allotment shall have their final paycheck reduced by the number of hours used in excess of 9.67 hours per month.

13.5 Union Holiday Hours shall not be eligible for accrual or carry over into a subsequent fiscal year.

13.6 Union Holiday Hours may be scheduled as vacation during the vacation selection process.

13.7 Union Holiday Hours may be used to supplement sick hours if needed. Union Holiday Hours shall only be used as sick time if the employee has exhausted all sick time accruals.

13.8 Any Union Holiday Hours not used by September 1st will be paid out to the employee as straight time hours prior to September 30th. These hours will be credited at the employees' straight time hourly rate. This bulk payment of hours shall not count as hours worked for the purposes of overtime calculations.

~~13.1 **HOLIDAYS OBSERVED**~~

~~A. The following and any other days that the City Council may declare are City holidays.~~

~~1.~~	~~New Year's Day~~	~~January 1~~
~~2.~~	~~Martin Luther King's Birthday~~	~~Third Monday in January~~
~~3.~~	~~Memorial Day~~	~~Last Monday in May~~
~~4.~~	~~Juneteenth~~	~~June 19th~~
~~5.~~	~~Independence Day~~	~~July 4~~
~~6.~~	~~Labor Day~~	~~First Monday in September~~
~~7.~~	~~Veteran's Day~~	~~November 11~~
~~8.~~	~~Thanksgiving Day~~	~~4th Thursday in November~~
~~9.~~	~~Friday after Thanksgiving~~	~~4th Friday in November~~
~~10.~~	~~Christmas Eve Day~~	~~December 24th~~
~~11.~~	~~Christmas Day~~	~~December 25th~~
~~12.~~	~~Floating Holiday*~~	
~~13.~~	~~Floating Holiday*~~	

* A floating holiday that is not designated by the City Manager in order to bridge a mid-week holiday will be credited to each employee for their use, as they deem appropriate. Holiday hours (including the floating holiday) will not rollover from calendar year to the next calendar year. Floating holiday hours do not count as time worked for FLSA overtime calculations.

When a holiday falls on a Saturday, the preceding Friday shall be observed as the official holiday for that year. When a holiday falls on a Sunday, the following Monday shall be observed as the official holiday.

B. The City Manager will determine when any department or operation will be closed in observance of a holiday.

13.2 ELIGIBILITY FOR HOLIDAY PAY

A. All full-time employees will receive eight (8) holiday hours paid at straight time for each of the holidays earned. In addition to receiving eight (8) hours of holiday pay at straight time, non-exempt (hourly) employees who work on a City designated holiday, will receive time and a half their hourly rate for hours worked that day. Overtime calculations will apply only to hours actually worked and in accordance with the Fair Labor Standards Act.

B. An employee must be on "active pay status" (see Definition of Terms) on the regularly scheduled working day immediately prior to a holiday and the regularly scheduled working day immediately following a holiday in order to qualify for the holiday time.

13.3 HOLIDAY ON WORKDAY

A. If an employee who works on a holiday wishes to take a day off with pay at a later date in lieu of receiving the holiday pay, they should request permission to do so in writing from the employee's immediate supervisor prior to the holiday.

B. An employee who is scheduled to work on the day observed as a holiday and calls in sick will be charged with sick leave.

13.4 HOLIDAY ON LEAVE DAY- WORKERS' COMPENSATION

A. Holidays that occur during vacation leave shall be charged to holiday leave and not to vacation leave.

B. When a holiday falls within a period of leave of absence without pay, the employee shall not be paid for the holiday. Should a holiday occur during sick leave, the holiday shall be charged to holiday leave.

C. When a holiday falls within a period of disciplinary suspension without pay, the employee shall receive pay for the holiday (as applicable) to be applied to the suspension without pay hours.

D. Since employees on workers' compensation (W/C) are paid by the Workers Compensation Carrier, not the City, employees on W/C during a holiday shall receive pay for the holiday (as applicable) as part of their worker's compensation benefit.

Article 14 – Uniforms

14.1 All uniforms, safety equipment and protective clothing which employees are required to wear in performance of their work shall be furnished by the City to employees without cost. It shall be the obligation of the employees to maintain such items in good and presentable condition and to notify the City in advance of a need for repair or replacement of any such item.

14.2 The City makes the determination as to what type of uniforms, protective clothing and safety equipment are to be purchased and provided to its employees.

14.3 Upon termination of employment with the City, all issued articles of clothing and equipment shall be surrendered by the employee. The employee will not be held accountable for equipment and clothing that are deemed unserviceable due to normal wear and tear. Equipment and/or clothing that are otherwise unserviceable or missing shall be treated as an advance on wages earned, and are the responsibility of the employee and, to the extent permitted by law; the cost for those items may be deducted from the employee's final paycheck.

14.4 Only clothing issued by the City or approved by the Police Chief are to be worn while on duty. Bargaining unit employees may wear one union pin on dress uniforms.

14.5 Class A Uniforms are only to be worn on special occasions, as designated by the Police Chief.

14.6 Laundering of Uniforms and Criminal Investigations Unit clothes shall be provided at no charge to the employees.

14.7 Criminal Investigations Unit employees and employees assigned to positions requiring non-issue clothing will receive a one-time one thousand dollars, net ($1000.00) per year clothing allowance. If an employee enters the unit after October the clothing allowance shall be prorated monthly. Employees who leave the unit are not required to reimburse the clothing allowance. Employees will also receive an annual shoe allowance of $180.00, net.

Article 15 – Hours of Work & Overtime

For the purpose of this Agreement, a shift means the time during which an employee is scheduled on duty. Any significant changes in the current shift configurations shall be bargained with the Union.

15.1 The standard payroll workweek shall begin at 0001 hours Saturday and end at 2400 hours Friday. Officers assigned to work twelve (12) hour shifts shall be scheduled to work an average of eighty (84) hours per fourteen (14) day pay period.

A. Bargaining unit members will be assigned by the Chief (or designee) to one of the following 12-hour shifts, with no separately designated unpaid meal break:
   1) Day shift: 6:00 am to 6:00 pm
   2) Swing shift: 10:00 am to 10:00 pm (Weekdays)
      3:00 pm to 3:00 am (Friday – Sunday)
   3) Night shift: 6:00 pm to 6:00 am

B. Management reserves the right to modify the swing shift hours (outlined in (2) above) depending on changes in call volume patterns and will provide no less than 15 calendar days' notice.

C. Management reserves the right to modify the swing shift hours (outlined in (2) above) due to special events and provide proper notice if this swing shift schedule changes.

15.2 The Police Chief or designee will define assignments for specialty pay.

15.3 Management has the right to establish lineup time for officers and corporals. Lineup time for police officers will not exceed fifteen (15) minutes and for corporals will not exceed thirty (30) minutes per shift. Personnel so assigned and scheduled shall be paid their straight time ~~overtime~~ hourly rate or may elect compensatory time for all hours while attending lineup. Any work performed during the lineup period, other than shift briefing, is considered time worked for ~~premium, weekly~~ overtime purposes.

15.4 Employees' regular schedule will include a minimum of two (2) consecutive days off during each workweek unless their unit's work schedule causes a backward rotation in days off (e.g., a change from Sunday/Monday of one (1) week to Sunday/Saturday of the next). This does not prohibit scheduling of mandatory training time.

15.5 All sworn ~~E~~employees shall be allowed a meal break. The meal break shall be forty-five (45) minutes ~~for a meal break~~ for those scheduled to work a twelve (12) hour shift and thirty (30) minutes for those scheduled to work less than 12 hour shifts. The meal break shall occur~~,~~ during their regular work shifts, workload permitting.

15.6 No employee shall be required to work a split shift or back-to-back work shifts. Whenever a shift rotation occurs, employees will be entitled to at least eight (8) scheduled hours of off duty time prior to returning to work. It is understood that overtime may preclude eight (8) off-duty hours between shifts. During a daylight savings time change, employees will be entitled to at least seven (7) hours of off-duty time should a shift rotation occur.

15.7 Except as provided in this Agreement or in operational emergencies, an employee will not be required to adjust hours, shift, or days off from those scheduled with less than seven (7) calendar days (168 Hour) advance notice. In those instances~~,~~ where adjustments in the schedule occur, the employee will be given as much advance notice as possible.

15.8 Employees assigned to Criminal Investigation Division, Traffic Enforcement Unit, and/or Community Relations Unit are subject to adjustments of their hours and/or days to meet the circumstances at hand. Management will give as much advance notice as possible when adjustments are made. This provision shall not apply to a City ordinance-

permitted public assembly, parade or an event held at any City property when the Department has at least five (5) calendar days' notice of the event.

15.9 It is understood that a daylight-saving time change will cause the time clocks to be advanced one (1) hour during the Spring of each year. The City agrees that employees working during the actual time period when the clocks are advanced will be paid as time worked for the one (1) hour loss from the standard work shift.

15.10 The Department may elect to create a different regular shift, not to exceed 12 hours, in which case employees may be scheduled to work an average of eighty (84) hours per fourteen (14) day pay period.

15.11 Employees shall be required to work overtime when ordered. Overtime shall be scheduled following departmental Policies and Procedures and administered following the provisions of this Agreement.

15.12 In accordance with the Fair Labor Standards Act Section 7(k), Aall authorized time worked, except for line-up time, in excess of the basic work week86 hours per 14 day pay period shall be paid at the premium overtime rate of time and one-half (1 ½) hours pay at the ——regular hourly rate or, at the employee's discretion, compensatory time at the rate of one and one- half (1 ½) for each hour or portion thereof worked.

15.13 An employee ordered to return to work overtime shall be paid for a minimum of two (2) hours or the actual hours worked, whichever is greater. This minimum does not apply to hours scheduled and appended to the employee's regular shift.

15.14 Employees required by the Department to attend training sessions outside of their regularly scheduled hours of work will be compensated in accordance with provisions of the Fair Labor Standards Act. Employees required by the Department to attend training sessions during their scheduled hours of work shall not be charged paid leave time to make up the difference between the length of a training session and their regularly scheduled hours of work. Employees will receive a full shift of pay if released early from training. This full shift of pay shall only apply if the short training day would cause the employee to fall below the normally scheduled hours worked for the week.

15.15 An employee ordered to attend any previously scheduled meeting that occurs outside of regular working hours or during the employee's regularly scheduled work hours when the employee has previously been told or permitted to take the day off (example: union holiday) shall be compensated for actual hours worked. However, the employee shall receive a minimum equivalent to two (2) hours of straight pay. The two (2) hour minimum shall not apply when the meeting is scheduled to begin within one (1) hour of the start of the shift in which case there shall be a one (1) hour minimum. If the meeting occurs within one hour of the end of the employee's shift, the employee's shift will be extended, and the employee paid for the actual time worked.

Article 16 – Seniority & Layoff

16.1 Seniority for the purpose of this Agreement is defined as follows:

A. Classification Seniority:

Shall refer to service time as a police sergeant. Classification seniority for officers with no rank is defined as the total prior service as a sworn law enforcement officer for the St. Cloud Police Department. Employees within each respective rank shall determine classification seniority based on the employee's appointment to that rank.

B. Departmental Seniority:

Shall be defined as total prior credited service as a sworn law enforcement officer for the St. Cloud Police Department and will be equal to the employee's total length of service as a sworn employee of the City.

Should a separated bargaining unit employee subsequently return to City employment and have prior service, the employee's seniority date shall be adjusted to reflect their past service.

16.2 Classification Seniority shall be used for layoff, recall and vacation preference. Seniority will be considered as a factor when transferring employees.

16.3 In the event of a layoff for any reason, the Department and the Union will meet to determine the layoff procedure.

Article 17 – Discipline and Discharge

17.1 The City shall not discipline or dismiss any regular employee bound by this Agreement except for proper cause and the only exception to this shall be to a probationary employee who has not been appointed as a regular employee.

17.2 It is agreed that the Police Department has the right to discipline or discharge employees for proper cause. Disciplinary matters shall be subject to the grievance procedures.

17.3 During the term of this Agreement, all complaints, reprimands, or other records of disciplinary action, to include CJSTC forms, against each employee which are reduced to writing and placed in his/her personnel file, shall be duplicated and a copy sent to the employee, if requested by the employee.

17.4 The procedure for discipline and discharge shall be in accordance with the Policies and Procedures of the Department as issued by the Chief of Police, or designee, the City Employee Handbook, or as contained in this Agreement, or Florida Statute Chapter 112, et. Seq.

17.5 The City of Saint Cloud shall comply with the procedures set forth in Florida Statutes Chapter 112 (Law Enforcement Officers Bill of Rights) whenever an officer is under investigation that could result in disciplinary action.

17.6 Upon written request to the Chief of Police, and with Police Chief's written approval, an employee may forfeit accrued vacation leave in lieu of a suspension without pay. The request for vacation leave, in lieu of suspension, without pay shall not be a combination of vacation with suspension unless all vacation leave has been used. Utilization of vacation leave not yet accrued shall not be permitted.

17.7 Prior to the "Subject Officer(s) investigatory interview, all documents and evidence shall be made available to the Subject Officer(s) in an online "share folder," with sufficient time for review. This is in no way a waiver of rules governed by "Administrative Warnings." Employees will not be compensated if they choose to review case evidence during off duty time.

17.8 All oral testimony given in an interview conducted by the assigned investigator(s) shall be sworn testimony.

17.9 Nothing herein shall prevent the Department from investigating an anonymous complaint.

17.10 Discipline Resolution:

A. An employee may request in writing a meeting to discuss the resolution of the charges filed against an employee.

B. The meeting will be attended by the employee and will be allowed to request the presence of a FOP representative and/or counsel, and any other person deemed necessary by the Chief of Police or designee.

C. The purpose of the meeting will be to discuss potential discipline and to determine if a consensus can be reached on the appropriate discipline, if any.

D. If the parties reach a consensus, that consensus will be reduced to writing by the Police Chiefs designee and forwarded to the Chief of Police for approval.

E. If the Chief of Police approves the agreement, the consensus reached shall be implemented and the investigation and grievance process is considered as complete.

F. If, however, the Chief of Police does not approve the proposed agreement, the matter will progress as if no meeting had been held.

G. Nothing discussed at any meeting so held shall be binding upon either party until a final report is approved by the Chief of Police and nothing discussed at the meeting shall be used against the employee if a consensus is not implemented.

17.11 Discharge of probationary police officers shall not be subject to the grievance/arbitration procedure until after successful completion of the probationary period when the rank of regular police officer is attained.

17.12 The FOP shall be notified at least one (1) business day prior to the imposition of discipline when the recommended discipline is separation.

17.13 When considering discipline history, and past practice, cases beyond two (2) years shall not be considered.

17.14 Restitution may be issued in accordance with City policy for verbal or written disciplinary actions.

Article 18 – Grievance Procedure

18.1 A bargaining unit employee covered by this agreement may elect to pursue their grievance, through either the city policy and procedures or the grievance procedures provided in Article 18 excluding Arbitration. Bargaining unit employees will follow all written and verbal orders given by superiors even if such orders are alleged to be in conflict with this agreement. Compliance with such orders will not prejudice the right to file a grievance within the time limits contained herein, nor shall compliance affect the ultimate resolution of the Grievance.

18.2 A "Grievance" is a claimed violation of a specific provision of this agreement. No grievance will or need to be entertained or processed unless presented in the manner described herein, and unless filed in a manner provided herein within the time limits prescribed herein. A grievance may be filed by a bargaining unit employee or by the Union. In either case, the procedure to be followed will be the same. Grievances, which are filed by the Union on behalf of the Union itself or entire bargaining unit, shall be filed with the Chief or their designee at Step 2, within the time period prescribed in Step 1. Grievances involving discipline shall be filed with the Chief or their designee at Step 2, within the time period prescribed in Step 1.

18.3 Grievances will be filed utilizing the attached Grievance Form and processed in the following manner and strictly in accordance with the following stated time limits.

Step 1: An aggrieved bargaining employee shall present in writing the grievance to the aggrieved employee's Lieutenant within ten (10) calendar days of the occurrence of the event(s) which gave rise to the grievance. The grievance shall be signed by the employee and shall state: (a) The date of the alleged events which gave rise to the grievance; (b) the specific Article or Articles and paragraphs of this Agreement allegedly violated; (c) statement of the fact pertaining to or giving rise to the alleged grievance; and (d) the specific relief requested. If the Lieutenant deems appropriate, the Lieutenant may meet with the Grievant, their Representative, and the Union State Staff Representative prior to issuing their decision. The Lieutenant shall, within ten (10) calendar days after presentation of the grievance, render their decision on the grievance in writing with copies to the grievant (if an individual employee), the Union, the Police Chief and the Human Resources Director.

Step 2: Any grievance, as filed in writing at Step 1, which cannot be satisfactorily settled with the Lieutenant, shall be taken up with the Police Chief or at the discretion of the Police Chief, the Deputy Police Chief. The grievance as specified in writing in Step 1 above, shall be filed with the Police Chief or at the discretion of the Police Chief, the Deputy Police Chief within ten (10) calendar days after the due date of the Lieutenant response in Step 1 above. The Chief of Police shall, within fourteen (14) calendar days after filing of the grievance meet with the Grievant, their Representative, and the Union State Staff Representative. The Police Chief shall, within ten (10) calendar days after the grievance meeting, render their decision on the grievance in writing, with copies to the Grievant (if an individual employee), the Union, and the Human Resources Director.

Step 3: Any grievance which cannot be satisfactorily settled in Step 2 above, shall then be taken up with the City Manager. The grievance as specified, in writing, in Step 1 above, shall be filed with the City Manager within ten (10) calendar days after the due date of the Police Chief's response in Step 2 above. The City Manager shall, within fourteen (14) calendar days after filing of the grievance meet with the Grievant, their Representative, and the Union State Staff Representative. The City Manager shall, within ten (10) calendar days after the grievance meeting, render their decision on the grievance in writing, with copies to the Grievant (if an individual employee) and the Union. Step 3 may be waived by the Union or City in cases eligible for arbitration as outlined in Article 20.

18.4 Except as otherwise provided by applicable law, only the Union may advance a grievance to arbitration. The City shall not be required to process any request for arbitration, or arbitrate any matter, not authorized by the Union in

writing. Any grievance which cannot be satisfactorily settled in Step 3 above and is authorized by the Union for Arbitration, shall then be eligible for Arbitration in accordance with the Arbitration article set forth within this Agreement.

18.5 Nothing in this article shall prohibit a mutual agreement between the City and Union to extend timelines outlined above.

Article 19 – RESERVED

Article 20 – Arbitration

20.1 A violation of CBA language and/or when any employee covered by this agreement receives a disciplinary action of forty (40) hours of suspension or greater, a demotion or is terminated, and files a grievance, which is not satisfactorily resolved by the Grievance Procedure set forth in Article 18, within ten (10) business days after receipt of the decision from Step 3 if applicable, the grievant if authorized by the Union, or the Union on the grievant's behalf, may give to the City Manager a written notice of its/his desire to submit the matter to arbitration. In cases where an employee is terminated, the employee may pursue either a termination appeal with the City Manager as outlined in the Employee Handbook or pursue arbitration through the grievance process, but not both.

20.2 Within five (5) business days from the receipt of such notice by the City Manager, a letter shall be directed by the Union and the City representative to the American Arbitration Association or the Federal Mediation and Conciliation Service requesting a list of seven (7) arbitrators. Within ten (10) business days after receipt of the list of arbitrators, the parties shall meet to strike names of Arbitrators. The Union and the City representative will alternately eliminate one (1) at a time from said list of persons until only one (1) remains and this person shall be the arbitrator. The City representative and the Union will alternate in the right to first strike names in successive arbitrations.

20.3 The Arbitrator shall be selected from a panel of Arbitrators furnished by the American Arbitration Association or the Federal Mediation and Conciliation Service.

20.4 It is contemplated that the City and the Union shall mutually agree in writing as to the statement of the matter to be arbitrated prior to the hearing. If this is done, the arbitrator shall confine their decision to the particular matter specified in the Submission Agreement. In the event of failure of the parties to so agree on a statement of the issue(s) to be submitted, the arbitrator will confine their consideration to the written statement of the grievance presented at the initial Step of the grievance procedure.

20.5 As promptly as possible after the arbitrator has been selected, they shall conduct a hearing between the parties to consider the subject matter of the dispute. The decision of the arbitrator will be served upon the aggrieved employee, the Union and the City in writing. It will be the obligation of the arbitrator to the City and the Union to make every effort to rule on the cases(s) heard by him within thirty (30) calendar days of the hearing.

20.6 The arbitrator shall consider and decide only on the specific grievance issue(s) submitted to them in writing by the Union and the City if jointly agreed, if not, only upon written grievance as initially filed, or as amended pursuant to Article 18 of this Agreement. They shall have no other authority to consider or rule upon any other matter.

20.7 The power and authority of the arbitrator shall be limited to the application and interpretation of the terms of the Agreement as herein set forth. The arbitrator shall not have the power or authority to add to, subtract from or modify any of the terms or conditions or to limit or impair any right that is reserved to the City, the Union, or the employee(s), or to establish or change any rate of pay which has been set by this Agreement.

20.8 The decision of the arbitrator is final and binding on all parties and the grievance shall be considered permanently resolved.

20.9 All claims for back wages shall be limited to the amount of ordinary wages that the employee otherwise would have earned from employment by the City. In making any awards for back wages, the arbitrator shall consider any arguments concerning any income received by the employee during the relevant time period. All claims for any other sums of money shall be limited to monies or benefits payable under this Agreement.

20.10 The expense of the arbitration shall be borne by the losing party. Where the Union is not a party and does not represent the aggrieved employee in the arbitration proceedings, the losing party, either the City or the employee will

bear the entire expense of arbitration. Each party shall bear all costs of preparing and presenting its own case. Either party desiring a record of the proceedings shall pay for the record and/or stenographic services.

20.11 The party requesting arbitration may withdraw from the arbitration proceedings at any time, however, the withdrawing party shall assume full responsibility for any arbitrator costs related thereto.

20.12 If the grievant is not represented by the Union at the arbitration proceedings, the City shall require the grievant to make an appropriate deposit of cash, money order, or certified check to be held by the City in escrow toward payment of the arbitration costs. If there is a dispute as to the appropriate deposit, said dispute shall be submitted, in writing, to the arbitrator for resolution prior to the hearing. This deposit must be made at least ten (10) calendar days prior to the date of the scheduled arbitration hearing.

20.13 Neither the Union nor any employee terminated during their initial probationary period (New Hire Probationary Employee) shall be allowed to arbitrate their termination.

20.14 Nothing in this article shall prohibit a mutual agreement between the City and Union to extend timelines outlined above.

Article 21 – Health and Safety

21.1 The City and the Union agree that they will conform to and comply with the laws as to safety, health, sanitation and working conditions required by Federal, State and Local Law. The City and the Union will cooperate in eliminating safety and health hazards. In order to affect such cooperation, the City and the Union agree to the formation of the Police Department Safety and Health Committee, which shall meet at least quarterly.

21.2 The Physical Abilities Test (PAT) is a job simulation test that measures some of the essential physical abilities required to perform criminal justice tasks in the State of Florida. The PAT will be a voluntary fitness test.

21.3 For participating in the (PAT), members who receive a passing score on the PAT will receive credit for twelve (12) hours of paid leave time. Participating members are eligible to receive this award once each calendar year. Members will have until the end of the calendar year to use their paid leave time earned from passing a PAT test and will not be carried over or paid out if unused. Paid leave will not count as hours worked for FLSA overtime purposes.

21.4 The PAT will be administered by a member designated by the Chief or Deputy Chief of Police.

21.5 The PAT passing score shall be determined by the Criminal Justice Standards Training Commission (CJSTC).

21.6 The PAT Test and passing score may be amended by the FDLE. A copy of the PAT components in effect will be issued to each member at the time the PAT is scheduled.

Article 22 – Injuries Occurring in Performance of Duties (Workers Compensation)

ON THE JOB INJURIES

22.1 Injuries occurring in performance of duties (Workers Compensation) will be governed by the City of St. Cloud Employee Handbook and applicable Florida Law. To the extent that the City's Employee Handbook conflicts ~~will~~ with applicable Florida Law, the Provisions of Florida Law will apply.

22.2 Employees injured on duty, who are not cleared to return to work the remainder of their shift, shall be paid for that full shift of work.

22.3 Employees who are subject to a worker's compensation claim shall be compensated at their regular hourly rate of pay to attend medical and physical therapy appointments while on light duty when the appointments are during their shift.

Article 23 – Educational and Training Reimbursement

23.1 Provisions:

The City recognizes the importance of employee educational growth to maintain and advance professional, technical, and managerial competence and to prepare employees for promotional or career change opportunities within the City service. Through the Tuition Assistance Program, and under the parameters of the I.R.S. Code, the City may provide assistance to employees who undertake a course of study which leads to a degree in an occupation for which the City recruits, class work in an area which relates to the employee's field of work or coursework related to services provided by the City to the public. Requests for tuition assistance for a doctorate degree will be reviewed on a case-by-case basis and must have the approval of the City Manager. Irregular work schedules may be considered as a means of accommodating class schedules.

23.2 Eligibility:

1. To be eligible for participation in the Tuition Assistance Program, an employee must:

    a. Be a full-time employee) and have successfully completed probation at the beginning of the quarter/semester for which tuition assistance is requested;

    b. Have maintained "exceeds standards" overall rating for a minimum of the past two (2) consecutive performance evaluations (as applicable) or receive a waiver from their department Director and waiver approval by City Manager.

    c. Be enrolled in an accredited or state certified educational institution.

    d. Be pursuing coursework that relates to the employees' field of work, if such a course is unavailable through a City-sponsored training program; or be actively seeking a degree related to a field in which the City normally recruits employees;

    e. Submit the Tuition Assistance application to the Human Resources Department, with a copy to the immediate supervisor, no sooner than thirty (30) calendar days PRIOR TO the beginning of the quarter/semester/coursework or no later than thirty (30) calendar days after classes have begun for the quarter/semester/coursework for which tuition assistance is requested. A tuition assistance application shall be submitted for each quarter/semester for which tuition assistance is requested.

2. It is the responsibility of the applicant to ensure that their application is received by the Human Resources Department on time. It is also the applicant's responsibility to establish program eligibility prior to the add/drop period for the quarter/semester for which assistance is requested or the full tuition costs will be the applicant's responsibility. If, for any of the reasons stated in this policy, an applicant or their coursework is not accepted for tuition assistance, and the employee did not confirm their eligibility with the Human Resources Department prior to the add/drop period, then the applicant will be responsible for all financial obligations/commitments.

3. Employees on leave-without-pay status due to discipline are not eligible to participate in the Tuition Assistance program

23.3 Acceptance:

The Human Resources Department will review all applications received and approve or deny the application based on:

1. Eligibility of the employee,
2. Eligibility of the educational institution,

3. Eligibility of field of study,
4. Timeliness of the application,
5. Availability of City-sponsored training alternatives,
6. Available budget

23.4 Appeal:

1. All applicants will be notified by the Human Resources Department of their acceptance or rejection.

2. Employees whose application for tuition assistance has been denied may appeal the denial to the City Manager. The appeal must be in writing stating the reasons the request should be approved.

23.5 Payment:

1. Employees who have been accepted into the program are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid; i.e., scholarships, or grants.

   a. If the employee receives other financial aid or tuition reduction, other than under Chapter 34, Title 38 U.S.C., he or she shall report this aid to the Human Resources Department. Payment will be based on tuition actually paid or owed.

2. Employees who wish to further their education toward a City recruited position that is degree oriented but not job related, (i.e., Secretary working toward Civil Engineering degree) and have been accepted into the program are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid for classes.

3. Employees who wish to further their education by taking courses that are job related but not degree oriented are eligible to receive up to 100% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid.

4. Employees who wish to further their education through courses that are not job related nor related to an occupation for which the City recruits but that are otherwise related to services provided by the City to the public, are eligible to receive up to 50% of the tuition based on the rate of tuition per credit hour at a State College or University level minus any other financial aid. Payment will be made by providing half the amount described in accordance with the grade requirements outlined for job related courses.

5. In order to receive reimbursement, the employee is required to submit the following:

   a. Proof of the employee's payment

   b. Documentation from the school reflecting the cost per credit hour, total credits, name of course, dates of course, and amount paid.

   c. A letter documenting the amount needed to register for no more than three (3) pre-assigned classes for an accelerated degree program to receive payment.

   When the required documentation is received, the Human Resources Department will approve payment, which will be made upon receipt of grades at the end of the course(s).

6. If funds budgeted for this benefit become depleted through employee application for reimbursement, then only those employees who have approval for reimbursement prior to the exhaustion of the funds will receive such reimbursement.

7. Whether the payment will be taxable depends on current tax law, and payment of the tax is the employee's responsibility.

23.6 Employee Responsibilities:

1. It is the employee's responsibility to ensure that for each quarter/semester enrolled, Human Resources receives proof of payment and proof that each course completion and grade work. Payment reimbursements for tuition assistance shall be made according to the level of grade accomplishment as follows:

   A completed course with grade-A shall receive 100%

   A completed course with grade-B shall receive 75%

   A completed course with grade-C shall receive 50%

   Any completed courses with a grade of D or lower, or any course not completed shall be ineligible for reimbursement through the City's tuition assistance program.

   Graduate work completed with a grade of B or higher shall receive 100% reimbursement. Graduate work not completed or receiving a grade lower than a B shall not be eligible for reimbursement through the City's tuition assistance program.

   In cases where the course provides a pass or fail grading instead of a structured alphabet or numerical grading system, the City requires a passing score for each course in order to qualify for reimbursement through the City's tuition assistance program.

   Such proof must be received by Human Resources within sixty (60) calendar days after the close of the quarter/semester for which tuition assistance was requested and approved.

2. An employee who fails to submit proof of grade within the required time frames forfeits the next semester's tuition reimbursement opportunity even if already submitted and approved.

3. Extensions may be granted by the Human Resources Director to allow for the completion of coursework in such cases as thesis/dissertation research. Such extensions must be obtained within thirty (30) calendar days after the close of the quarter/semester for which tuition assistance was approved.

4. By accepting entry in any City-funded educational program, the employee agrees to sign a consent form allowing/authorizing the college/educational institution to release the employee's educational information to the City.

5. The City shall require employees to refund the amount of educational expenses received during the one-year preceding date of termination should the employee terminate their employment with the City within one (1) year from receipt of any tuition reimbursement monies. They shall also be required to pay an additional two percent (2%) fee to cover the City's administrative costs. Withholding the employee's pay may be authorized to recover money owed to the City.

6. An employee eligible to receive tuition assistance who is no longer employed by the City at the completion of the course will not receive reimbursement for the tuition and shall be required to refund tuition assistance monies to the City.

7. An employee who has submitted a resignation is not eligible for the tuition assistance program. If that employee retracts their resignation, they shall remain ineligible for the tuition assistance program for a period of twelve (12) months. An employee in the DROP program is not eligible for the tuition assistance program.

Article 24 – Working out of Classification

24.1 When an employee is (assigned by a division commander or higher) to temporarily work in a higher pay grade, in excess twenty-four (24) hours, the employee will receive a 5% increase in pay or receive the lowest wage for that pay grade, whichever is greater, and shall be paid retroactive to the start of the assignment. After completion of the out of pay-grade assignment the employee shall return to their previous pay.

Article 25 - Certification Renewals and Re-certifications

25.1 The City will pay for classes required to maintain state certification. If employees are absent due to sick leave/vacation, time trades/etc., then the employee is solely responsible to schedule the training hours.

Article 26 – Light Duty & Impairment Benefits

26.1 The current Police Department policy shall apply, except that all employees who are subject to a worker's compensation claim shall be compensated at their regular hourly rate of pay to attend medical and physical therapy appointments while on light duty.

Article 27 – Promotions & Demotions

27.1 Promotions shall establish a new classification anniversary date.

27.2 Employees promoted to a "Sergeant" shall be compensated in an amount equal to the minimum step which guarantees a minimum of a 6% pay raise.

27.3 An employee may be demoted to a position of lower grade for which they are qualified for any of the following reasons:

A. When the employee demonstrates unsatisfactory performance during the probationary period following a promotion.
B. When the employee voluntarily requests a demotion.
C. As a disciplinary action.
D. When an employee would otherwise be laid off because the position is being abolished, because the position is being reclassified to a lower pay grade, due to lack of work or funds or because of the return to work from authorized leave of another employee to such a position in accordance with the rules on leave.

27.4 Employees demoted to a lower classification will be placed in the lower pay grade with a decrease in pay commensurate to their new grade at the step equivalent to longevity of service to the agency.

27.5 Accrued vacation leave, as well as sick pay or compensatory time as applicable, taken after the demotion effective date will be paid out at the employee's new rate of pay.

27.6 Demotions shall establish a new classification anniversary date as of the effective date of the demotion. A Sergeant demoted to Corporal will be recognized as total time in the rank of Corporal when determining classification and seniority. A Sergeant demoted to Officer will be recognized as total time as a sworn member when determining classification and agency seniority.

27.7 The criteria for "good standing" with the Police Department shall be as follows:

A. No evaluation grade of "below standards" for any dimension on the performance appraisal preceding appointment to the higher rank.

B. No more than three separate internal investigations leading to sustained disciplinary violations or any number of discipline(s) that result in suspensions totaling more than ~~thirty-two~~forty (~~32~~40) working hours (served or forfeited), or any demotion, within twelve months prior to the date of the appointment to the higher rank.

27.8 The City will administer a job-related examination for the rank of Probationary Police Lieutenant. To be eligible to take the examination, candidates must hold the rank of Police Sergeant for at least two (2) years with the St. Cloud Police Department and:

A. Be in "good standing" with the Police Department as outlined in Article 27.7.

~~A.~~ B. Have successfully completed at least sixty (60) college credits. Candidates who meet the good standing requirement but have not yet completed sixty (60) college credits may take the examination and will be placed on the promotional list upon passing; however, they may not be promoted to Lieutenant until the sixty (60) college credit requirement is satisfied.

~~27.9~~

27.9 The City, not less than sixty (60) days prior to the examination, shall announce the following:

A. The date of the examination, eligibility requirements and cut-off date for sign-up.

B. Reference and sources from which examination questions are drawn. A Master Set of source materials will be available for review at PD Headquarters. All questions may not come from a specific book but may be developed from normal job-related experiences. The City will provide for the electronic distribution of source material that is available in this format.

C. The exam components.

27.10 Successful candidates will remain on the promotional list ~~for forty-eight (48) months~~indefinitely and will not be required to retake the examination. The City reserves the right to administer the Lieutenant examination to additional eligible candidates when vacancies occur or as operationally needed. In the event bargaining unit members have the same score on the examination, those members will be ranked by agency seniority.

27.11 The actual promotion of one individual over another in any promotion shall not be subject to the grievance procedure.

27.12 All members who are eligible to take the Lieutenant's Promotional Exam as set forth in this article who are assigned to military duty at the time of the test, must contact the department's testing administrator at least thirty (30) calendar days prior to the test date. It is the responsibility of the activated employee to provide the department's testing administrator with the name and contact information of the employee's Commanding Officer a minimum of thirty (30) days prior to the scheduled date of the exam. The department's testing administrator will work with the employee's Commanding Officer to coordinate administration of the exam at a location acceptable to both the City and the employee's Commanding Officer.

27.13 When the Chief of Police determines that a vacancy in the rank of Sergeant is to be filled, the position shall be filled at the need of the department and at the discretion of the Chief of Police. If a Sergeant position is vacant and there is a current eligibility list during that time, the vacancy must be filled from the current list even if there is a test scheduled in the near future. If there exists an opening to the rank of Probationary Sergeant and a Police Officer becomes ineligible for promotion due to a pending and unresolved discipline inquiry, the filling of the Sergeant's position may be extended beyond twenty (20) days to allow the completion of the investigation. Said extension and investigation shall not exceed sixty (60) calendar days.

Article 28 – Insurance

BENEFITS AND MISCELLANEOUS RULES

28.1 The City of St. Cloud Employee Handbook will govern insurance policies and procedures in this Agreement. The City reserves the right to negotiate with insurance carriers of its choice; to add, delete, modify, or repeal current or future insurance provisions. The City agrees to provide the Union representative with information related to, and changes or modifications to, the City's insurance policies.

28.2 Bargaining Unit members will pay the same rates as non-bargaining unit City of St. Cloud employees.

28.3 All bargaining unit employees will be eligible to participate and receive the City's set contribution rate toward the City's Flexible Savings Account.

Article 29 – Bereavement

29.1 The current City policy shall apply.

29.2 Any reduction of “Bereavement” leave time shall be impact bargained.

Article 30 – Court Leave

30.1 Court Leave

A. Time spent by members appearing in person, in the legal process in their off-duty hours on behalf of the City, in their official capacities, shall be paid for hours worked. The employee will be paid for a minimum of three (3) hours when reporting during off-duty hours. The three (3) hour minimum shall not apply when the court appearance is scheduled to begin within one hour of the start or one hour of the end of the employee's shift. In such circumstances, the employee's shift will be extended, and the employee will be paid for hours actually worked.

In the event of two or more legal proceedings on the same date, an employee may receive only one "three-hour minimum" allocation when the proceedings are conducted within the same three-hour period. If a legal proceeding begins within the same three-hour period, the employee will be credited actual time for those hours, or portions thereof, that exceed the original three-hour allocation.

A. Time spent by members appearing on-line, in the legal process in their off-duty hours on behalf of the City, in their official capacities, shall be paid for hours worked. The employee will be paid for a minimum of two (2) hours when reporting during off-duty hours. The two (2) hour minimum shall not apply when the court appearance is scheduled to begin within one hour of the start or one hour of the end of the employee's shift. In such circumstances, the employee's shift will be extended, and the employee will be paid for hours actually worked.

In the event of two or more legal proceedings on the same date, an employee may receive only one "two-hour minimum" allocation when the proceedings are conducted within the same three-hour period. If a legal proceeding begins within the same three-hour period, the employee will be credited actual time for those hours, or portions thereof, that exceed the original two-hour allocation.

30.2 Officers who are subpoenaed by defense attorneys (Public Defender) for deposition shall be compensated in accordance with Article 30.1.

30.3 Employees required to serve on jury duty shall receive paid leave for the actual hours they serve on a regularly scheduled workday. Jury duty leave shall be paid at the employee's regular rate and shall be charged as leave with pay. Time spent on jury duty shall not be counted as hours worked for purposes of calculating overtime compensation.

30.~~3~~4 Any other changes to the current subpoena, court or stand-by processes shall require the City to bargain with the Union over such changes.

Article 31 – Miscellaneous Conditions

31.1 The primary employment obligation of an employee covered hereunder shall be to the City of St. Cloud. Accordingly, neither an employee's off-duty employment nor any other personal endeavor shall impede or otherwise interfere with the employee's primary employment.

Article 32 – Bulletin Boards & Email

32.1 The City shall provide the Union with a space in a convenient place in the Police Department for the Union's bulletin board. The Union shall provide the bulletin board.

32.2 The Union's bulletin board may be utilized for the posting of notices of Union Meetings, notices of Union elections and results, minutes of Union meetings, copies of the Union's constitution and bylaws and amendments thereto, notices of Union recreational and social functions, names of Union officials and changes thereto, and notices of dues increases.

32.3 The Union shall post no material on its bulletin board which may be characterized as political (other than internal Union Elections) or controversial, which may encourage insubordinate behavior, or which is derogatory or demeaning of City or Departmental officials or operations. All materials placed upon the Union bulletin board will be signed and dated by the Union President. A copy of all materials to be posted shall be provided to the Police Chief or their designee prior to posting. Materials which violate the provisions of this Article shall not be posted and may be removed by the Police Chief.

32.4 The Union may communicate with members by their "City" email address as necessary and shall comply with the standards set forth above.

Article 33 – Take Home Vehicles

33.1 The current Department policy shall apply.

33.2 Any reduction of use parameters shall be impact bargained.

Article 34 – Drug and Alcohol Testing

34.1 Initial drug testing ~~will~~ may use ~~be~~ a ~~Saliva~~saliva ~~Confirm~~ based~~,~~ Multi Drug Screening Kit Usage and if a positive reading is given, the employee will be sent for drug testing in accordance with FSS 112.0455 and by a duly licensed laboratory. The City reserves the right to conduct initial drug testing by a duly licensed laboratory.

34.2 All employees covered by this Agreement shall be governed by the provisions of the City of St. Cloud's Employee Handbook and Drug Free Workplace Program.

34.3 Prior to imposing disciplinary action related to results of drug and alcohol testing, the City ~~and Union representative will meet within ten (10) days of having received results and prior to imposing discipline, if the employee contends that they had a prescription and had the same prescription at the time of the drug testing. The purpose of the meeting will be to discuss an amicable resolution.~~will follow the provisions of Article 17 related to Discipline & Discharge.

Article 35 – Wages

35.1 ~~Beginning October 7, 2023,~~ Bargaining Unit Members shall be placed on a step plan. The step plan, based on 2184 annual hours worked, is summarized below. Members may not exceed, at any time, the top step in their rank.

~~35.2 Effective October 7, 2023, each member will be placed into the step plan below:~~

~~SERGEANT~~	~~Hourly~~	~~Annual~~
~~Step 1~~	~~$30.1405~~	~~$65,826.78~~
~~Step 2~~	~~$31.0447~~	~~$67,801.59~~
~~Step 3~~	~~$31.9760~~	~~$69,835.64~~
~~Step 4~~	~~$32.9353~~	~~$71,930.70~~
~~Step 5~~	~~$33.9234~~	~~$74,088.63~~
~~Step 6~~	~~$34.9411~~	~~$76,311.28~~
~~Step 7~~	~~$35.9893~~	~~$78,600.62~~
~~Step 8~~	~~$37.0690~~	~~$80,958.64~~
~~Step 9~~	~~$38.1810~~	~~$83,387.40~~
~~Step 10~~	~~$39.3265~~	~~$85,889.02~~
~~Step 11~~	~~$40.5063~~	~~$88,465.69~~
~~Step 12~~	~~$41.7215~~	~~$91,119.66~~
~~Step 13~~	~~$42.9731~~	~~$93,853.25~~

35.~~3~~ 2 Effective October 3, 2026, the first full pay period of the fiscal year in October 2026, members will receive a base wage increase that corresponds to the pay in the below pay scale matching their current classification and step. Members will not receive a step increase and will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise. ~~Effective October 2024, Members in Steps 1-13 will advance one "step" on the first full pay period of the fiscal year in October 2024. The City and Union agree to modify the step plan for Fiscal Year 2024-25 as outlined below.~~

SERGEANT	Hourly	Annual
Step 1	$36.8277~~$33.7620~~	$80,431.70~~$73,736.14~~
Step 2	$37.9325~~$34.7748~~	$82,844.58~~$75,948.18~~
Step 3	$39.0705~~$35.8181~~	$85,329.97~~$78,226.73~~
Step 4	$40.2426~~$36.8926~~	$87,889.84~~$80,573.54~~
Step 5	$41.4499~~$37.9995~~	$90,526.58~~$82,990.80~~
Step 6	$42.6934~~$39.1394~~	$93,242.39~~$85,480.50~~
Step 7	$43.9742~~$40.3136~~	$96,039.65~~$88,044.83~~
Step 8	$45.2934~~$41.5230~~	$98,920.79~~$90,686.19~~
Step 9	$46.6522~~$42.7687~~	$101,888.40~~$93,406.80~~
Step 10	$48.0518~~$44.0518~~	$104,945.13~~$96,209.05~~
Step 11	$49.4934~~$45.3733~~	$108,093.59~~$99,095.37~~
Step 12	$50.9782~~$46.7345~~	$111,336.39~~$102,068.17~~
Step 13	$52.5075~~$48.1366~~	$114,676.38~~$105,130.30~~

~~35.4~~35.3 On or after December 1, 2026, the Union and the City shall notify each other in writing to reopen Article 35 Wages Subsection 2 for the purpose of reevaluating the current pay plan/rates. The parties may agree, should funds be available, to modify the terms of 35.2 to take effect on the start of the first full pay period following ratification by

both parties. Members will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise.

35.4 On or after April 1, 2027, the Union and the City shall notify each other in writing to reopen Article 35 Wages to take effect no sooner than the first full pay period for the Fiscal Year 2027-28. Unless set forth therein, no economic articles shall be retroactive if ratified after the first full pay period of FY2027-28 and shall instead take effect upon the first full pay period following ratification by both parties. Members will remain at the pay they attained on expiration of this item with no additional increase provided unless and until a new agreement provides for a further raise. Nothing precludes both parties from negotiating on Wages for FY2027-28 and FY2028-29, should funds be available. If that occurs, the reopener outlined in 34.5 of this Article is therein null and void.

35.5 On or after April 1, 2028, the Union and the City shall notify each other in writing to reopen Article 35 Wages to take effect no sooner than the first full pay period for the Fiscal Year 2028-29. Unless set forth therein, no economic articles shall be retroactive if ratified after the first full pay period of FY2028-29 and shall instead take effect upon the first full pay period following ratification by both parties.

35.6 Members will remain at the pay they attained on the expiration of this Agreement with no additional advance in grade or lump sum payments unless and until a new collective bargaining agreement provides for a further raise. ~~Effective October 2025, Members in Steps 1-13 will advance one "step" on the first full pay period of the fiscal year in October 2025. Members shall also receive either a 1% COLA increase or the same COLA wage increase provided to general status employees, whichever is greater.~~

~~35.5 Members will remain at the pay they attained on the expiration of this Agreement with no additional advance in grade or lump sum payments unless and until a new collective bargaining agreement provides for a further raise.~~

Article 36 – Transfers and Work Assignments

36.1 The Department and the Union both recognize that deviation from existing shift schedules shall not be arbitrary but shall be based on legitimate manpower needs or workload requirements. The Department does not waive its right to determine work schedules.

36.2 The Department agrees to give non-probationary employees reasonable notice, if possible, of any work and shift changes. If the work or shift changes are permanent, the City will give the employee at least seven (7) days' notice.

36.3 Only employees who are in "good standing," as defined by Article 27 of this agreement, shall be eligible to submit an application for any posted specialized unit or specialized position. Eligibility shall be determined by the date of the posting.

Article 37 – Specialty Unit Pay

37.1 All bargaining unit employees assigned to Criminal Investigations Division (CIDU), ~~Osceola County Investigative Bureau (OCIB),~~ K-9 Unit, Street Crimes, Traffic, Community Outreach, ~~and~~ Training, and any applicable Osceola County or regional task forces as determined by the Police Chief will receive Specialty Unit Pay of $57.69 per pay period. This payment does not count toward hours worked for the purpose of calculating overtime. Payment will be provided to eligible union members regardless of the number of specialty teams they have been assigned to in this category.

37.2 Members assigned to a K-9 unit shall receive three and one half (3.5) hours credit each week for at-home care of an assigned K-9.

37.3 Bargaining unit employees who are permanently assigned as Field Training Officer~~s~~ Supervisors (Sergeants) ~~(FTO)~~ shall be compensated at the rate of ~~forty~~sixty dollars ($6~~4~~0.00) ~~per~~ for each ~~shift they perform the duties of a Field Training Officer~~FTO Bi-Weekly report they complete during the pay period.

37.4 For the life of this Agreement, the City agrees to supplement those bargaining unit employees who are permanently assigned to a swing or night shift with a monthly differential as indicated in the chart below:

Sergeants	**Monthly Differential**	**Pay Period Amounts** (26 pay periods)
Swing Shift	$30	$13.85
Night Shift	$50	$23.08

This differential will apply to the employee's primary shift assignment and shall be paid in equal bi-weekly amounts.

Temporary reassignment to a different work schedule shall not qualify the employee for the new schedule's differential. Temporary reassignment is considered to be less than twenty- eight (28) consecutive calendar days.

Article 38 – Savings Clause

38.1 This agreement is made in the full belief by both parties hereto, that it is in every respect legal. If any Article, clause, sentence, or part of this Agreement is, for any reason, held to be legally invalid or unenforceable in any respect, such a decision shall not affect the remaining provisions of this agreement.

Article 39 – Personnel Files

39.1 It is agreed that each employee of the Bargaining Unit or their representative, so designated in writing and signed by the employee, shall have access as promptly as possible to inspect or copy any document appearing in his official personnel file folder, with the exception of medical records, in the presence of duty authorized employees of the Department of Human Resources. The City will, to whatever extent practicable, assist the employee or their designated representative in obtaining one free photocopy of any such document.

39.2 All records will be maintained in accordance with Florida Statute 119.01, Florida Public Record Law in the Human Resources Department.

Article 40 – Replacement of Personal Property

40.1 The City agrees to reimburse the full cost of prescription eye glasses and contact lenses not to exceed two-hundred dollars ($200.00) and up to one-hundred dollars ($100.00) for wrist watches damaged in the line of duty, provided that adequate proof of such damage, the circumstances of the event and proof of value of the damaged items are presented to the Police Chief or their designee for processing, approval, and verification of loss. Payment will be made within forty-five (45) days after the employee has submitted the necessary documentation. The Police Chief is the final authority as to whether there is sufficient evidence or valid documentation to warrant a reimbursement.

Article 41 – Off-Duty Details

41.1 The current Department policy shall apply with the addition of the following:

A. All Off-Duty Details shall go through the City's designated system. Outside Off-Duty Details are those paid by an entity other than the City.

42.2 City related Off-Duty Details will be paid at the member's applicable hourly time and a half rate with no minimum number of hours. City-related Off-Duty Details are those paid by the City through the normal payroll process.

A. Outside Off-Duty Details will be a minimum of four hours and follow the pay rate below.
~~1)~~ Members shall receive a minimum of $645.00 per hour.
1)
~~2)~~ Members shall receive a minimum of $7555.00 per hour on recognized City Holidays.
2)
3) Members shall receive a minimum of $85.00 per hour for any Off-Duty Detail that is scheduled within 96 hours or less of the detail start date/time, regardless of whether it's scheduled for a City Holiday or not.

~~B. Effective October 1, 2024:~~
~~1) Members shall receive a minimum of $50.00 per hour.~~
~~2) Members shall receive a minimum of $60.00 per hour on recognized City Holidays.~~

42.3 A Sergeant assigned to work a "detail" in a supervisory role, shall be paid an additional $5.00 per hour to the rate of an "officer" position. A Sergeant assigned to work in a "Lieutenant" position will be at the applicable posted rate for that position.

Article 42 – Appendices and Amendments

42.1 Appendices and amendments (if any) to this Agreement shall be lettered or numbered, dated, and signed by the parties, and shall constitute part of this Agreement.

Article 43 – Outside Employment

43.1 The City of St. Cloud's policies and procedures shall govern outside employment even where the employment was secured prior to any collective bargaining agreement.

Article 44 – Pension & Retirement

44.1 The City and the Union agree to follow all Federal and State Statutes as it pertains to the pension and retirement plan.

Article 45 - Cameras and Cell Phones

45.1 The current Department policy shall apply.

45.2 Unless compensated, employees shall not be required to carry a City cell phone or answer calls during off hours.

Article 46 – Sick Leave Bank

46.1 The current City policy shall apply.

46.2 Any reduction in “Sick Leave Bank” benefits shall be impact bargained.

Article 47 – Longevity

47.1 ~~Effective January 1, 2024:~~Longevity Pay

A. An annual Longevity payment based on years of credited service as a sworn employee will be paid to current bargaining unit employees.

B. Longevity pay is calculated on an employee's anniversary date as of September 30th of each fiscal year.

C. Payment of the Longevity sum shall be made annually on the first pay period in November of each year.

Years of Service	Amount Per Year / Per Year
4 to less than 10 years	$50.00
10 to less than 15 years	$60.00
15 to less than 20 years	$70.00
20 to less than 25 years	$80.00
25 years or more	$90.00

44.2 Those employees in the unit who retire with twenty (20) years or more of service, regardless of the month they retire, will receive a prorated share of their Longevity based upon the number of full months served in their final year of employment. Full months of service will be counted from October 1st.

Article 48 – Duration

48.1 This Agreement shall be effective as of October 1, 2023~~6~~ and shall remain in full force and effect through midnight on September 30, 2026~~9~~.

48.2 On or after October 1, 2025~~8~~, the Union and City agree to open negotiations for a successor agreement.

48.3 Any notice to be given under this Article of Agreement shall be given by registered or certified mail; if given by the Union, it shall be addressed to the City Manager, City of St. Cloud, 1300 Ninth Street, St. Cloud Florida, 34769; and such notice given by the City shall be addressed to Florida State Lodge Fraternal Order of Police Inc., 242 Office Plaza, Tallahassee, FL, 32301.

Florida State Lodge Fraternal Order of Police Grievance Form

Name of Employee: _____

Classification: _____

Immediate Supervisor: _____

Date of Occurrence of Article Violation: _____

Date of Discipline: _____

Statement of Grievance: _____

_____

_____

_____

_____

List Applicable Violation: _____

_____

_____

Adjustment Required: _____

_____

_____

STEP ONE

Date: _____ Signature of Employee/Representative: _____

Received by Lieutenant or Designee: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

Lieutenant or Designee Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

STEP TWO

Date: _____ Signature of Employee/Representative: _____

Received by Police Chief/Deputy Police Chief: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

Police Chief/Deputy Police Chief Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

STEP THREE

Date: _____ Signature of Employee/Representative: _____

Received by City Manager: _____ Date: _____

Disposition of Grievance: Accepted _____ Rejected _____

Comments may be attached.

City Manager Signature: _____ Date: _____

Received by Employee/Representative: _____ Date: _____

ARBITRATION REQUEST

Delivered by: Hand _____ Certified Mail _____ Date: _____

FOP Representative Signature: _____

Final Disposition of Grievance: _____

FOP Representative Signature: _____ Date: _____

City Representative Signature: _____ Date: _____

In witness whereof, the parties have caused this Agreement to be signed and ratified by their duly authorized representatives.

City of St. Cloud, Florida

_____

By:

Date: _____

Florida Order of Police, Inc. Lodge 180

_____

By:

Date: _____

Negotiation Team Employees:

_____

_____

_____

_____

_____

Attest

City Clerk Print:

This agreement was approved and ratified by the City Council for the City of St. Cloud on _____, and the bargaining unit on _____.

SUMMARY OF CHANGES
POLICE UNION CONTRACTS
2026-2029

The following are key highlights agreed upon between the City and the Union for the three year Collective Bargaining Agreements, effective October 1, 2026:

1) 8% increase (market adjustment) to the existing Union pay plan for Year 1 and no step increase in order to get their base pay to be more competitive. No additional years' wages are guaranteed but will have opportunities to re-open the wages article in subsequent years as outlined below.

    a. Re-opener for Year 1 wages (FY2026-27) beginning in December 2026 to re-evaluate the approved Year 1 pay plan, pending available funds and outcome of property tax referendum. In essence, this could allow a mid-year percentage increase to pay scales or a step increase if the Council supports using prior year fund balance or other revenue source to fund any adjustments.

    b. Re-opener for Year 2 wages (FY2027-28) in April 2027, as well as another re-opener for Year 3 wages (FY2028-29) in April 2028. However, it is worded that the Union and City could agree to years 2 and 3 wages during Year 2 re-opener and waive the year 3 re-opener.

2) Overtime goes into effect after 86 hours in a two-week pay period (up from 84 hours) in accordance with FLSA minimum requirements.

3) Increased Field Training Officer (FTO) pay to $55/shift, up from $40/shift, to incentivize more officers to help train new recruits. Sergeants will now earn $60 per bi-weekly FTO supervision report they complete for the recruits on their squad.

4) Union Holiday Hours granted in lieu of Holiday Pay and hours worked on a Holiday – the leave bank provides 116 hours, with similar policy language to how Fire Union's union holiday hours operate.

St. Cloud Police Union – FY2026-27 (Year 1) Wages

Representing an 8% market increase from existing FY2025-26 wages

Officer	Hourly	Salary	Corporal	Hourly	Salary	Sergeant	Hourly	Salary
Step 1	$30.0457	$65,619.81	**Step 1**	$32.0743	$70,050.27	**Step 1**	$36.8277	$80,431.70
Step 2	$30.9471	$67,588.47	**Step 2**	$33.0365	$72,151.72	**Step 2**	$37.9325	$82,844.58
Step 3	$31.8755	$69,616.09	**Step 3**	$34.0276	$74,316.28	**Step 3**	$39.0705	$85,329.97
Step 4	$32.8318	$71,704.65	**Step 4**	$35.0484	$76,545.71	**Step 4**	$40.2426	$87,889.84
Step 5	$33.8168	$73,855.89	**Step 5**	$36.0999	$78,842.18	**Step 5**	$41.4499	$90,526.58
Step 6	$34.8313	$76,071.56	**Step 6**	$37.1829	$81,207.45	**Step 6**	$42.6934	$93,242.39
Step 7	$35.8762	$78,353.62	**Step 7**	$38.2984	$83,643.71	**Step 7**	$43.9742	$96,039.65
Step 8	$36.9525	$80,704.26	**Step 8**	$39.4474	$86,153.12	**Step 8**	$45.2934	$98,920.79
Step 9	$38.0611	$83,125.44	**Step 9**	$40.6308	$88,737.67	**Step 9**	$46.6522	$101,888.40
Step 10	$39.2029	$85,619.13	**Step 10**	$41.8497	$91,399.74	**Step 10**	$48.0518	$104,945.13
Step 11	$40.3790	$88,187.74	**Step 11**	$43.1052	$94,141.76	**Step 11**	$49.4934	$108,093.59
Step 12	$41.5904	$90,833.43	**Step 12**	$44.3984	$96,966.11	**Step 12**	$50.9782	$111,336.39
Step 13	$42.8381	$93,558.41	**Step 13**	$45.7304	$99,875.19	**Step 13**	$52.5075	$114,676.38

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-130R Veteran's Council

City Clerk Agenda Item:
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.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
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.

Legal Authority:
Resolution No. 2025-029R

Budget and Recommendation:
No cost associated with this item.

Request Council's approval of this item.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/2026 Final Action

Attachments:

1. REs 2026-130R Veterans Commitee Res Memo to Counci
2. Res 2026-130R Vet Commitee 2026

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E-Mail: dmantzaris@dbksmn.com
Direct Dial (407) 992-3540

M E M O R A N D U M

TO	**:**	**Mayor Robertson and City Council Members**
FROM	**:**	**Daniel F. Mantzaris**
DATE	**:**	**August 14, 2026**
RE	**:**	**Resolution 2026-130R – Veterans Committee**

As you are aware last year the Council adopted Resolution 2025-29R creating the St. Cloud Veterans Committee. The committee has been meeting regularly performing the duties assigned to it by the Council. During its first full year of operation, City staff and our office noted the need for some minor changes to the committee's structure that should promote the performance of the committee. Toward that end, Resolution 2026-130R is provided for your consideration. The Resolution essentially readopts Resolution 2025-29R with the following changes:

1. As you recall, the committee has 15 appointed seats with a council member serving as a non-voting ex officio member. Of the 15 appointed seats, ten are appointed by the council (each council member appoints 2) and five are standing member appointees as set forth in the Resolution. The current terms of the council appointees are limited to one (1) year. As those members are up for reappointment, staff and our office are concerned that the committee

could be negatively impacted, if all or a significant number of these members were not reappointed. To address this concern, the proposed resolution would change the regular terms for the council appointed members to two (2) years each. To ensure continuity and that all of the council member appointees are not up for reappointment at the same time, seats 1, 3, 5. 7 and 9 would be appointed for an initial term of one (1) year. Additionally, seats 2, 4, 6, 8 and 10 would be appointed for an initial term of two (2) years. Thereafter all council member appointees would serve the regular term of two (2) years with appointments being made in February of the applicable year.

2. Resolution 2025-29R, provides that the council member ex officio position rotates each year. Staff and our office recognize that it may be of benefit to the committee to for a council member to continue serving as the ex officio member beyond the one-year appointment. As you are aware, by consensus the Council recently agreed that Mayor Robertson could continue to serve in that capacity for another year. Therefore, consistent with that action, the proposed resolution revises that language to allow the council to consent to the continued service of one of its members.

3. The final change is to permit the ex officio council member to serve as Chairperson or Vice Chairperson to the committee, if so elected by the committee members. The proposed Resolution clarifies the language in Resolution 2025-29R to give the committee the option to select an elected official to serve in either of those positions.

If you have any questions or wish to discuss these minor but important revisions further, please do not hesitate to contact me.

cc: Veronica Miller, City Manager
Ivy Llauro, City Clerk

RESOLUTION NUMBER 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.

WHEREAS, The City Council has the authority to create special purpose committees as the Council deems in the best interest of the City of St. Cloud;

WHEREAS, the City Council adopted Resolution 2025-029R creating the St. Cloud Veterans Advisory Committee is in the best interest of the citizens of the City of St. Cloud;

WHEREAS, it has been determined that certain revisions to the make-up and operation of the Committee are necessary for the Committee to continue to serve the veterans community.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida that:

Section I. The City Council of the City of St. Cloud previously created a committee to be known and designated as the St. Cloud Veterans Advisory Committee subject to the following:

1. Membership and Terms. There shall be fifteen (15) members of the St. Cloud Veterans Advisory Committee. The seats shall be numbered one (1) through seventeen (15), which shall be appointed as follows:

A. Seats one (1) and two (2) shall correspond to council seat one (1); seats three (3) and four (4) shall correspond to council seat two (2); seats five (5) and six (6) shall correspond to seat three (3); seats seven (7) and eight (8) shall correspond to council seat four (4); and seats nine (9) and ten (10) shall correspond to council seat (5). The numbers of seats on the veterans committee shall be appointed by the council member filling the corresponding seat on the council. At least one of each council member's appointees shall be a registered elector of the City of St. Cloud. The persons appointed to this Committee should have an interest in improving the everyday life of U.S. Military Veterans and to the greatest extent possible be active, honorably discharged or retired members of the U.S. Military or individuals affiliated with a recognized veteran's affairs service entity or organization. For seats one (1), three (3), five (5), seven (7) and nine (9) the initial term for each member appointed shall be one (1) year from the date of appointment. For seats two (2), four (4), six (6), eight (8) and ten (10) the initial term for each member appointed shall be two (2) years from the date of their appointment. Thereafter, in

February of each applicable year, or as soon thereafter as practical after the expiration of the member's initial term, all members shall be appointed for a term of two (2) years.

B. Seats eleven (11) through seventeen (15) shall be filled as follows:

(1) Seat eleven (11) shall be filled by the President or their designee of the St. Cloud Chamber of Commerce.
(2) Seat twelve (12) shall be filled by the President or their designee of the Osceola Chamber of Commerce.
(3) Seat thirteen (13) shall be filled by a designee of the United States Congressman for the Ninth Congressional District or as may be redistricted to represent the City of St. Cloud.
(4) Seat fourteen (14) shall be filled by a designee of the Representative of Florida House District 47 or as may be redistricted to represent the City of St. Cloud.
(5) Seat fifteen (15) shall be filled by a designee of the Florida State Senator for District 25 or as may be redistricted to represent the City of St. Cloud.

C. In addition to the foregoing a city council member shall serve as a non-voting ex officio member of the committee. For the first year of the committee the Council Member holding Seat One shall serve on the committee. Each year thereafter, this ex officio position shall rotate in numerical sequence starting with the Council Member holding seat two. Provided however with the consent of the City Council, a council member may serve as the ex officio member for more than one consecutive year. In such event upon the ex officio council member's term expiration, the next numbered council seat shall serve on the committee and the rotation shall continue as set forth above.

2. Organization. The Veterans Affairs Advisory Committee shall annually select from among its members a chair and a vice-chair. The ex officio member may serve as chair or vice-chair. The Committee may adopt such rules and regulations for the government of its proceedings as may be deemed proper and consistent with applicable law.

3. Duties. The St. Cloud Veterans Advisory Committee shall have the following duties:

A. Serve as a source of information related to the status, resources and services available within the St. Cloud community for U.S. Military veterans.

B. Identify and review the entire range of services currently available to veterans and recommend ways to strengthen such services, to include the promotion of collaboration among service providers.

C. Evaluate and recommend programs, policies and practices designed to alleviate veterans' difficulties in meeting basic needs related to transportation, housing, employment and other areas affecting veterans in the St. Cloud community.

D. Stimulate and promote awareness among the public and private sector of veterans' full potential and of the importance of veterans' contributions to the sustainability and development of the St. Cloud community.

E. Report status of activities to City Council on an annual basis.

F. Such other duties as may be assigned from time to time by the City Council in accordance with applicable law.

G. The Committee shall meet a minimum of four (4) times per year or as necessary to accomplish the duties and tasks as assigned and to make recommendations to the City Council.

4. Staff Assignment. The City Manager shall determine the staff requirements for the reasonable operation of the Committee and shall designate such administrative support as necessary.

5. Conduct of meetings. The St. Cloud Veterans Advisory Committee shall operate in accordance with applicable law. All meetings shall be held in accordance with and full compliance with Florida's Sunshine and Public Records Laws.

Section II. Resolution 2026-29R and all resolutions, rules, regulations, restrictions or policies of the City of St. Cloud in conflict herewith are hereby repealed to the extent of the conflict.

Section III. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY ACTION OF THE CITY COUNCIL AT ITS MEETING OF August 20, 2026.

Attest: CITY OF ST. CLOUD

_____ _____

Ivy Llauro, City Clerk Christian B. Robertson, Mayor

LEGAL IN FORM AND VALID IF ADOPTED:

_____

Daniel F. Mantzaris, City Attorney

Meeting: August 20, 2026

Agenda Item Type: Consent Agenda
Proclamation in Recognition of Constitution Week

City Clerk Agenda Item:
Request Council's approval of a Proclamation in recognition of Constitution Week

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Request Council's approval of a Proclamation in recognition of Constitution Week. This Proclamation was sponsored by Mayor Robertson.

Legal Authority:
Per Resolution 2026-018R - Proclamation Policy

Budget and Recommendation:
No cost for this item.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/2026 - Final Action

Attachments:
1. Constitution Week 2026

The City of St. Cloud, Florida

Proclamation

WHEREAS, September 17, 2026, marks the two hundred and thirty ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE, I, Christian B. Robertson, Mayor, along with the City Council of the City of St. Cloud, Florida, do hereby proclaim September 17th through 23, 2026 to be

Constitution Week

And ask our citizens to reaffirm the ideals of the Framers of the Constitution, as they had in 1787, by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

In witness whereof I have hereunto set my hand and cause this seal to be affixed

_____

Attest: _____

Date: _____

St. Cloud City Council Regular Meeting
Thursday, May 14, 2026
City Hall - Council Chambers
1300 9th Street
6:30 PM
Minutes

I. Mayor Robertson called the meeting to order at 6:32 p.m.

II. Invocation given by Pastor Nathan Blackwell from Cornerstone Family Church.

III. Pledge of Allegiance

IV. Roll Call

♦ Mayor Chris Robertson	Veronica Miller, City Manager
♦ Deputy Mayor Ken Gilbert	Daniel Mantzaris, City Attorney
♦ Council Member Jennifer A. Paul	Ivy Llauro, City Clerk
♦ Council Member Kolby Urban	Stacey Wilde, City Clerk Coordinator
♦ Council Member Shawn Fletcher	Member of the Press

All members were present with the exception of Council Member Fletcher who was absent.

V. Agenda Update
To include continued or add-on items, corrections, and/or deletions of existing items as submitted by the City Manager.

City Manager, Veronica Miller, requested to remove Ordinance No. 2026-25 to be brought back at a later date.

Mayor Robertson requested to add to the agenda a proclamation for EMS Week, National Boating Week, and National Police Week.

Deputy Mayor Gilbert made a motion to approve the proclamations. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (4-0)

VI. Presentations

- Proclamation in recognition of Older Americans Month

Mayor Robertson presented Damaris Gutierrez with a proclamation in recognition of Older Americans Month.

- Presentation of Employee of the Month for the Month of May to Ricardo Perez Villanueva

Edward Swap presented Ricardo Perez Villanueva with the Employee of the Month Award.

Mayor Robertson presented the Fire Department with a proclamation in recognition of EMS Week.

Mayor Robertson presented the Coast Guard with a proclamation in recognition of National Boating Week.

Mayor Robertson presented the Police Department with a proclamation in recognition of National Police Week.

- Presentation regarding the rescue of six boaters on East Lake Toho

Police Chief, Doug Goerke, provided a presentation in recognition of Officer Michael MacDonald, Officer Shayne MacDonald and citizen, Serafin “Surf” Heredia for their efforts in rescuing the boaters.

- Presentation by Purvis Gray & Company, LLC. Independent Auditors and request approval of Council Action item one, for the City's Annual Comprehensive Financial Report (ACFR) for FY 2024-2025.

Timothy Westgate provided a brief presentation regarding the Annual Comprehensive Financial Report for the City of St. Cloud for Fiscal Year 2024-2025.

Council Action item # 1 was heard at this time.

1. Request City Council's acceptance of the City's Annual Comprehensive Financial Report (ACFR) for FY 2024-2025

Deputy Mayor Gilbert made a motion to approve the City's Annual Comprehensive Financial Report (ACFR) for FY 2024-2025. Council Member Urban seconded the motion.

Mayor Robertson called for public comment with no response from the audience.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (4-0)

Mayor Robertson introduced Austin Cobb who is a Boy Scout working to earn his Eagle Scout Rank.

Austin Cobb provided a brief presentation on his Eagle Scout project restoring the tanks and guns at Veterans Park.

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. 2026-014R, a resolution of the City Council of the City of St. Cloud, Florida, approving an annexation agreement between the City of St. Cloud, and Hawk Platt, LLC for a development known as Whaley Platt on approximately +/- 743.53 acres, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road as described in the body of this resolution; authorizing the Mayor to execute the agreement and providing an effective date.
   COST: No cost associated with this item.
   This item is to enter into an agreement between the City of St. Cloud, and Hawk Platt, LLC for the annexation of approximately +/- 743.53 acres of land, known as Whaley Platt through Ordinance No. 2026-06.

2. Resolution No. 2026-031R, a resolution of the City Council of the City of St. Cloud, Florida, approving an annexation agreement between the City of St. Cloud, and CW Communities FL, LLC for a development known as Whaley Grove on approximately +/- 38.5 acres, generally located at the northeast intersection of Clay Whaley Road and Wagon Court, as described in the body of this resolution; authorizing the Mayor to execute the agreement and providing an effective date.
   COST: No cost associated with this item.
   This item is to enter into an agreement between the City of St. Cloud, and CW Communities FL, LLC for the annexation of approximately +/- 38.5 acres of land, known as Whaley Grove through Ordinance No. 2025-28.

3. Resolution No. 2026-053R, a resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Parks and Recreation Fee Schedule; providing for conflicts; providing for severability; and providing an effective date.
   COST: No cost associated with this item.
   This item adds information about and the cost associated with the Hometown Heroes program to the Parks and Recreation fee schedule.

4. Resolution No. 2026-054R, 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.

5. Resolution No. 2026-055R, a resolution of the City Council of the City of St. Cloud, Florida, adopting the Program for Public Information for the City's Community Rating

System program, providing for conflict and an effective date.
COST: There is no cost associated with this item.
This item is to approve an update to the City's Program for Public Information Plan for eligibility to maintain a Class 5 rating with the National Flood Insurance Program's Community Rating System.

6. Resolution No. 2026-056R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into an Inter local Agreement on behalf of the City of St. Cloud, Florida, with the Osceola County Supervisor of Elections, for the purpose of conducting municipal elections.
   COST: No cost associated with this item.
   This item is to approve an agreement with the Osceola County Supervisor of Elections, for the purpose of conducting municipal elections.

7. Resolution No. 2026-057R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the Mayor to approve a substantial amendment to the Community Development Block Grant (CDBG) FY 2025 Annual Action Plan to increase funding for the City's Summer Camp Program, reallocating funds from the Public Facilities/Infrastructure projects to Public Services projects and providing an effective date.
   COST: No cost associated with this item. $19,808 of CDBG funds will be reallocated within the FY 2025 Annual Action Plan from the Public Facilities/Infrastructure projects to Public Services projects, bringing the total for that category to $26,000.
   This item is to approve the increase of funding for the City's Summer Camp Program by reallocating funds within the FY 2025 Annual Action Plan.

8. Resolution No. 2026-058R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a first amendment to the task authorization to the Continuing Contract and Agreement for Professional Engineering Services with Osceola Engineering, LLC dated October 28, 2022, and any amendments thereto, for Chisholm Park Phase I Improvements, and providing an effective date.
   COST: up to $59,820.00 (total cost including first amendment $428,903.00)
   This item is to approve the first amendment to the task authorization with Osceola Engineering LLC for additional services needed for the Chisholm Park Phase I Improvements.

9. Resolution No. 2026-060R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by City of St. Cloud under the Safe Streets and Roads for All FY2026 (SS4A) Grant Program from the U.S. Department of Transportation for Safe Streets for St. Cloud: High Injury Network Safety Improvements and authorizing the Grants Division or designee to submit the application, and the City Manager to execute the application and all other documents associated with the implementation and execution of the grant.
   COST: up to $4,512,375.00 (Project total $4,512,375.00 - Federal Share Total $3,609,900.00/ City Match Total $902,475.00
   This item is to authorize submitting an application for Safe Streets and Roads for

All FY2026 (SS4A) Grant Program for Safe Streets for St. Cloud: High Injury Network Safety Improvements.

10. Resolution No. 2026-064R, a resolution of the City Council of the City of St. Cloud, Florida, approving an Amendment to the Agreement dated May 17, 2024, between the City of St. Cloud and Distinctive Care MD, LLC for Medical Director Services, and providing an effective date.
    COST: up to $43,992.00 annually
    This item is to approve an Amendment to the Agreement with Distinctive Care MD, LLC for medical director services.

11. Resolution No. 2026-065R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into an agreement between the City of St. Cloud and the United States Department of Homeland Security U.S. Immigration and Customs Enforcement for expense reimbursement for assistance services provided by the St. Cloud Police Department in accordance with Florida Statute Section 908.104 and providing an effective date.
    COST: No cost associated as costs will be reimbursed.
    This item is to authorize an agreement between the City of St. Cloud and the United States Department of Homeland Security U.S. Immigration and Customs Enforcement for expense reimbursement for assistance services provided by the Police Department.

12. Resolution No. 2026-066R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing a request to amend the FDLE Local Law Enforcement Immigration Grant to include Axon Assistant Software and authorizing the Grants Division or designee to submit the Amendment, and the City Manager to execute the Amendment and all other documents associated with the implementation and execution of the grant.
    COST: up to $171,033.60 (Project total $171,033.60- Year 1- $42,758.40, Year 2 - $42,758.40, Year 3 - $42,758.40, Year 4 - $42,758.40 - Federal Share Total $171,033.60/ City Match Total $0)
    This item is to authorize a request to amend the FDLE Local Law Enforcement Immigration Grant to add Axon AI Assistant for the St. Cloud Police Department.

13. Resolution No. 2026-067R. a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement for airboat concession between the City of St. Cloud and A-Ultimate Airboat & ECO Tours, LLC d/b/a Marsh Landing Adventures, LLC, for commercial ecotourism services at Parting Triangle Park; authorizing the Mayor to execute said agreement; and providing for an effective date.
    COST: No cost associated with this item.
    This item establishes the terms and conditions under which the contractor will provide airboat and related ecotourism services from Partin Triangle Park Boat Launching Facility.

14. Resolution No. 2026-068R, a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement for airboat concession between the City of St. Cloud and

Spirit of the Swamp, LLC, for commercial ecotourism services at Partin Triangle Park; authorizing the Mayor to execute said agreement; and providing for an effective date.
COST: No cost associated with this item.
The agreement establishes the terms and conditions under which the contractor will provide airboat and related ecotourism services from Partin Triangle Park Boat Launching Facility.

15. Request Council's approval of the minutes: March 2, 2026 / Strategic Workshop and April 16, 2026 / Workshop

Prior to the motion, Deputy Mayor Gilbert noted for the record that he had conducted a quasi-judicial ex parte meeting with applicants

Mayor Robertson indicated he had as well.

Dan Matzaris, City Attorney, stated that such disclosures should be made when the relevant quasi-judicial items come before the Council later in the agenda, not during the consent agenda.

Mayor Robertson called for public comment on the consent agenda.

Carmen Peña of the St. Cloud Woman's Club addressed the Council regarding concerns about proposed facility usage fees.

Mayor Robertson and City Manager stated that Consent Item No. 3 pertained specifically to the Hometown Heroes program fee schedule update and did not address the Woman's Club fee arrangement.

The City Manager stated that staff is in the process of renegotiating agreements with various facility users, including the Woman's Club, and that a separate charge had been applied for usage outside the terms of their existing agreement. These matters were not before the Council this meeting.

Council Member Urban made a motion to approve the consent agenda as presented. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (4-0)

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.

Sharon Bliss, 2472 Neptune Road, President of the St. Cloud Woman's Club Heritage Museum, addressed the Council regarding concerns about the club's facility use agreement. She explained that the Woman's Club, which has operated for 116 years and contributed nearly $100,000 to St.

Cloud communities over the past 15 years, had been informed that use of the building beyond two meetings per month would incur a $300 fee. She noted that this limitation constrains the club's ability to organize fundraising efforts that support college scholarships, school media centers, and other charitable causes. She asked for the Council's support in preserving the club's ability to continue its mission and also recognized longtime community member Olive Horney for her work in preserving St. Cloud's history.

Mayor Robertson indicated he would seek further information and invited continued dialogue.

Milon Robinson, requested the city consider adding the St. Cloud Lakefront to the tobacco free ordinance.

Dezrae Austin requested the city consider adding the St. Cloud Lakefront to the tobacco free ordinance.

Korbyn Sophia Jones requested the city consider adding the St. Cloud Lakefront to the tobacco free ordinance.

Council consensus was to redraft the Tobacco Free Ordinance adding the Lakefront.

Bridget Jackson, 1001 Exchange Place, owner of Key Life Fitness and founder of the Key Life Cares nonprofit, thanked the City for supporting the "I'm In" 5K held on May 2 at the St. Cloud Lakefront Park. She reported that the event drew 415 runners and over 750 total attendees, with 15 vendors and 15 sponsors including Orlando Health, City of St. Cloud, Toho Water, and KUA.

Council Member Paul commended Ms. Jackson for thoroughly completing all required documentation for the event, stating it served as a model for how the permitting process for community events should work.

IX. Public Hearings

1. **RESOLUTION NO. 2026-038R,** a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution No. 2025-098R which adopted the fiscal year 2025/2026 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original budget, requiring the budget increased to include said additional funding in the various funds and making supplemental appropriations within the funds. (Above is full title) **ACTION ON RESOLUTION NO. 2026-038R.**

City Clerk, Ivy Llauro read the Public Hearing for Resolution No. 2026-038R into the record by title.

Jeff Cooper, Finance Director, reviewed the proposed resolution.

Mayor Robertson announced the Public Hearing for Resolution No. 2026-038R for public comment, with no response from the audience.

Mayor Robertson stated he wanted to address public misconceptions about the Downtown Mixed Use Development, a $60 million private project adjacent to City Hall that will include approximately 150 residential units and a shared parking garage of approximately 500 spaces, with 250 dedicated to the City and public. He emphasized the importance of downtown residential density in supporting local businesses stated the project is being funded through the CRA, a separate redevelopment entity whose specific purpose is to build the tax base.

Council Member Urban stated he agreed with the Mayor's remarks, stating that the CRA funding represents a fiscally sound approach and that the parking garage, if built independently by the City, would cost significantly more. The unit mix was clarified as: 18 units at 30% AMI, 30 units at 60% AMI, 27 units at 80% AMI, and 75 units at 120% AMI, with the remaining 50% at market rate.

Council Member Urban made a motion to approve Resolution No. 2026-038R. Deputy Mayor Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (4-0)

2. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-06**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 743.53 acres identified as Whaley Platt, Project #ANX25-00020, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title)
   ACTION ON ORDINANCE NO. 2026-06

City Clerk, Ivy Llauro read the Public Hearing for Ordinance No. 2026-06 into the record by title.

Jeffrey Ball, Community Development Director, reviewed the proposed ordinance,

Mayor Robertson announced the Public Hearing for Ordinance No. 2026-06 for public comment.

John Adams of RJWA Inc., the applicant's agent, confirmed agreement with staff's report and noted that the property already holds county approvals for 2,818 residential units under an approved preliminary subdivision plan, with Phase 1 engineering plans already submitted to the City for review.

Mayor Robertson stated that the property's development entitlements exist regardless of annexation, and that failure to annex would result in the County collecting impact fees and tax revenue while the City would still be obligated to provide services under the joint planning agreement.

Council Member Paul made a motion to adopt Ordinance No. 2026-06 Council Member Urban seconded the motion.

Mayor Robertson Called for roll call, after roll call by by City Clerk, Ivy Llauro motion carried (4-0)

3. **PUBLIC HEARING AND TRANSMITTAL FOR ORDINANCE NO. 2026-07**, an ordinance of the City Council of the City of St. Cloud, Florida, adopting a Large Scale Comprehensive Plan Amendment Pursuant to Section 163.3184 Florida Statutes assigning a Future Land Use Designation of approximately +/- 743.53 acres identified as Whaley Platt Project #CPA25-00011, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road; from "MXD" Mixed Use (County) to "MIX" Mixed Use (City), providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on July 18, 2026) **ACTION ON ORDINANCE NO. 2026-07**

City Clerk, Ivy Llauro read the Public Hearing for Ordinance No. 2026-06 into the record by title.

Jeffrey Ball Community Development Director, reviwed the proposed ordinance.

Mayor Robertson announced the Public Hearing for Ordinance No. 2026-07 for public comment, with no response from the audience.

Council Member Paul made a motion to approve Ordinance No. 2026-07. Council Member Urban seconded the motion.

Mayor Robertson Called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (4-0)

4. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-10,** an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 9.79 acres identified as Narcoossee and Starline, Project #ANX26-00001, generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes.(Above is full title) **ACTION ON ORDINANCE NO. 2026-10**

City Clerk, Ivy Llauro read the Public Hearing for Ordinance No. 2026-10 into the record by title.

Jeffrey Ball Community Development Director, reviwed the proposed ordinance.

Mayor Robertson announced the Public Hearing for Ordinance No. 2026-10 for public comment.

Chris Burton, on behalf of the applicant, addressed the Council stating that since the previous meeting where a continuance was requested, staff and the applicant had worked collaboratively to develop a restrictive covenant addressing community concerns. The covenant designates convenience stores and gasoline stations as conditional uses requiring City Council approval, and expressly prohibits automotive body work and painting, major and minor mechanical repair, car washes, self-storage facilities, tire repair, window tinting, and towing/wrecker services.
A conceptual site plan was provided for reference, though the applicant is not bound to that specific plan. All development must comply with the Narcoossee Road overlay district and applicable land development code regulations.

Betty Damke 4776 Hidden Heights Trail, expressed appreciation for the work done to address neighborhood concerns, noting that the residents had sought to ensure the restrictions would be permanent and attached to the deed/title rather than subject to renegotiation with future owners. She also suggested that any future gas station on the site consider architectural designs where fuel pumps are placed to the rear, consistent with residential-compatible commercial design standards seen elsewhere in the country.

Jonathan Randolph raised environmental concerns about the proximity of the site to Chisholm Park and a documented bald eagle nest approximately 700 feet from the parcel.

Mayor Robertson acknowledged these concerns while explaining that the property owner has existing development rights and that annexation into the City for commercial use is preferable to the potential for residential development under County jurisdiction.

Council Member Urban made a motion to adopt Ordinance No. 2026-10. Council Member Paul seconded the motion.

Mayor Robertson Called for roll call, after roll call by byCity Clerk, Ivy Llauro motion carried (4-0)

5. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-11**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 9.79 acres identified as Narcoossee and Starline, Project #CPA26-00001, generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road; from “LDR” Low Density Residential (County) to “COM” Commercial (City), providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-11**

City Clerk, Ivy Llauro read the Public Hearing for Ordinance No. 2026-11 into the record by title.

Discussion for this item took place under Ordinance No. 2026-10

Deputy Mayor Gilbert made a motion to adopt Ordinance No. 2026-11. Council Member Urban seconded the motion.

Mayor Robertson Called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (4-0)

6. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-12**, 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 +/- 9.79 acres identified as Narcoossee and Starline, Project #ZMA26-00001, from "AC" Agriculture and Conservation and “R-2” Rural Development (County) to "HB" Highway Business (City), generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road; 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) **ACTION ON ORDINANCE NO. 2026-12** (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the Public Hearing for Ordinance No. 2026-12 into the record by title.

Discussion for this item took place under Ordinance No. 2026-10

Council Member Urban made a motion to adopt Ordinance No. 2026-12. Council Member Paul seconded the motion.

Mayor Robertson Called for roll call, after roll call by by City Clerk, Ivy Llauro motion carried (4-0)

7. **FINAL PUBLIC HEARING FOR ORDINANCE NO 2026-23**, an ordinance of the City Council of the City of St. Cloud, Florida, amending St. Cloud City Code Chapter 8 "Animals," Section 8-7 "Exemption for Not-For-Profit Youth or Special Need Adult Organizations"; providing for severability; conflict; codification; publication and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-23**

City Clerk, Ivy Llauro read the Public Hearing for Ordinance No. 2026-23 into the record by title.

Jeffrey Ball Community Development Director, reviwed the proposed ordinance.

Mayor Robertson announced the Public Hearing for Ordinance No. 2026-07 for public comment, with no response from the audience.

Council Member Paul made a motion to adopt Ordinance No. 2026-23. Deputy Mayor Gilbert seconded the motion.

Mayor Robertson Called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (4-0)

X. Council Action

1. Request City Council's acceptance of the City's Annual Comprehensive Financial Report (ACFR) for FY 2024-2025 as presented by Purvis Gray & Company, LLC. Independent Auditors.

This item was heard during the presentation portion of the meeting.

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. 2026-25, 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 +/- 27.263 acres identified as Stephanie Leigh Rothstein Memorial Park additional parcels, Project #ZMA25-00023, from "A" Agriculture to "OR" Open Space/Recreation generally located north of Barina Street, east of Missouri Avenue, south of Fertic Road, and west of Ponds Trail. 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 June 11, 2026) Action on Ordinance No. 2026-25 (This is a Quasi-Judicial proceeding)

This item was pulled from the agenda. City Manager, Veronica Miller, requested to remove Ordinance No. 2026-25 to be brought back at a later date.

2. First Reading and Introduction for Ordinance No. 2026-26, an ordinance of the City Council of the City of St. Cloud, amending Chapter 38 "Streets, Sidewalks and Other Public Places" to create new section 38-6 "Permit Required for Using Public Property for Compensation or Consideration"; providing for conflict, severability, administrative correction, codification, publication and effective date. (Above is full title) (Final Public Hearing will be heard June 12, 2026) Action on Ordinance No. 2026-26.

City Clerk Ivy Llauro read Ordinance No. 2026-26 into the record by title.

Council Member Urban made a motion to approve the first reading of Ordinance No. 2026-26. Council Member Paul seconded the motion.

Mayor Robertson Called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (4-0)

3. First Reading and Introduction 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) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-27

City Clerk Ivy Llauro read Ordinance No. 2026-27 into the record by title.

Council Member Paul made a motion to approve the first reading of Ordinance No. 2026-27. Council Member Urban seconded the motion.

Mayor Robertson Called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (4-0)

XII. City Attorney

City Attorney Mantzaris stated he had nothing at this time.

XIII. City Manager

City Manager Miller stated due to the growth in public safety staffing in recent years, she stated the need to add a Human Resources Business Partner position dedicated to supporting the police and fire departments.

She also stated that the City's Communications team received two outstanding awards at the Florida Municipal Communications Association, including recognition for the Cloudcast podcast (second consecutive year) and for the comprehensive marketing plan for the Fourth at the Lake event.

City Manager Miller thanked OUC for hosting a tour of the power plant and noted that the power plant site cleanup project was completed on budget at approximately $8,500,000 with OUC having contributed an additional $2,000,000 beyond the original $6,500,000 allocation, with the final cost coming in just under that combined total.

XIV. Mayor and Council Members

Council Member Paul thanked Public Works Director Kevin for promptly addressing resident complaints that had been forwarded to him. She also requested if the Walker property's current development project did not move forward, the Council consider exploring the possibility of purchasing the property for community use, potentially as an expansion of Chisholm Park.

Council Member Urban expressed support for the Walker property idea, and statede the County might be a potential partner given interest in additional ball fields.

He expressed concern about the 12:00 AM closing time provision within the forthcoming Ordinance No. 2026-27 on alcoholic beverage establishments, indicating he would like further discussion before the final hearing, as he is generally reluctant to have government dictate operating hours to private businesses.

He also proposed that the City explore displaying America 250 banners or flags at Veterans Park or City Hall to commemorate the nation's 250th anniversary.

The City Manager expressed support and agreed to explore options.

Council Consensus was to put up the flags and banners.

Deputy Mayor Gilbert provided updates from his service on the Metroplan and Transportation Disadvantage boards. He stated that Metroplan is developing a "slow roll" cycling program and an e-bike safety course, noting that statistics on e-bike-related accidents are significant. At the Transportation Disadvantage Board, he reported on efforts to deploy new technology to reduce the 48,000 no-shows recorded among 679,000 annual riders across three counties, at a cost equivalent of approximately $2,800,000 in billable hours.

He also described a LYNX vendor engagement meeting at the Cannery as a strong economic development initiative, with over 40 local businesses in attendance.

Deputy Mayor Gilbert also reported on learning about advanced air mobility (AAM) technology through Metroplan, and he stated that Florida has been designated a federal training and testing site for autonomous aerial vehicles, and expressed enthusiasm for its long-term implications for transportation infrastructure.

Mayor Robertson stated that the Soldier City Market at Veterans Park is transitioning to the second and fourth Saturdays of each month, from 9:00 AM to 12:00 PM.

He also raised the issue of gate hours at Chisholm Park boat ramp, stating that the current sunset-based closing time prevents duck hunters, anglers, and boaters patronizing the adjacent Crabby Bill's restaurant from accessing and departing the ramp at appropriate times. He suggested extending the gate closing to approximately one hour after Crabby Bill's closes, around 10:00 PM, and asked staff to review the policy.

Deputy City Manager Scott Davidoff stated that Chisholm Park has historically had more restrictive hours than the lakefront ramp due to security concerns in the back of the park.

Council consensus was to look into a solution for after-hours use.

Mayor Robertson commented on the social media criticism of council’s decisions, affirming the integrity of the Council and emphasizing that commercial development, particularly the

Downtown Mixed Use project, is necessary to expand the tax base and create local employment, thereby reducing the burden on residential taxpayers and alleviating traffic congestion caused by residents commuting outside the city for work.

XV. Information Section and Report Section

Recreation Advisory Committee Minutes January 21, 2026

Finance Committee Minutes January 20, 2026

Reports:
Warrant List # 7 FY26

Thursday, May 21, 2026 – City Council Workshop – 2:30 p.m., City Hall, Council Chambers

Monday, May 25, 2026 – City Offices closed in observance of Memorial Day

Thursday, June 11, 2026 – City Council Meeting – 6:30 p.m., City Hall, Council Chambers

Friday, June 12, 2026 – Veteran's Council Meeting – 1:00 p.m., City Hall

Monday, June 15, 2026 – Special City Council Meeting – 2:30 p.m., City Hall, Council Chambers

Monday, June 15, 2026 – City Council Workshop – immediately following the Special Council Meeting, City Hall, Council Chambers

XVI. Adjournment at 9:04 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

City Council Workshop
Thursday, May 21, 2026
City Hall - Council Chambers
1300 9th Street
2:30 PM
Minutes

I. Mayor Robertson called the meeting to order at 2:36 p.m.

II. Pledge of Allegiance

III. Roll Call

♦ Mayor Chris Robertson	Veronica Miller, City Manager
♦ Deputy Mayor Ken Gilbert	Daniel Mantzaris, City Attorney
♦ Council Member Jennifer A. Paul	Ivy Llauro, City Clerk
♦ Council Member Kolby Urban	Stacey Wilde, City Clerk Coordinator
♦ Council Member Shawn Fletcher	Member of the Press

All members were present with the exception of Council Member Fletcher who was absent.

IV. Discussion Item

1. Presentation regarding Brownfields by Dr. Christian Wells

Dr. Christian Wells, Professor and Director of the Center for Brownfields Research and Redevelopment at the University of South Florida, presented an overview of brownfields redevelopment principles, available resources, and relevant case studies. He noted that the Center was established by the Florida Legislature in 1998 to provide technical assistance to local communities interested in redeveloping properties that are contaminated or suspected of contamination, with a focus on transforming such sites into what he termed "health fields" uses such as parks, community gardens, farmers markets, and federally qualified health care centers. Dr. Wells described the brownfields redevelopment roadmap, which begins with community engagement and partnership building, proceeds through environmental site assessment (Phase 1 and Phase 2), and concludes with remediation and redevelopment. He explained the formal assessment process under the federal Superfund Act (CERCLA) and outlined the key state and federal funding resources available to municipalities:

- Florida DEP Site Specific/Targeted Brownfields Assessment: Grants of up to $200,000 for assessment and up to $200,000 for cleanup, primarily suited for smaller sites such as former gas stations.
- Voluntary Cleanup Tax Credit (VCTC) Program: Tax credits ranging from $250,000 to $500,000, with additional bonuses for health care or housing redevelopment. Dr. Wells noted that municipalities may sell these credits on the open market or transfer them to developers as incentives. The program is currently funded at approximately $25 million per year by the Legislature.
- State Revolving Fund for Clean Water and Stormwater: Low interest, long-term loans for water utility expansion, with potential for loan forgiveness in rural, small, or low-income

communities. Dr. Wells noted these funds can also be applied toward brownfields assessment and remediation.

- Federal EPA Multipurpose, Revolving Loan Fund, and Cleanup Grants: Budgets of up to $1 million to $1.5 million transferred directly to the municipality for assessment and cleanup of larger, more complex sites, with flexibility for use on community engagement and administrative costs.
- East Central Florida Regional Planning Council Coalition Assessment Grant: Dr. Wells highlighted that the Regional Planning Council has recently obtained a federal brownfields coalition assessment grant and is able to fund assessment and cleanup for qualifying properties. He noted the grant is in approximately its last year or two, presenting a near-term opportunity for the City. He indicated the grant can typically fund roughly a dozen properties depending on project complexity.

Dr. Wells presented two case studies from USF's prior work. The first involved a seven-acre former informal landfill in the University Area Community adjacent to USF, which was redeveloped into a community park with gardens, sports fields, and a stocked fishing pond. That project catalyzed additional investment including Habitat for Humanity home construction and new multi-family housing by nonprofits.

The second ongoing project involves a larger impaired stormwater pond that caused significant flooding during Hurricane Milton, where USF is implementing green infrastructure interventions including bioretention swales and floating wetlands to address nutrient pollution and flooding.

Dr. Wells also described a project near Sarasota involving PFAS-contaminated drinking water wells a situation he noted bears similarity to conditions in the Narcoossee area in which affected residents were successfully connected to city water and a comprehensive redevelopment master plan was established.

Dr. Wells stated that brownfield designations can apply to individual sites or to an entire area, such as a Community Redevelopment Area (CRA), which unlocks broader state and federal funding eligibility. He cited the City of Palmetto as a successful example of a municipality that designated its CRA as a brownfield area and leveraged grant funding to address approximately two dozen brownfield sites within it.

Council Member Paul asked about managing public perception and stigma associated with brownfield designations.

Dr. Wells stated that research conducted across Florida has consistently shown that formal brownfield designation, when followed by proper cleanup and redevelopment, improves rather than diminishes property values, and that successful projects typically serve as catalysts for additional community reinvestment.

Council Member Paul asked what lessons from other cities could help avoid future challenges.

Dr. Wells stated the importance of partnering with technical assistance organizations and stated that state programs exist whereby the DEP can hire consultants and manage all aspects of the process on the municipality's behalf.

Deputy Mayor Gilbert stated he had familiarity with brownfields redevelopment from a prior Florida Redevelopment Association conference and referenced the City's recently completed cleanup of an historic electrical plant site. He asked how the City would formally partner with USF's center, how the Brownfields Atlas is scoped, and whether properties must be confirmed as contaminated before a designation can be made.

Dr. Wells stated that the Atlas covers all of Florida, that a brownfield designation is made by local government and does not require confirmed contamination, that a suspected brownfield based on land use history is sufficient to trigger access to state resources, and that his center exists specifically to provide free technical assistance to local governments navigating this process.

Council Member Urban acknowledged USF's leadership in brownfields research and asked whether the city identifies and assists private developers in accessing brownfield funding, or whether private entities handle this independently.

Dr. Wells stated that most available resources flow through local governments and nonprofit organizations, and that the formal designation process, initiated by the city through a submission to Florida DEP, is the key that unlocks the available funding programs.

Mayor Robertson asked about remaining city-controlled properties that might qualify, referencing the old water treatment plant and the transfer station.

City Manager Veronica Miller stated that a gas station site at the entrance to New York Avenue and US-192 had previously been identified as a potential brownfield candidate, should the City ever acquire that property. The City Manager also confirmed that the City has an existing CRA, and asked Dr. Wells to elaborate on the CRA-as-brownfield-area designation.

Dr. Wells stated that a CRA, as a nonprofit entity, can apply to the State and that the State will either hire contractors directly or transfer a budget to the CRA to manage the process, describing it as "a great source of revenue" for redevelopment purposes.

City Attorney Dan Mantzaris referenced prior discussions about arsenic dip tank contamination encountered on other City projects.

Dr. Wells stated there is a specific state program addressing cattle dip tank remediation.

2. Presentation by Goman York

Mike Goldman, Principal at Goman York, accompanied by Ken Pierce, Executive Vice President and Managing Director for Florida, delivered an economic development presentation providing a baseline market analysis of St. Cloud and establishing a framework for future investment attraction efforts.

Mr. Goldman stated that their scope of work will include a survey of brownfield properties, both publicly and privately owned, consistent with the prior presentation.

Industry Overview and Market Conditions

Mr. Goldman provided a sector-by-sector overview of national and regional commercial real estate conditions over the past five years, characterizing the period as one with significant headwinds including declining office utilization, reduced mall traffic, rising interest rates, inflation, and a 50 percent increase in construction costs since COVID. He noted that apartment construction costs have risen from approximately $225,000 per unit to approximately $350,000 per unit.

Mr. Goldman stated that national Class A vacancy rates have risen from a historic norm of approximately 12 percent to over 20 percent, with some major metro markets at 40 percent vacancy. He stated that the Orlando area has performed comparatively well at approximately 10 percent overall office vacancy. He described an accelerating trend of converting 1980s-vintage office buildings to residential use, often after these properties have been foreclosed upon and sold at auction at a fraction of their prior value, sometimes as low as $40–$50 per square foot making conversion financially viable.

Mr. Goldman stated a broad shift away from enclosed regional malls toward open-air strip centers, with the latter experiencing historically low vacancy rates. He described the emergence of "shoppertainment", the blending of retail and experiential or entertainment uses as a defining trend shaping retail development. E-commerce represents approximately 16–20 percent of total retail sales and has remained relatively stable at that level. The casual dining segment was identified as among the hardest hit by COVID, while certain national quick-service chains continue to expand aggressively in growth markets.

Mr. Goldman stated record delivery of new apartment units nationally in recent years, noting that the drivers include job and population growth, the lower cost of renting versus owning, and evolving generational preferences. He cautioned that some markets, notably Austin and Phoenix, have become overbuilt. He addressed the common perception of renters as transients, presenting data indicating that the bulk of today's renter population falls into four categories: dual-income couples without children ("DINKs"), working empty nesters, retired empty nesters, and single-income divorced individuals, all of whom tend to have significant disposable income. He noted that the percentage of the 30–39 age cohort owning homes has declined from 69 percent to 47 percent since 1980. He also observed that Class B and C apartment properties, typically 1980s vintage, are experiencing declining rents as tenants migrate to newer Class A developments, which may create redevelopment opportunities for older apartment properties.

Mr. Goldman stated they currently represent approximately 95 percent of commercial real estate capital expenditure by volume, but expressed skepticism about long-term viability due to rapid technological obsolescence and noted growing community opposition, moratoriums, and lender hesitancy to hold long-term mortgages on these assets.

Ken Pierce stated that Florida is generally not a preferred data center hub due to hurricane risk, seismic considerations, and existing environmental factors, and that the large-scale data center projects are gravitating toward rural areas with abundant cheap land and utility resources. He observed that many smaller, older Florida data centers have already traded on the market as obsolete assets.

Mr. Goldman stated "It's not that we're overbuilt, it's that we're under demolished." He stated that public policy must begin to reflect the reality that commercial buildings constructed in the 1960s through 1980s have reached the end of their useful lives and require either substantial capital reinvestment or removal and replacement.

Mr. Goldman presented preliminary demographic and socioeconomic data for the St. Cloud market area. Key findings included:

- Significant population growth, with St. Cloud outpacing regional and state comparisons.
- Median household income of approximately $85,000, notably higher than Kissimmee, Osceola County, and the state average.
- Among the highest rates of owner-occupied housing units in the region.
- Median net worth of approximately $773,000 per household, driven in part by real estate appreciation and investment portfolio growth.
- The top three socioeconomic "tapestry" market segments in St. Cloud Dream Belt, Flourishing Families, and Up and Coming Families represent approximately 65 – 70 percent of the total trade area market.
- A retail and food and beverage sales leakage analysis showed that the City is currently exporting a significant share of retail and food service sales to surrounding markets, representing a substantial opportunity for new commercial development. The one category in which St. Cloud is a net importer is bars and drinking establishments.
- Economic activity is heavily concentrated along the US-192 corridor, with an average daily traffic count of approximately 50,000 vehicles on the western segment a count Mr. Goldman described as well above the 35,000 - 40,000 threshold at which major national retailers and restaurant operators begin to take serious interest in a market.

Mr. Goldman presented the new Florida Turnpike interchange as an additional economic development driver and noted the firm is beginning to analyze the long-term opportunities associated with it.

Mr. Goldman discussed the importance of communicating with developers and site selectors in quantitative financial terms rather than purely qualitative community attributes, characterizing investment capital as behaving "like water or electricity it follows the path of least resistance." He identified two primary categories of barriers to attracting investment: regulatory barriers and financial barriers.

On the regulatory side, he encouraged the City to evaluate its land use and permitting processes through a "SWIFT" lens Simple, Workable, Informed, Flexible, and Timely noting that approval timelines of nine months or more are dealbreakers for investment capital, and that overly discretionary or ambiguous zoning language creates the uncertainty that investors will not tolerate.

On the financial side, he outlined potential tools for public participation in projects including land contribution, tax increment financing, tax abatements, credit enhancement agreements (CEAs), waivers or reductions of permit fees, and provision of basic infrastructure. He described the firm's practice of vetting developers for financial capacity, track record, and

management history as a key service in protecting the City from exposure in deals where public resources are committed.

Mr. Goldman also emphasized the importance of curb appeal and first impressions, recommending proactive code enforcement as a tool, framed as a community beautification program rather than punitive action to improve the appearance of commercial corridors, particularly US-192. He noted that a site selector conducting a windshield tour of the community will make instinctive judgments about whether a market "feels right" for their concept, and that deteriorated signage, dead landscaping, unpermitted storage containers, and similar conditions can end a deal conversation before it begins.

Deputy Mayor Gilbert stated that the presentation's data regarding household income, net worth, and population growth was astonishing and highlighted the retail sales leakage data as confirmation that residents with significant disposable income are spending money in neighboring communities rather than locally. He referenced a stalled development project adjacent to City Hall as a priority for the firm to assist with. He also asked about the breakeven occupancy threshold for commercial buildings.

Mr. Goldman responded that vacancy below 85 percent is generally an alarm signal and anything below 90 percent warrants a deeper review of lease terms and tenant stability.

Council Member Urban stated he had strong confidence in the firm's approach and asked how socioeconomic tapestry segmentation could be used more broadly by City staff and marketing personnel.

Mr. Goldman stated that a more detailed tapestry workshop could be arranged.

Council Member Urban asked whether St. Cloud's proximity to the Space Coast could attract aerospace-related industry.

Mr. Goldman stated that while primary contractors such as Raytheon would seek to be closer to the core activity, second and third-tier aerospace suppliers represent realistic recruitment targets for St. Cloud, citing favorable real estate costs and a potentially stronger labor pool.

Council Member Urban asked whether the firm would be willing to work with City staff on streamlining the regulatory and permitting process.

Mr. Goldman stated that this is part of the scope of work, noting the City Manager's background as an AICP-certified planner as an asset.

Council Member Paul asked about the firm's timeline.

Mr. Goldman stated that a detailed task list with sub-tasks and timelines is currently being developed in consultation with City staff and will be presented to the Council in the near term, noting the engagement is approximately six weeks old.

Mayor Robertson asked whether the development project adjacent to City Hall is as problematic as public perception suggests.

Mr. Goldman declined to answer on the record, and whether the firm would assess data center opportunities. Mr. Goldman stated he would not discourage data center development given its tax benefits and low service demands but emphasized the importance of evaluating long-term asset viability and cautioned against pursuing any single asset class as the "flavor of the month."

City Manager Miller asked, in the context of the code enforcement discussion, how to balance business community relations with the need to enforce standards along US-192, referencing prior pushback from businesses when code enforcement was initiated.

Mr. Goldman stated that code enforcement should be positioned as part of a broader beautification program, with clear timelines, reasonable grace periods, and where feasible, financial incentive programs to assist businesses with compliance costs. He stressed that the effort is critical to the City's ability to attract investment and should be undertaken with cooperation rather than confrontation.

Council Member Urban stated he was in receipt of a revised lease proposal from the St. Cloud Golf Course operator and requested that the Council begin discussions toward a long-term agreement, suggesting the operator be invited to an upcoming workshop.

Mayor Robertson and Deputy Mayor Gilbert expressed support for maximizing the benefit to residents in any long-term agreement.

City Attorney Mantzaris stated he would prepare a side-by-side comparison of the existing and proposed agreement terms for distribution by the following week.

Mayor Robertson asked that Goman York also be engaged to assess any economic development opportunities associated with the golf course property.

Council Member Urban stated he was dissapointed with a decision issued at the prior day's Code Enforcement Special Magistrate hearing regarding the stalled hotel project adjacent to City Hall, and requested the City consider an appeal.

City Attorney Mantzaris stated that upon receipt of the final order from the Special Magistrate, a full report and discussion of next steps would be presented to the full Council at the next regular meeting.

Deputy Mayor Gilbert and Council Member Urban both agreed on the need for visible progress on the property, noting no construction activity had occurred in over three and a half years.

The City Manager stated that Osceola County has invited the City to join a HOME Investment Partnership Program consortium alongside the City of Kissimmee. She requested Council consent to submit a letter of interest, subject to future Council approval of a formal interlocal agreement, given a submission deadline the following week.

Council Consensus was to draft a letter of interest for Home Consortium.

The City Manager stated that a formal travel policy for City Council members would be drafted and brought to an upcoming Council meeting to address instances where travel is not already a budgeted line item.

Mayor Robertson stated he would like to attend the Florida League of Mayors Regional Roundtable on July 9th and 10th in Cape Coral and requested Council consent for the associated travel.

Council Consensus was for Mayor Robertson to attend the Florida League of Mayors Regional Round Table.

V. Adjournment 5:17 p.m.

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Mayor Christian B. Robertson

ATTEST:

_____

City Clerk, Ivy Llauro

Minute Approved: _____

St. Cloud City Council Regular Meeting
Thursday, June 11, 2026
City Hall - Council Chambers
1300 9th Street
6:30 PM
Minutes

I. Mayor Robertson called the meeting to order at 6:31 p.m.

II. Invocation given by Pastor Delbert Rogers from Champion Baptist Church.

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

Veronica Miller, City Manager
Daniel Mantzaris, City Attorney
Ivy Llauro, City Clerk
Stacey Wilde, City Clerk Coordinator
Members of the Press

All members were present.

V. Agenda Update

To include continued or add-on items, corrections, and/or deletions of existing items as submitted by the City Manager.

No updates by the City Manager at this time.

Mayor Robertson requested to add 2 proclamations to the agenda. One for National Homeownership Month which he would be sponsoring and one for June Renick Day which Deputy Mayor Gilbert would be sponsoring.

Deputy Mayor Gilbert made a motion to approve the 2 proclamations. Council member Paul seconded the motion.

Mayor Roberston called for roll call, after roll call by City Clerk Ivy Llauro, motion carried. 5-0

VI. Presentations

Mayor Robertson presented Joe Johnson from the Osceola Realtors Board of Directors with a proclamation in recognition of National Homeownership Month.

Deputy Mayor Gilbert presented June Renick with a proclamation in recognition of June Renick Day.

- Presentation of Employee of the Month for the Month of June to Keith A. Sabisch

Edward Swap presented Keith A. Sabisch with the Employee of the Month Award.

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.

The Consent Agenda was heard after the Citizens Forum.

City Manager Veronica Miller requested to pull items 1 and 10 for clarification.

Council member Urban requested to pull item 8, 13 and 14 for discussion.

Deputy Mayor Gilbert requested to pull item 9 for discussion.

1. Resolution No. 2026-029R, a resolution of the City Council of the City of St. Cloud, Florida, approving the first amendment to the Roan Bridge Tri-Party Agreement with Osceola County and Roan Bridge Properties, LLC. for the design, permitting, and construction of the framework streets and off-site improvements, and right-of-way dedication on Fertic Road, Orange Avenue, and Old Hickory Tree Road, and the redesign of Old Hickory Tree Road; providing for mobility fee credits and authorizing the Mayor to execute the agreement; and providing an effective date.
   COST: The City agrees to provide up to $16,454,258.82 in mobility fee credits for the framework roadway improvements on Orange Avenue and Fertic Road, right-of-way dedication of Orange Avenue, Fertic Road, and Old Hickory Tree Road, and signalization on Nolte Road intersections on Orange Avenue and Old Hickory Tree Road.
   This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Roan Bridge Properties, LLC, and the City of St. Cloud. These properties are currently inside City limits.
   If approved by City Council, the agreement will be sent to Osceola County BCC for their approval.

Community Development Director Jeff Ball stated that post-publication changes to the agreement were limited to correcting exhibit references that did not match the agreement text, no substantive changes were made. The corrected, complete copy was confirmed to be before the Council.

2. Resolution No. 2026-059R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of the Sourcewell Contract No. 120324, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Plastic Refuse and Recycling Containers with Related Technology Solutions, providing for the award thereof to Rehrig Pacific Company 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 Public Works Department for the purchase of plastic refuse and recycling containers with related technology solutions on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.
   This item is to approve the purchase of plastic refuse and recycling containers from Rehrig Pacific Company.

3. Resolution No. 2026-048R, a resolution of the City Council of the City of St. Cloud, Florida, amending the schedule of fees and charges pursuant to part II City Code, Chapter 10 - Buildings and Building Regulations, Section 10-3 - Permit and Permit Fee required and amending part III of the Land Development Code, Chapter 1 - General Provision, Administration, and Boards and Commissions, 1.2.8 - Fees and Charges; repealing all resolutions in conflict and providing and effective date.
   COST: No cost associated with this item.
   This item is to amend the schedule of fees in accordance with House Bill 803, the Building Department will eliminate valuation-based permit fees and instead assess fees using either a flat rate or a square footage methodology. Permit fees for Commercial New Construction, Commercial Additions, and Multi-Family will be calculated using a newly established commercial square footage fee table. A dedicated square footage-based fee table has been developed for applicable commercial permit types. Private provider discounts will be revised to provide a 25% discount for a single service and a 50% discount when both services are utilized. All changes will take effect on July 1, 2026.

4. Resolution No. 2026-070R, a resolution of the City Council of the City of St. Cloud, Florida, approving two Perpetual Maintenance Agreements for cemetery plots located at Mount Peace Cemetery; authorizing the City Manager to execute the agreements; and providing for an effective date.
   COST: No cost associated with this item.
   This item is to approve two Perpetual Maintenance agreements between the City of St. Cloud and Augusta Odom for cemetery plots located within Mount Peace Cemetery. The two agreements provide limited policy exceptions for the Odom family for Lots 55 and 56 of section L, only.

5. Resolution No. 2026-073R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Project Management Services with Skanska SIS Group dba Skanska USA Building, Inc. for Hopkins Park Community Center-Construction, and providing an effective date.
   COST: up to $247,525.00

This item is to approve a task authorization with Skanska SIS Group dba Skanska USA Building, Inc. for project management services for the construction of the Hopkins Park Community Center.

6. Resolution No. 2026-074R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing participation in the Osceola County HOME Investment Partnership Program consortium for federal fiscal years 2027–2029; authorizing the execution of a consortium agreement with Osceola County; authorizing the Mayor to execute all necessary documents; and providing an effective date.
   COST: No cost associated with this item.
   This item is to approve the execution of a HOME Investment Partnership Program consortium agreement with Osceola County for federal fiscal years 2027-2029.

7. Resolution No. 2026-076R, a resolution of the City Council of the City of St. Cloud, Florida, approving the execution and delivery of a quit claim deed for certain real property from the City of St. Cloud to Progress Development Holding, LLC and authorizing the Mayor to execute the quit claim deed and providing and effective date.
   COST: no cost associated with this item.
   This item is to approve a quit claim deed for Tracts 6 & 8A in the Stevens Plantation DSD.

8. Resolution No. 2026-080R, a resolution of the City Council of the City of St.Cloud, Florida, authorizing the City Manager to enter into a Cooperative Endeavor Agreement on behalf of the City of St. Cloud, Florida, with the Building Empowerment Chamber of Commerce, for the purposes of providing economic & business development.
   COST: The City agrees to pay BECC $10,000.00 from the general fund.
   This item is to authorize the City Manager to execute a Cooperative Endeavor Agreement between the Building Empowerment Chamber of Commerce and the City of St. Cloud.

Council Member Urban stated that in light of recent state legislation and the need to rein in spending, he could not support sending funds to outside organizations at this time, and that the city's non-negotiable priority must remain public safety.

Council Member Urban made a motion to deny Resolution No. 2026-080R. Council Member Fletcher seconded the motion.

Mayor Roberston called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. 5-0

9. Resolution No. 2026-082R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to accept an exclusive sign construction and maintenance easement from CVL, LLC to have and to hold for all uses traditionally made of an exclusive sign construction and maintenance easement.
   COST: The City agrees to provide $10.00 for the rights to the easement.
   This item is to authorize the Mayor to accept a exclusive construction and maintenance easement between CVL, LLC, and the City of St. Cloud. This easement is currently inside city limits.

Deputy Mayor Gilbert stated that CVL, LLC (Kisselback Ford) had generously donated the use of a corner property at New York Avenue and 13th Street for a Wayfinder sign welcoming visitors to downtown St. Cloud. The nominal $10.00 consideration was required to make it a legal easement rather than a gift. Both this sign and a corresponding sign on Veterans Park property across the highway were approved and funded by the CRA. Deputy Mayor Gilbert praised Kisselback as a strong local business partner.

10. Resolution No. 2026-083R, a resolution of the City Council of the City of St. Cloud, Florida, approving a loan, known as (the "Local Government Area of Opportunity Loan"), for Madison Grove II, LLC, in the amount of $460,000 to fund the development of an affordable elderly apartment project in the City of St. Cloud; repealing and replacing Resolution 2025-059R and providing an effective date.
    COST: The City agrees to provide a loan amount of $460,000.00 towards the Madison Grove II project to support its application for low-income housing tax credits from FHFC; in the event it is selected to move forward during the current year's selection process.
    This item is to approve the Mayor and/or City Manager to complete all acts necessary and appropriate to complete the loan transaction between Madison Grove II, LLC, and the City of St. Cloud. This property is currently inside the City limits.

Assistant City Manager Jabarie Walker stated that a Florida Housing Finance Corporation form had been missing from the published agenda packet and was now before the Council. This form would authorize the City Manager to sign on behalf of the city as part of Madison Grove II's application for low-income housing tax credits.

Deputy Mayor Gilbert stated for the record that this is a loan, not a grant, that is repayable to the City with interest, and that it is subject to a competitive lottery process.

Mayor Robertson stated he gave his full support, noting that the project generates approximately $30,169 annually in ad valorem taxes, and over the 30-year loan term, the city stands to receive approximately $330,000 in interest in addition to the $460,000 principal repayment. He stated that the project serves senior citizens and provides affordable, not Section 8 housing.

11. Resolution No. 2026-084R, a resolution of the City Council of the City of St. Cloud, Florida, approving an Amendment to the Agreement dated March 16, 2026, between the City of St. Cloud and In Depth, Inc. for Construction and Skilled Trade Services – Marine Dock Repair, 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 various departments on an as-needed basis from approved and budgeted expenditure accounts.
    This item is to approve an amendment to the agreement with In Depth, Inc. for Construction and Skilled Trade Services – Marine Dock Repair.

12. Resolution No. 2026-075R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Construction and Skilled Trade Services – Marine Dock Repair with In Depth, Inc. dated March 16, 2026 for Lakefront Park Marina Floating Dock

Replacement, and any amendments thereto, and providing an effective date.
COST: up to $281,207.65
This item is to approve a task authorization with In Depth, Inc. for Lakefront Park Marina Floating Dock Replacement.

13. Request City Council's approval of a Preliminary Subdivision Plan for 16 Nolte Lot 5, Project #PSP25-00011.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for 16 Nolte Lot 5, which established three commercial development tracks on approximately +/- 2.34 acres of land, generally located north of Nolte Road, east of Kyrst Run, south of Harpdyn Lane, and west of Wyxon Way.

Council Member Urban stated that residents are increasingly frustrated with the proliferation of duplicate commercial uses such as dental offices and tire shops, and that the city should be pursuing higher-quality, higher-wage commercial development. Council Member Urban stated that these are preliminary subdivision plans (PSPs) and that there is little the Council can do at this stage.

Community Development Director Ball stated that Item 13 includes a Dutch Brothers coffee franchise and one undetermined commercial lot. Mayor Robertson and City Attorney Dan Mantzaris discussed the legal constraints under Senate Bill 180, which limits the city's ability to make zoning restrictions more restrictive during the applicable time period. City Attorney Mantzaris further explained that even outside of SB 180, distinguishing between similar retail uses in code is legally complex and risks restricting other desirable commercial activity.

Mayor Robertson and City Attorney Dan Mantzaris discussed the legal constraints under Senate Bill 180, which limits the city's ability to make zoning restrictions more restrictive during the applicable time period.

City Attorney Mantzaris stated that even outside of SB 180, distinguishing between similar retail uses in code is legally complex and risks restricting other desirable commercial activity.

14. Request City Council's approval of a Preliminary Subdivision Plan for BSRO St. Cloud, PROJECT # PSP25-00007.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for BSRO St. Cloud, which establishes three commercial development tracks and a stormwater pond track on approximately +/- 3.24 acres of land, generally located north of East 17th Street, east of Orange Avenue, south of East 13th Street, and west of River Road.

Council Member Urban echoed the same oncerns regearding duplucate commecial retail businesses.

Mr. Ball stated that the tire shop on Item 14 is existing, not a new, business.

Mayor Robertson and City Attorney Dan Mantzaris discussed the legal constraints under Senate Bill 180, which limits the city's ability to make zoning restrictions more restrictive during the applicable time period.

City Attorney Mantzaris stated that even outside of SB 180, distinguishing between similar retail uses in code is legally complex and risks restricting other desirable commercial activity.

15. Request Council's approval of the ratification of the appointment to Seat # 5, on the Fire and Police Pension Board.
    COST: No cost associated with this item.
    This item is for the ratification of Seat # 5 on the Fire and Police Pension Board.

16. Request Council's approval of a Proclamation in recognition of National Parks and Recreation Month.

17. Request Council's approval of the minutes from March 3, 2026 / Workshop and April 9, 2026 / Regular Meeting

Council Member Urban made a motion to approve the consent agenda, (excluding item 8 that was voted on separately) Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Ivy Llauro motion carried. 5-0

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.

The Citizens Forum was heard before the Consent Agenda.

Camille Levy, 515 Neptune Bay Circle, St. Cloud, stated that she would like to encourage the city to consider not only cost but also quality, responsiveness, and the track record of bidders. She further stated that the city could look at ways to attract businesses to locate in St. Cloud as a condition or incentive within the bid process, thereby supporting local economic development and employment.

City Manager Veronica Miller stated that the city previously maintained a policy allowing local vendors to match the lowest bid at the end of the process, but that very few ever did, which only added time to procurement. She also noted that several federal grants require acceptance of the lowest bid.

Mayor Robertson stated that the city already utilizes local engineering firms for many projects and agreed with the broader goal of attracting more businesses to St. Cloud.

Jim Moore, 3855 San Isidro Circle, St. Cloud, thanked the Council for its work in educating residents about the upcoming property tax reform ballot measure. He stated that as the Council

evaluates potential impacts, public safety, specifically police, fire, and first responders, remain a top priority. He stated that St. Cloud's reputation as one of the safest communities in Florida is the result of years of investment and planning, and he encouraged the Council to protect that investment.

IX. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-26**, an ordinance of the City Council of the City of St. Cloud, amending Chapter 38 "Streets, Sidewalks and Other Public Places" to create new section 38-6 "Permit Required for Using Public Property for Compensation or Consideration"; providing for conflict, severability, administrative correction, codification, publication and effective date. **ACTION ON ORDINANCE NO.2026-26**

City Clerk Ivy Llauro read the Final Public Hearing for Ordinance No. 2026-26 into record by title.

Deputy City Manager Scott Davidoff reviewed the proposed ordinnace.

Mayor Robertson announced the Public Hearing for Ordinance No. 2026-26 for public comment with no response from the audience.

Deputy Mayor Gilbert stated he had questions about balancing open public access to parks with the need to regulate for-profit operators and protect the city from liability.

Council Member Urban stated he visited Chisholm Park in person and praised the 75/25 revenue sharing framework as an equitable solution.

City Attorney Mantzaris stated that the ordinance is not punitive in intent, but rather creates a structured process for operators to engage with the city, address insurance and scheduling issues, and operate with appropriate authorization.

Council Member Paul made a motion to adopt Ordinance No. 2026-26. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Ivy Llauro motion carried. 5-0

X. Council Action

1. Discussion and possible action regarding an appointment to the vacancy for the Fire and Police Pension Board.

City Attorney Mantzaris stated that two seats are direct City Council appointments, one is appointed by fire personnel, one by police personnel, and a fifth seat is nominated by the other four board members and ratified by the Council. Seat 5 (Vinny Shepard) had already been ratified under the consent agenda.

Mayor Robertson announced this item for public comment with no response from the audience.

Mayor Robertson made a motion to reappoint Corey Targia to Seat 1. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Ivy Llauro motion carried. 5-0

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. 2026-24, 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 +/- 7.17 acres identified as Nova Road Outparcels, Project #ZMA25-00022, from “CCC” Community Center Core (County) to “CCC” Community Center Core (City), generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Wondrous Place, and west of Bradley Drive, 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 July 16, 2026) Action on Ordinance No. 2026-24 (This is a Quasi-Judicial proceeding.

City Clerk Ivy Llauro read the Ordinance No. 2026-24 into record by title.

Council Member Urban made a motion to approve the first reading of Ordinance No. 2026-24. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Ivy Llauro motion carried. 5-0

2. First Reading and Introduction for Ordinance No. 2026-25, 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 +/- 27.26 acres identified as Stephanie Leigh Rothstein Memorial Park Additional Parcels, Project #ZMA25-00023, from "A" Agriculture to "OR" Open Space/Recreational, generally located north of Barina Street, east of Missouri Avenue, south of Sky Lakes Drive, and west of South Indiana Avenue 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 July 16, 2026) Action on Ordinance No. 2026-25 (This is a Quasi-Judicial proceeding)

City Clerk Ivy Llauro read the Ordinance No. 2026-25 into record by title.

Council Member Paul made a motion to approve the first reading of Ordinance No. 2026-24. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Ivy Llauro motion carried. 4-0. Council Member Fletcher was not present at the time of the vote.

3. First Reading and Introduction of Ordinance No. 2026-28, an ordinance of the City Council of the City of St. Cloud amending Chapter 30 "Parks and Recreation" Article I "In General" Section 30-9 "Smoking Prohibited" to further define smoking and add the Lake Front as an area where smoking as defined is prohibited providing for conflict, severability, administrative correction, codification, publication, and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-28

City Clerk Ivy Llauro read the Ordinance No. 2026-28 into record by title.

Deputy Mayor Gilbert made a motion to approve the first reading of Ordinance No. 2026-28. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Ivy Llauro motion carried. 4-0 Council Member Fletcher was not present at the time of the vote.

4. First Reading and Introduction for Ordinance No. 2026-29, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation to approximately +/- 46.11 acres identified as Public Safety Complex, Project #CPA26-00007, generally located north of Nolte Road, east of Budinger Avenue, south of Julianna Court, and west of Canoe Creek Road; from Mixed Use to institutional providing for amending the Official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-29

City Clerk Ivy Llauro read the ordinance No. 2026-29 into the record by title.

Council Member Urban made a motion to approve the First Reading and Introduction for Ordinance No. 2026-29. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Ivy Llauro motion carried. 5-0

5. First Reading and Introduction for Ordinance No. 2026-30, 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 +/- 46.11 acres identified as Public Safety Complex, Project #ZMA26-00006, from "MIX" Mixed-Use to "P" Professional,

generally located north of Nolte Road, east of Budinger Avenue, south of Julianna Court, and west of Canoe Creek Road, 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 July 16, 2026) Action on Ordinance No. 2026-30 (This is a Quasi-Judicial proceeding)

City Clerk Ivy Llauro read the Ordinance No. 2026-30 into the record by title.

Deputy Mayor Gilbert made a motion to approve the First Reading and Introduction for Ordinance No. 2026-30. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Ivy Llauro motion carried. 4-0 Council Member Paul was not present at the time of the vote.

6. First Reading and Introduction for Ordinance No. 2026-32, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation to approximately +/- 27.26 acres identified as Stephanie Leigh Rothstein Memorial Park, Project #CPA26-00005, generally located north of Barina Street, east of Missouri Avenue, south of Sky Lakes Drive, and west of South Indiana Avenue, from Employment and Institutional to Park/Open Space providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-32

City Clerk Ivy Llauro read the Ordinance NO. 2026-32 into the record by title.

Council Member Urban made a motion to approve the First Reading and Introduction for Ordinance No. 2026-32. Deputy Mayor Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Ivy Llauro motion carried. 5-0

XII. City Attorney

City Attorney Dan Mantzaris stated that the Special Magistrate found the hotel owner in violation for failing to renew an expired permit and for fire safety deficiencies, setting a March 6, 2026 deadline to obtain a permit and a March 6, 2027 deadline to obtain a Certificate of Occupancy. When the permit was not obtained by March 6, the accrued fine reached approximately $74,000. At a subsequent hearing, the Special Magistrate reduced that fine to $5,000 upon the owner obtaining the permit by June 1, 2026. The March 6, 2027 CO deadline was not changed.

City Attorney Mantzaris advised that while the city could appeal the fine reduction, he did not believe the appeal would be meritorious, as the fine was still at the magistrate's discretionary stage before a lien was created. He recommended instead that the city continue monitoring the

project and vigorously enforce the March 2027 deadline, at which point substantial additional fines could be imposed if a CO is not obtained.

Deputy Mayor Gilbert stated he was frustrated with the pace of progress at the hotel site, stating that nothing visible has been done since the magistrate's decision three months prior. He urged the Council to hold firm to the deadline.

Council Member Urban stated he would support an appeal, arguing the original fine should have been maintained.

Council Member Fletcher stated that a citizen appointed Code Enforcement Board might have produced a different outcome than the Special Magistrate.

Deputy Mayor Gilbert formally raised the question of converting from a Special Magistrate model to a Code Enforcement Board composed of appointed citizens. He stated that local citizens have a direct stake in the outcome of these decisions in a way that an outside magistrate does not.

City Attorney Mantzaris stated that the city previously operated under a Code Enforcement Board model before transitioning to a Special Magistrate system, and that both are permitted under state statute. He offered to bring a comparative analysis back for the Council's review.

The City Attorney ultimately advised against the appeal on practical grounds, and no formal motion to appeal was made.

The Council directed staff and legal counsel to hold firm to the March 2027 CO deadline and to return with information on the Code Enforcement Board versus Special Magistrate comparison.

Council Consensus was to have staff review a Code Enforcement Board vs. a Special Magistrate.

XIII. City Manager

City Manager Miller stated that the city's Code Enforcement Division received accreditation from the International Accreditation Society, making St. Cloud the first city in Florida to have both its Building Department and Code Enforcement Division accredited simultaneously.

Main Street St. Cloud, in partnership with the city, will hold a Stars and Stripes Summer Seafood Boil at the St. Cloud Lakefront on Sunday, July 5, 2026, from 5:00 to 8:00 PM as part of the America 250 celebration. The event will feature musical entertainment, family-friendly beach games, and recreational activities. The cost to the city is approximately $480 in event fees.

City Manager Miller stated she wanted to express gratitude to State Representative Stark and State Senator Arrington. The recently approved state budget includes $500,000 for the Hopkins Park Community Center and $116,270 for a lightning safety alert system for city parks, pending the Governor's signature.

XIV. Mayor and Council Members

Council Member Paul stated that she visited a site identified by resident John Dorsey in response to his concern about litter in the area, and that Public Works Director Kevin was also present. She emphasized that elected officials listening to and following up with residents matters. She also thanked the Council for the opportunity to attend the Institute for Elected Municipal Officials, a two day training for elected officials across Florida.

Council Member Paul stated she wanted to address misinformation circulating on social media claiming she had brought Section 8 housing to the downtown area. She stated that the proposed 150 affordable apartment units downtown are not Section 8 housing, and encouraged residents to contact council members directly for accurate information rather than rely on unverified social media posts.

Council Member Urban stated that he concurred with Council Member Paul's comments.

Council Member Fletcher stated he had no comments at the time.

Deputy Mayor Gilbert stated his appreciation to members of the public who attended and stayed for the full meeting.

Mayor Robertson stated that U.S. Senator Ashley Moody held a press briefing in St. Cloud the previous Friday at Matter Academy, and that he had the honor of introducing her at the event. He stated that he received a personal thank you letter from Senator Moody. Mayor Robertson praised the St. Cloud Police Department, including Deputy Chief Denise Roberts and others for their professionalism in providing security throughout the day.

Mayor Robertson addressed the upcoming property tax reform ballot measure, stating that the city would not engage in scare tactics but would continue to provide factual, transparent information to residents. He stated that the city's full budget is publicly available on the city website.

City Manager Miller stated that for the first time in 31 years, staff is preparing a fully balanced budget that does not rely on prior-year fund balance, a significant achievement given that the reliance on fund balance had been as high as $9.7 million in fiscal year 2021 and had been reduced to $4.8 million in the current budget year under this Council's direction.

Mayor Robertson stated he received a letter from the local Texas Roadhouse manager expressing a desire to become deeply involved in community events and to support veterans' initiatives in St. Cloud, reflecting the city's broader strategy of engaging corporate partners to help sponsor events and offset costs in the current fiscal environment.

Mayor Robertson stated he would like to formally transition the city's marketing slogan from "Center Place" back to "Soldier City," effective July 3, 2026, to coincide with the Independence Day celebration. He framed the change as a no cost branding decision consistent with the city's historic identity and ongoing veterans-focused initiatives, and stated that potential federal funding opportunities tied to the Soldier City identity had been discussed with members of Congress.

City Attorney Mantzaris stated that the original slogan may have been adopted by resolution, and offered to verify the adoption method prior to the special meeting on June 15 in case a formal vote is required.

Council Consensus wat to begin using Soldier City tagline on 7/4/2026.

XV. Information Section and Report Section

- Friday, June 12, 2026 – Veteran's Council Meeting – 1:00 p.m., City Hall

  Monday, June 15, 2026 – Special City Council Meeting – 2:30 p.m., City Hall, Council Chambers

  Monday, June 15, 2026 – City Council Workshop – immediately following the Special Council Meeting, City Hall, Council Chambers
  Friday, June 19, 2026 – City Offices closed in observance of Juneteenth

  Friday, July 3, 2026 – City Offices closed in observance of 4th of July

  Friday, July 10, 2026 – Veteran's Council Meeting – 1:00 p.m., City Hall

  Thursday, July 16, 2026 – City Council Meeting – 6:30 p.m., City Hall, Council Chambers

- Community Redevelopment Agency Minutes February 5, 2026

- Community Redevelopment Agency Minutes April 2, 2026

- Economic Development Advisory Committee Minutes April 7, 2026

Reports:
Warrant List # 8 FY26

XVI. Adjournment at 8:22 p.m.

_____

Mayor Christian B. Robertson

ATTEST:

_____

City Clerk, Ivy Llauro

Minute Approved: _____

City Council Workshop
Monday, June 15, 2026
City Hall - Council Chambers
1300 9th Street
2:30 PM
Minutes

I. Mayor Robertson called the meeting to order at 2:48 p.m.

II. Pledge of Allegiance

III. Roll Call

- Mayor Chris Robertson
- Deputy Mayor Ken Gilbert
- Council Member Jennifer A. Paul
- Council Member Kolby Urban
- Council Member Shawn Fletcher

Veronica Miller, City Manager
Daniel Mantzaris, City Attorney
Ivy Llauro, City Clerk
Stacey Wilde, City Clerk Coordinator
Members of the Press

All members were present.

IV. Discussion Item

1. Discussion regarding Commercial Mobility Fees

Jeffrey Ball, Community Development Director, presented a PowerPoint overview of the City's mobility fee structure. He noted that this workshop item was placed on the agenda at the request of the City Council.

Mr. Ball stated that mobility fees are one time fees imposed on new developments to offset the transportation demands they generate. Osceola County and the City of St. Cloud conducted a joint mobility fee study that updated the fee schedule for both jurisdictions. In September 2024, the City Council adopted the new mobility fee schedule with a 15 percent discount, which took effect on June 18, 2025, via Resolution 2024-176R. The underlying ordinance, Ordinance 2024-30, included provisions for economic development incentives for qualified targeted industries and an independent study option for developers who wish to challenge a fee rate.

Mr. Ball presented data showing that between fiscal years 2023 and 2026 (year-to-date), approximately 95 percent of all mobility fees collected, totaling roughly $25.5 million, came from residential development, with commercial uses accounting for approximately 4 percent ($1.178 million) and industrial/warehouse uses approximately 1 percent ($197,743). Total mobility fees collected in the current fiscal year stand at approximately $6.38 million, representing a continued upward trend from prior years.

A comparative analysis was presented showing St. Cloud's mobility fee rates against those of Osceola County, the City of Orlando, and the City of Kissimmee. The City's fees were found to be lower than Osceola County across all categories. Compared to Orlando and Kissimmee, there was no consistent pattern of the City being more or less expensive, overall fees varied by land use type.

Mr. Ball concluded that the City's fee schedule is generally balanced and competitive within the regional market and that the data does not indicate a need for major fee adjustments solely for competitive positioning.

Deputy Mayor Gilbert stated he has concern that the comparison of dollar figures between jurisdictions did not address the more fundamental issue, being the City's extremely low percentage of commercial mobility fee collection relative to residential. He requested that staff prepare a future report comparing the commercial versus residential fee collection breakdown across neighboring jurisdictions, including Seminole County, Polk County, and others, to provide a clearer picture of the City's commercial development performance.

Mayor Robertson agreed and stated that comparisons to other cities are not fully meaningful given how far behind St. Cloud is in commercial development.

Council Member Paul asked whether neighboring cities also provide a mobility fee discount.

Mr. Ball confirmed they do not.

Council Member Urban stated that the conversation about commercial mobility fees arose in large part from concerns about conversion of existing properties, such as historic homes on Florida Avenue, to small commercial uses, where the resulting mobility fee burden can be prohibitive. He stated that St. Cloud is significantly deficient in commercial development compared to surrounding cities and that the data, from the City's own economic development presentation, showed residents leaving the city for most commercial needs. He called for rolling out "the red carpet" for businesses, including examining fees, regulations, and ordinances, and expressed openness to raising residential fees if commercial fees could be reduced.

Council Member Fletcher echoed these sentiments and asked if the City could selectively lower commercial fees without lowering residential fees at the same rate.

City Attorney Dan Mantzaris stated that any fee reduction must be supported by a study that justifies a distinction between residential and commercial uses, and that the current study did not contain sufficient distinction to allow for a lower rate on commercial uses alone. He clarified that the 15 percent discount was adopted by resolution and applies uniformly to all fee categories. He stated potential options for Council to consider: (1) returning to the mobility fee consultant to explore whether the definition of "de minimis impact" for targeted industries could be expanded, particularly given the significant changes in developer funded infrastructure agreements since the original study; (2) redirecting other funds to effectively pay mobility fees for targeted businesses rather than waiving them outright; and (3) a temporary moratorium on commercial mobility fees.

Mayor Robertson inquired specifically about the feasibility of a commercial mobility fee moratorium.

Mr. Mantzaris stated that this could be researched, but noted it would raise equity questions, commercial development benefiting from a moratorium would place a proportionally greater burden on other fee payers.

Council discussed the potential for a six month moratorium paired with increasing the residential fee to the full undiscounted rate, which would send a clear market signal that the City is "open for business."

Mr. Mantzaris confirmed the residential fee could be restored to 100 percent by resolution at any time.

Council directed staff to research both options together and return with a proposal.

2. Discussion regarding Property Tax Reform Impacts and City Fees

City Manager Veronica Miller presented a comprehensive overview of the City's current budget posture and the potential fiscal impacts of a proposed constitutional amendment affecting property tax revenues.

City Manager Miller stated that the city had just received, at 2:00 PM on the day of the workshop, the Triple Crown Award from the Government Finance Officers Association. This award is presented to approximately 2 percent of eligible member governments roughly 1 in 441 recognizing excellence in budget transparency and documentation for fiscal year 2024.

City Manager Miller stated that the City has utilized prior year fund balance to balance its budget for at least 31 years, based on available electronic records. Since she became the City Manager, there has been a deliberate effort to reduce reliance on prior year fund balance while simultaneously increasing staffing to keep pace with growth. The City maintains an assigned fund balance consistent with GFOA recommendations. Unassigned fund balance has grown from approximately $7 million in fiscal year 2020 to over $14 million currently. Prior year fund balance usage for budget balancing has been reduced from $9.8 million in fiscal year 2019 thru 2020 to $4.8 million in the most recently completed fiscal year.

Jeff Cooper, Finance Director, provided context regarding the City Council's budget line appearing to have nearly doubled over recent years, stated that this was the result of a deliberate consolidation of community grant expenditures, citywide legal costs, memberships, and similar items into the City Council budget from various other departments for improved transparency and oversight, not new spending.

Deputy Mayor Gilbert and Council Member Paul both stated the importance of communicating this context clearly to the public to avoid misperception of recklessness in Council spending.

City Manager Miller stated that in light of the proposed constitutional amendment, which, if passed, would reduce ad valorem revenues by approximately $7.9 million in the first affected fiscal year and $13.73 million the following year, staff is recommending the elimination of all prior year fund balance usage in the FY 2026–27 budget. This requires finding $4.8 million in cuts or new revenues, with approximately $1 million already identified through earlier planning, leaving approximately $3.8 million still to be addressed. Mandatory cost increases were identified that cannot be avoided, including the assumption of Hickory Tree Park maintenance ($300,000), significant increases in both general and health insurance, contractual fire union obligations, ongoing police union negotiations, software and materials inflation, and rising medical supply costs.
City Manager Miller stated that a disruption in the medical supply chain following a major warehouse fire at Medline Industries, the City's largest EMS supplier.

Fire Chief Jason Miller stated that the City has eight other approved vendors and will shift to the next available supplier, though at potentially higher cost. Health insurance expenditures and general insurance costs were both described as having approximately doubled since fiscal year 2020. A new lower-cost health insurance option has been made available to employees on a voluntary basis, with an estimated savings potential. Pension contribution trends were also reviewed; the general employees' pension was stabilized through prior Council action removing automatic cost-of-living increases for

retirees and increasing new-hire contribution rates. The police and fire pension, which still carries a 1 percent automatic COLA for retirees, has seen continued cost increases, and the City Manager stated an intention to recommend removing the 1 percent COLA for police and fire retirees as well.

City Manager Miller presented a list of proposed new positions from the original budget that would be removed: six police officers, four communications operators, a part-time crime scene and evidence technician, a fire training captain, a fire inventory position, a desktop support technician, a systems administrator, an HVAC technician, a grounds maintenance worker, an attorney, and a legal assistant.

Council Member Urban and Council Member Fletcher both advocated for retaining the attorney and legal assistant position, noting the City's increasing legal workload and the value of having in-house legal support for commercial development projects.

Deputy Mayor Gilbert raised questions about whether the fire training captain position could be partially addressed through existing assistant chiefs or third-party training partners.

Fire Chief Miller confirmed the department currently relies on overtime and existing training staff for ongoing training, and agreed to explore additional options with the City's existing training partner.

Police Chief Doug Goerke stated that the impact of not adding six officers, acknowledging the concern while emphasizing the critical importance of competitive police union contract negotiations, noting that the City is currently approximately 10 to 12 percent behind the City of Orlando in compensation. He stated that while the officer additions would be helpful, he understood the fiscal constraints and would work within whatever direction Council provides. Proposed capital items to be removed included a leisure pool (which, while funded by parks and recreation impact fees, would impose ongoing general fund maintenance costs), a trail project, two field drones for the police department, and four StarChase GPS dart systems.

Police Chief Goerke provided a brief description of the StarChase system, which allows officers to attach a GPS tracking dart to a fleeing vehicle, enabling the officer to immediately disengage from a pursuit while continuing to track the vehicle remotely. He indicated the four existing units in the fleet were sufficient for now.

Council Member Urban asked whether the vehicle camera program (Samsara) would generate insurance savings sufficient to justify its cost.

Human Resources Director Justin Kluesner stated that while camera systems reduce incidents over the long term, no direct insurance discount is provided, and the savings impact is more gradual. He stated that cameras in enterprise fund vehicles have already been used to successfully refute at least one fraudulent claim.

City Manager Miller stated there are current outside support agreements and requested Council direction, as these partners need timely notice to plan their own budgets. The agreements listed included the Osceola County Chamber of Commerce, St. Cloud Chamber of Commerce, Main Street St. Cloud, the Downtown Business Group, Positively Osceola, and the St. Cloud Christmas Parade, among others.

Council Member Urban stated that if the constitutional amendment passes, funding to outside organizations should cease entirely as a matter of fiscal priority.

Mayor Robertson and other Council members stated they would like to maintain basic membership-level relationships with key organizations such as the Osceola Chamber ($5,000) and possibly the St. Cloud Chamber, noting the importance of maintaining a presence in the business community.

Council reached informal consensus directing staff to research standard membership costs for each organization and determine what benefits accrue at the membership level, with an eye toward limiting the City's commitment to approximately $5,000 per organization.

City Manager Miller confirmed she had already notified affected parties that renewals could not be recommended at this time.

City Manager Miller also presented a second list of agreements for which she stated that she recommended continued funding: the state lobbyist, the Florida League of Cities, Metro Plan Orlando, and the Orlando Economic Partnership, the latter particularly in light of its ongoing work with the City's new economic development consultant. She recommended reducing or evaluating the community empowerment funds on a case-by-case basis.

Deputy Mayor Gilbert and Council Member Urban expressed support for retaining Metro Plan representation and the Orlando Economic Partnership. Discussion of specific dollar amounts was deferred to the upcoming budget deep-dive workshop.

City Manager Miller outlined a range of additional options for Council's consideration, including: increasing the public utility tax from 8 to 10 percent (within Council's authority); increasing the local sales tax from 1.5 to 2 percent (requires county coordination and voter approval); adjusting fee schedules; increasing the millage rate (currently 5.1128 mills; making up the full $8 million shortfall would require approximately 6.59 mills); transitioning streetlight costs for HOA subdivisions to those HOAs or special assessments; implementing a fire assessment (as both Osceola County and Kissimmee have done, estimated at $5 - 15 million); and various outsourcing or consolidation options.

Mr. Cooper stated that the City has not raised the millage rate in approximately 13 to 14 years.

City Manager Miller stated that the City is actively pursuing a larger share of the gas tax distribution from Osceola County and the City of Kissimmee, asserting that St. Cloud does not currently receive its proportionate share based on population.

Council Member Urban stated that he would not support any millage increase until every dollar going to outside organizations has been eliminated first.

City Manager Miller stated that the City currently contributes approximately $400,000–$500,000 annually above what the school district reimburses for the SRO program. She stated that Superintendent Shanoff has reached out indicating the school district is exploring how to fully fund the SRO positions, and that if full funding is not forthcoming, officers could be reassigned to patrol.

Police Chief Goerke emphasized the true cost is even higher when equipment is factored in.

City Manager Miller stated that bond repayment for the public safety complex phase 1 and fire station 36 is funded through a combination of impact fees and the 1 percent surcharge fund, not the general fund, and therefore is not directly affected by property tax reform. She noted the bond attorney advised that early repayment would yield minimal savings and that both projects should continue as planned.

On the CRA, Mrs. Miller stated that while early termination was listed as an option, it is not recommended.

Deputy Mayor Gilbert expressed strong support for maintaining the CRA,and stated the return on investment and its role in funding major downtown projects such as the parking garage.
Advisory Boards and Pension

City Manager Miller proposed that advisory boards move to normal business hours in the future to reduce overtime costs, and that any non-required advisory boards be reconsidered. She also reiterated the recommendation to remove the 1 percent automatic COLA for police and fire pension retirees, consistent with what was done for general employees.

Rather than proceeding with individual one-on-one meetings between the Finance Director and each Council member, Mayor Robertson expressed a preference for a collective, informal budget workshop where all members could work through the budget together.

City Manager Miller and Mr. Cooper both stated that the final budget proposal must be in place by September 10, and that the schedule could be adjusted accordingly, including a potential shift of the August 3 budget workshop to accommodate the new timeline.

V. Adjournment 5:25 p.m.

_____

Mayor Christian B. Robertson

ATTEST:

_____

City Clerk, Ivy Llauro

Minute Approved: _____

Special Council Meeting
Monday, June 15, 2026
City Hall - Council Chambers
1300 9th Street
2:30 PM
Minutes

I. Mayor Robertson called the meeting to order at 2:30 p.m.

II. Pledge of Allegiance

III. Roll Call

- Mayor Chris Robertson
- Deputy Mayor Ken Gilbert
- Council Member Jennifer A. Paul
- Council Member Kolby Urban
- Council Member Shawn Fletcher

Veronica Miller, City Manager
Daniel Mantzaris, City Attorney
Ivy Llauro, City Clerk
Stacey Wilde, City Clerk Coordinator
Members of the Press

All members were present.

IV. Discussion Item

1. Discussion and possible action regarding the approval of the candidates that will be on the ballot on the August 18, 2026, primary and the November 3, 2026, general election.

City Attorney Dan Matzaris stated that the City Council is required to approve the candidates to appear on the ballot for the upcoming election, primarily to verify compliance with the city's special residency requirement. He confirmed that all four listed candidates had satisfied the initial qualifying requirements under both state law and city code, and that Council approval of the candidate names was the remaining step in the process.

City Clerk Coordinator Stacey Wilde read the qualified candidates into the record.

- Council Member Seat 4: Ken Gilbert
- Council Member Seat 5: Jim Moore, Alex Rodriguez, Kirk Zilke

Council Member Urban made a motion to approve the qualified candidates for the August 18, 2026, primary and November 3, 2026, general election, Council Member Fletcher seconded the motion.

Mayor Robertson announced this item for public comment with no response from the audience.

Mayor Robertson called for roll call, after roll call by City Clerk Coordinator, Stacey Wilde, motion carried. 5-0.

City Manager Veronica Miller stated that she wanted the Council to continue a discussion from the previous meeting regarding the city's logo tagline. She stated that formal Council action was needed, as the existing "Center Place" tagline had been adopted by former Council in January 2021.

City Manager Miller provided an update on wayfinding signs that had been ordered but not yet manufactured. She stated that some signs intended for locations outside the Community Redevelopment Agency (CRA) boundaries had been inadvertently prepared with the CRA version of the city logo. Because the signs had not yet been produced, the error could still be corrected at no additional cost.

Mr. Mantzaris clarified the scope of the proposed change: the new tagline "Soldier City" would replace "Center Place" across city collateral, following the same practice of using a tagline where suitable and omitting it where it was not.

The Council concurred that individual departments may retain their department specific logo variations, provided that "Soldier City" is the only tagline used going forward, and that the transition be phased in naturally, existing collateral such as shirts, business cards, and signage would not be replaced immediately, but all new materials ordered going forward would reflect the updated tagline.

City Manager Miller stated that an inventory of all current uses of the tagline, including associated replacement costs, would be compiled and presented to the Council. She also noted that the water tower, which bears the current tagline and was last painted in approximately 2022, would be reviewed as part of that assessment.

Mayor Robertson stated a formal transition date, that the "Center Place" tagline be discontinued effective July 3rd and the "Soldier City" tagline take effect on July 4th.

Mayor Robertson made a motion to discontinue use of the "Center Place" tagline effective July 3, 2026, and to adopt "Soldier City" as the city's official tagline effective July 4, 2026. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk Coordinator, Stacey Wilde, motion carried. 5-0.

V. Adjournment 2:41 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro
Minute Approved: _____

City Council Workshop
Thursday, July 2, 2026
City Hall - Community Development Conference Room
1300 9th Street
9:00 AM
Minutes

I. Mayor Robertson called the meeting to order at 9:01 p.m.

II. Pledge of Allegiance

III. Roll Call

- Mayor Chris Robertson
- Deputy Mayor Ken Gilbert
- Council Member Jennifer A. Paul
- Council Member Kolby Urban
- Council Member Shawn Fletcher

Veronica Miller, City Manager
Daniel Mantzaris, City Attorney
Ivy Llauro, City Clerk
Stacey Wilde, City Clerk Coordinator
Members of the Press

All members were present with the exception of Council Member Fletcher who appeared via phone.

IV. Discussion Item

City Manager Veronica Miller stated that Florida Legislature's pursuit of a constitutional amendment affecting the Avalon homestead exemption creates significant potential revenue loss for the city. Regardless of whether the amendment passes in November, staff recommended the city eliminate the longstanding practice of using prior-year fund balance to cover ongoing operational expenses, a practice that had been in place for over 30 years. Over the past four years, the use of fund balance for operations had been reduced from $9 million to $4.6 million.

Finance Director Jeff Cooper stated that if the amendment were to pass, the city would face an additional estimated reduction of approximately $5 million in revenue the following year. The purpose of this workshop was for the Council to conduct a deep dive into staff's recommended budget reductions, which, if adopted in full, would bring the budget to zero use of prior-year fund balance for operational expenses.

Mr. Cooper stated that the city's current fund balance stands at approximately $14.4 million, or 19 percent of prior-year expenditures, compared to Kissimmee's 48 percent, underscoring the city's relative vulnerability.

Council Member Paul stated that she would like to know the meaning of highlighted lines in the budget document.

City Manager Miller stated that the property appraiser had provided updated, favorable ad valorem numbers two days prior to the meeting, allowing staff to restore certain previously

removed positions, most notably public safety positions, and that the highlighted items reflected those revisions in the second version of the document sent to the Council.

City Manager Miller and Mr. Cooper stated that the proposed reductions are intended to eliminate reliance on fund balance for operational costs now, so that if the constitutional amendment passes, the city is not in a crisis position. If the amendment does not pass, the Council could choose to restore items through a budget amendment. Additional revenue options that had been previously presented were also briefly outlined, including increasing the public utility tax from 8 to 10 percent, pursuing a sales tax increase, updating fee schedules, adjusting the millage rate, implementing streetlight assessments by subdivision, and establishing a fire assessment. Staff also noted that a new state law now requires a 4-out-of-5 supermajority vote to adopt a millage rate more than 10 percent above the rollback rate. The proposed millage rate of 5.1118, approximately 3.7 percent above the rollback rate of 4.9306, would still require four of five affirmative votes.

The Council discussed the city's contract with Gray Robinson for federal lobbying services at $90,000 annually.

City Manager Miller stated she had not formally recommended cutting it, and cited significant returns as in a $1 million police barricade grant, EOC equipment technology funding of approximately $750,000, stormwater project funding, and the Hopkins Park River Road sewer connection.

Council members expressed support for retaining the federal lobbyist, stating that the return on investment was well documented.

City Attorney Dan Mantzaris stated that the federal lobbying contract includes a 30-day termination provision. Council stated for staff to retain the federal lobbyist.

Mr. Cooper stated that $90,000 in remaining capital expenditure in the budget could cover that cost without returning to operational fund balance use.

Staff had recommended reducing the city's cash contribution to St. Cloud Main Street to $10,000. After discussion, the Council determined that the organization had not demonstrated a sufficiently direct financial return to the city.

Council Member Urban stated that if the city were to consider raising the millage rate or imposing new fees on residents, he could not support directing money to outside organizations that do not demonstrably bring revenue or direct benefit to residents.

Council Member Paul stated that she had previously served on the Mainstreet board and that the primary benefit was community participation.

Council discussed and stated they would like to reduce the cash contribution to zero, while retaining the ability to consider fee waivers for specific Main Street events on a case-by-case basis, subject to Council approval.

City Manager Miller was directed to communicate this change to the organization.

Mayor Robertson stated he would like to retain the Community Empowerment Grant program, noting its value in providing a transparent, paper-trail-based mechanism for supporting community organizations. Council agreed to reduce the program to approximately half of its

prior level, from $15,000 to $7,500 per council member (with corresponding reductions to event-related allocations), subject to the same approval rules previously in place.

Council Member Paul stated she serves on the Chamber board, and stated that she supports retaining the membership, stating that Chamber Executive Director Dirk actively promotes St. Cloud businesses and serves as a liaison for business concerns.

City Attorney Matzaris stated that elected officials on nonprofit boards provide significant credibility value to those organizations. A decision was made to retain the $10,000 Chamber membership for the coming year.

Council Member Gilbert stated that the city has progressed from non-voting to voting member status on the Metro Plan Board and that the affiliation has directly contributed to advancing transportation projects, including the 10th Street PD&E and contributions to the Canoe Creek Road PD&E. A specific example, the C-31 Canal project, which received state funding was cited as a Metro Plan success. A decision was made to retain the Metro Plan membership.

City Manager Miller stated that, if forced to choose, she would prioritize retaining the individual state/federal lobbyist over OLE, but acknowledged that OLE provides earlier and more frequent legislative intelligence updates than the city's direct lobbyist.

Deputy Mayor Gilbert raised questions about whether the return justifies the cost.

Mr. Cooper stated that Osceola County has indicated it may not be able to continue OLE funding if the constitutional amendment passes. No final direction was given; the Council indicated it would revisit the item in the FY 2027 budget cycle. The membership was retained for the current budget year.

The Council decided to eliminate funding for the Osceola County Chamber of Commerce, the Orlando Economic Partnership ($7,500), the Hispanic Chamber of Commerce, and the Downtown Business Group. In the case of the Orlando Economic Partnership, it was noted that the city's economic development consultant, GomanYork, performs more targeted business attraction work. The Downtown Business Group's contribution had been based on a historical arrangement that was no longer deemed beneficial.

The Council confirmed that the $4,000 FMEA line item was distinct from FMPA (Florida Municipal Power Agency) and that the city does not pay a separate membership fee to FMPA. The FMEA line item was eliminated. A broader discussion arose regarding the city's relationship with OUC and whether the city should seek representation on OUC's board of directors.

Council Member Urban stated that, unlike Toho Water, where the city holds a board seat, OUC has no City of St. Cloud representation despite the city being a significant and growing part of OUC's customer base.

City Attorney Mantzaris and City Manager Miller stated it was worth pursuing again, potentially in the context of a longer-term agreement. Staff was directed to explore this informally.

A line item for new studies and professional services was eliminated entirely, with the understanding that if an urgent need arose, staff would bring a budget amendment forward. Council members and the City Attorney discussed the distinction between discretionary studies

and legally required expert analyses (such as those needed to support fire assessments or special assessments), stating that required studies cannot be avoided but should only be commissioned upon Council direction.

A substantial discussion was held regarding transitioning solid waste collection billing from the current monthly Toho Water bill to an annual special assessment on the property tax roll.

Mr. Cooper stated he estimated the annual residential assessment would be approximately $456 based on the new rate of approximately $38/month effective October 1. With approximately 33,000 residential customers, this would result in roughly $15 million collected upfront annually, improving cash management significantly. Benefits discussed included near-100% collection rates (through the tax certificate process), elimination of billing complications tied to Toho's system, resolution of inequities in multi-family billing, and reduction of customer service complaints routed through the city. It was stated that this change is too late to implement for the FY 2026 tax bill and would target the FY 2027 tax bill.

City Attorney Mantzaris stated that for mortgaged properties, the escrow adjustment would effectively spread the cost monthly, lessening the impact on homeowners.

Mr. Cooper stated that an additional 9.5% transfer to the General Fund based on higher collected revenue could yield meaningful indirect general fund benefits.

Council Consensus was to move forward with solid waste on the tax bill.

The Council discussed charging the Osceola County Tax Collector rent for its space at City Hall.

City Manager Miller stated she had previously sent a proposed lease, and that the Tax Collector had historically suggested he would pass any such cost back through his collection fees.

City Attorney Mantzaris and Mr. Cooper stated they were skeptical that any such pass-through was actually being implemented, stating there is no evidence of such a deduction in current remittance records.

Deputy Mayor Gilbert volunteered to accompany City Manager Miller to the next meeting with the Tax Collector, and the Council expressed support for that approach.

City Manager Miller stated she would seek to include County representatives (Don and Beth) in the meeting to clarify the funding chain. It was stated that the city currently estimates it would charge the Tax Collector approximately $109,212 annually based on the per-square-foot rate charged to Toho Water.

Council Consensus was for City Manager Miller and Deputy Mayor Gilbert to have a meeting with Bruce Vickers, and to have either Don Fisher or Beth Knight attend as well.

Council Member Urban stated that he would like for the city to eventually obtain a seat on OUC's board of directors.

City Attorney Mantzaris noted that OUC's foundational charter prescribes five board members appointed by the Mayor of Orlando.

Mr. Cooper stated that OUC's charter could potentially be amended to add an additional seat.

The Council stated that staff should explore advocating for city representation on the OUC board, potentially in connection with future agreement renegotiation.

Mr. Cooper stated that the city's ad valorem revenue currently covers approximately 97 percent of police department costs and only a small portion of fire department costs. If the constitutional amendment passes, a fire assessment would be the most straightforward mechanism to offset the lost revenue and sustain current staffing levels, including the firefighters funded through the SAFER grant. The SAFER grant cost-sharing schedule was reviewed: approximately $1.2 million annually through March 2027 and 2028, rising to approximately $2.8 million from March 2028 to March 2029, and full cost from March 2029 onward.

Fire Chief Jason Miller stated that the 48 SAFER-funded firefighters are integral to current staffing and are not a separate budget item.

Mayor Robertson stated that discussion of a 24/72 shift schedule expansion should be set aside during budget deliberations, as the immediate priority is ensuring existing staff can be sustained.

Fire Chief Miller stated that any fire assessment should first address sustainability of current operations, with any expansion addressed separately.

Staff had recommended suspending the procurement marketplace software solution and associated Fusion integration software totaling approximately $52,000.

Procurement Deputy Director Jamie DeMelo stated that the marketplace software functions as a government purchasing platform, consolidating cooperative contract pricing across jurisdictions, reducing processing time, and ensuring contract compliance.

Deputy Mayor Gilbert and Council Member Urban expressed support for retaining the software given its efficiency benefits and the fact that implementation was already underway.

Council Member Fletcher stated that the software could have expedited past procurement processes.

The Council reached an agreement to retain both the marketplace solution and the Fusion integration software.

Human Resources Director Justin Kluesner stated that many Spirit Squad activities are zero-cost or are funded through wellness program incentives from the city's health insurance carrier. The holiday luncheon was identified as the preferred employee event to retain over the employee appreciation luncheon. It was confirmed that the holiday luncheon (approximately $6,000) and Parks and Recreation's contribution toward the event could be accommodated within existing budget lines. The service awards incentive program (paycheck-based cash recognition for years of service milestones) was retained; only the banquet component was subject to reduction.

Public Works Director Kevin Felblinger provided an update on the on-call yard debris pickup program, confirming that the transition from twice-weekly route pickups to on-call scheduled service had significantly improved operational efficiency, reducing from two trucks six days per week to one truck five days per week. He acknowledged ongoing communication challenges with some residents and stated that staff had reached out to a social media critic to offer clarification.

Communications Director Maryemma Bachelder stated that outreach had been conducted across all available platforms.

Staff discussed providing drivers with informational cards and QR codes to assist with public-facing questions.

The elimination of the fuel system standby pay line item ($10,500) was confirmed, as Public Works on-call staff have been arranged to handle emergency fuel system situations.

The City Manager presented a revised approach to Council travel and training budgets, proposing an allocation of $3,000 per council member and $4,000 for the Mayor, split between travel/per diem and training line items, to be codified in the Rules of Conduct. This approach eliminates the need for council members to seek approval from one another for conference attendance within their allotted budget.

Council members discussed the option of providing a vehicle stipend rather than requiring mileage reimbursement, noting that several members regularly travel outside the city for board and committee obligations.

The City Manager recommended a stipend approach over pool vehicle use, citing limited vehicle availability.

Council Consensus was to look into a pool vehicle for City Council.

Staff was directed to develop a stipend proposal and bring it back to the Council as part of a Rules of Conduct revision. In the interim, pool vehicles remain available for city business consistent with existing policy.

Council consensus was to come up with stipend amount for travel and training and add it to the code of conduct.

Community Development Director Jeffery Ball stated that the department retains outside consultants for construction plan and preliminary subdivision plan review, as well as for transportation impact study review, because qualified in-house staff are difficult to recruit and retain in the current market.

Council Member Urban stated he was against further cuts to Community Development given the city's growth trajectory. He proposed the possibility of selling the St. Cloud Golf Course property to the current operator.

Deputy Mayor Gilbert stated that the operator is well-capitalized and that the city should not be in the long-term landlord or golf course management business.

City Manager Miller and City Attorney Mantzaris stated several complexities, including the property's historical use as a spray field for the city's wastewater treatment facility, managed by Toho Water, and the need to evaluate prior bond obligations. It was stated that GomanYork is currently engaged in negotiating a new lease with the golf course operator.

The Council directed City Attorney Mantzaris to informally approach the golf course operator's legal counsel to gauge interest in a potential purchase, with the understanding that any deal would include appropriate protections such as a right of first refusal should the operator ever wish to resell.

Mayor Robertson presented an opportunity to acquire a seven-unit residential complex at 1401 New York Avenue, which had not been on the market for approximately 45 years. The property, currently generating approximately $6,540 per month in rental income, is adjacent to Veterans Park and could potentially be repositioned as neighborhood commercial or incorporated into the park.

Mayor Robertson and Deputy Mayor Gilbert visited the property with the Solid Waste/Public Works Director and found it to be structurally sound though aging, with block construction and some deferred maintenance.

City Attorney Mantzaris state that staff would approach the seller's agent to gauge a sales price, commission an appraisal, negotiate a purchase agreement with an extended due diligence period, and return to the Council with a proposed contract and funding mechanism.

Mr. Cooper stated a budget amendment could be processed in August.

Mr. Ball stated that any rezoning should be considered holistically as part of the broader Florida Avenue overlay district study currently underway, rather than piecemeal, to avoid unintended land use consequences.

Council Consensus was to purchase 1401 NY Ave.

V. Adjournment 1:42pm

_____

Mayor Christian B. Robertson

ATTEST:

_____

City Clerk, Ivy Llauro

Minute Approved: _____

Meeting: August 20, 2026

Agenda Item Type: Public Hearings
Ordinance No. 2026-27 Alcohol Beverage Establishment Project #CDA26-00004

Community Development Agenda Item:
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**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
During the City Council Workshop on April 16, 2026, direction was provided by the City Council to move forward with an ordinance amending Section 3.14.5, "Alcoholic Beverage Establishments." The amendment addresses restrictions on restaurants throughout the city related to pool tables, live music, dancing, and similar activities, and adds provisions specific to restaurants located within the Entertainment District.

The proposed amendment provides restaurants citywide with greater flexibility to offer entertainment options such as live music, dancing, and pool tables, enhancing the customer experience and supporting local businesses. The amendment also promotes economic activity within the Entertainment District by reducing unnecessary restrictions, encouraging investment, and creating a more vibrant destination for residents and visitors.

This is a city initiated application.

Legal Authority:
Per section 1.1.7 of the Land Development Code, the legislative body of the city is the City Council and has the final authority and responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws of this state.

Budget and Recommendation:
There is no cost associated with this item.

On July 21, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 3-2. Alexander and O-Doherty voted nay.

Staff reviewed this request on or before August 07, 2026, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2026-27 for the amendment of 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.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/26 - Final Action
7/16/26 - Motion by Gilbert to continue to the August 20th Council Meeting. Seconded by Urban. Passed 5-0
5/14/26 - Motion to approve the First Reading & Introduction by Paul. Seconded by Urban. Passed 4-0

Attachments:
1. 1. CDA26-00004 Alcoholic Beverage Establishments LDC Update Staff Memo 08..20.26 CC
2. 2. CDA26-00004 Ordinance No. 2026-27 Alcohol Beverage Establishment
3. 3. Ordinance No. 2026-27 Business Impact Estimate 08.20.26 CC

MEMORANDUM REPORT
FOR PLANNING COMMISSION - August 20, 2026

To: Mayor Robertson and City Council Members

From: Tisha Manning, MBA, CBTO, Deputy Community Development Director

Thru: Jeffrey Ball, AICP, Community Development Director

Subject: LDC Amendment to Chapter 3 Performance and Siting Standards, Article 14 Use Regulations, Section 3.14.5 – Alcoholic Beverage Establishments

Date: August 20, 2026

REQUEST: The request is to approve **Ordinance No. 2026-27** for the amendment of 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.

BACKGROUND: During the City Council Workshop on April 16, 2026, direction was provided by the City Council to move forward with an ordinance amending Section 3.14.5, "Alcoholic Beverage Establishments." The amendment addresses restrictions on restaurants throughout the city related to pool tables, live music, dancing, and similar activities, and adds provisions specific to restaurants located within the Entertainment District.

The proposed amendment provides restaurants citywide with greater flexibility to offer entertainment options such as live music, dancing, and pool tables, enhancing the customer experience and supporting local businesses. The amendment also promotes economic activity within the Entertainment District by reducing unnecessary restrictions, encouraging investment, and creating a more vibrant destination for residents and visitors.

STRATEGIC PLAN GOALS:
The proposed amendment to the Land Development Code meets the intent of the following City of St. Cloud Strategic Goal:

> ***High-Performing Government:*** *To focus on the continuity and sustainability of core public services; become an employer of choice; and be on the cutting-edge of technology.*

STAFF RECOMMENDATION:
Staff reviewed this request on or before August 07, 2026, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2026-27 for the amendment of 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.

PLANNING COMMISSION RECOMMENDATION:
On July 21, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 3-2. Alexander and O-Doherty voted nay.

CITY COUNCIL REQUESTED ACTION:
Per section 1.1.7 of the Land Development Code, the legislative body of the city is the City Council and has the final authority and responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws of this state.

On May 14, 2026 – Motion to approve the First Reading & Introduction by Paul. Seconded by Urban. Passed 4-0.

On July 16, 2026 – Motion by Gilbert to continue to the August 20th Council Meeting. Seconded by Urban. Passed 5-0

Attachments: Ordinance No. 2026-27
Business Impact Estimate

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.

WHEREAS, Chapter 166 of the Florida Statutes and Article VIII of the Florida Constitution authorizes the legislative body of each municipality to enact ordinances to protect the health, safety, and welfare of its residents; and

WHEREAS, the Planning Commission held a public hearing, with all required advertisements, on June 16, 2026, for the purpose of providing recommendation to the City Council to adopt Ordinance No. 2026-27 amending the Land Development Code, Section 3.14.5 - Alcohol Beverage Establishments;

WHEREAS, the City Council of the City of St. Cloud has determined and finds that the regulations contained herein are necessary and in the best interests of the health, safety, and welfare of the general public and the citizens of, and visitors to, St. Cloud.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Cloud; Florida as follows:

SECTION 1: The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. CHAPTER 3, "PERFORMANCE AND SITING STANDARDS", Article 14-Use Regulations, Section 3.14.5 "Alcoholic Beverage Establishment", is amended as follows: (note strikethrough indicates removed words and underlined indicates added):

3.14.5. Alcoholic beverage establishments. (See definition chapter 8.)

In addition to any other requirements or limitations of this Code, places for the sale of liquor, beer, or wine for on-premises consumption, such as <u>full-service restaurants,</u> cocktail bars, saloons, nightclubs or package liquor stores (hereinafter called "establishments") shall be subject to the following additional requirements and limitations:

A. These establishments shall be located at least 750 feet from any public, private, or parochial, elementary, junior high, or high school, and/or church or child day care center. The 750-foot minimum is to be measured in a straight line from the front or main entrance door of the establishment, as determined by the city manager or his designee, to the nearest point of the church structure or the nearest point of the school or child day care center property.

B. These establishments shall be located at least 500 feet from another establishment. The required 500 feet is to be measured in a straight line from the nearest point of the structure of the establishment to the nearest point of the structure of another.

C. Where an establishment is located and begins operation in conformity with this section and with this Code with subsequent locating of a school, church or child day care center within 750 feet of such existing establishment, or where an establishment began prior to the enactment of the

separation requirement, it shall not be construed that such establishment is in violation of this Code.

D. The sale of alcoholic beverages for on-premises consumption or the package sale of alcoholic beverages shall be exempt from the provisions of section 3.14.5.A. through 3.14.5.C. for the following, as described below:

1. Full-service restaurants where the service of food is more than 51 percent of the total sales, verifiable upon request, and alcoholic beverages is incidental to the service of food cooked on the premises; or
2. The sale of alcoholic beverages in certain bars/nightclubs which is incidental to a hotel or motel operation having more than 50 guestrooms; or
3. The package sale of alcoholic beverages is not for consumption on the premises; or
4. Micro-breweries or micro-wineries, as defined in section 8.2.2.
5. The establishment is located within the CBD-1 as a permitted use; or
6. The establishment is located within the CBD-2 as a conditional use; or
7. Publicly owned facilities; or
8. Private clubs where only members and their guests are served and there are no indications on the exterior of the building that alcoholic beverages are served therein, and where such private clubs, and fraternal organizations, are permitted within any zoning classifications, but shall be governed by the restrictions imposed by their state licenses.

E. *Full-service restaurants.* The provisions of section 3.14.5.A. through 3.14.5.C. (above) shall not apply to the sale of alcoholic beverages for on-premises consumption at a full-service restaurant. A full-service restaurant is defined as an establishment serving full-course meals and engaged primarily in the service of food and non-alcoholic beverages, with alcoholic beverages generally only consumed or sold in connection with the consumption or sale of food during all hours of operation. A full-service restaurant may have a bar area in which alcoholic beverages are served and consumed without the accompanying sales and consumption of food; however, such bar area shall be no more than 12 percent of the total gross-floor area of the full-service restaurant.

~~An establishment which cont~~ains ~~pool tables, video games, a stage, live entertainment, illuminated or non-illuminated signs advertising alcoholic beverages, permits dancing, or which has live music or plays recorded music at a level above 70 decibels (measured six inches from the source), shall not be considered to be a full-service restaurant~~. An establishment which charges a cover charge at any time shall not be considered a full-service restaurant. An establishment that contains illuminated or non-illuminated signs advertising alcoholic beverages visible outside of the establishment shall not be considered a full-service restaurant. ~~An establishment which advertises anything other than the sale of food shall not be considered a full-service restaurant.~~

The full-service restaurant must have permanent kitchen facilities located within the premises in which full-course meals are regularly prepared for service to patrons of the establishment. Such kitchen facilities must be designed, constructed, equipped and maintained to actually allow preparation of food in sufficient quantities to serve full-course meals simultaneously to a number of patrons equal to at least 50 percent of the rated patron capacity of the restaurant. No person shall attempt to circumvent the intent of this part by an artifice or scheme, such as the serving of stock meals. Stock meals as used herein are defined to include and refer to the serving of cold plates,

snacks, previously prepared sandwiches and any other type of meal which is capable of being served to more than one customer.

~~The dining area shall contain tables and chairs or booths of standard table height. Counters and tables of cocktail table height shall not be permitted. All tables shall meet or exceed the minimally acceptable standard of 256 square inches of table space per patron.~~

The bar area, if one exists, shall be visually or physically separated from the remainder of the full-service restaurant and shall include the bar itself, any stools, chairs or other seating adjacent to the bar, and any other seating separated from the remainder of the full-service restaurant. The bar shall be accessible only from within the full-service restaurant and shall not have direct customer access to or from the outside.

F. *Certain bars/nightclubs in hotels or motels.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to the sale of alcoholic beverages for on-premises consumption at an establishment located within a hotel or motel containing 50 or more guestrooms where such establishment in the hotel or motel has no direct entrance or exit on a public street.

G. *For package sale of alcoholic beverages.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to a vendor who operates an establishment, the primary purpose of which is the package sale of alcoholic beverages for off-site consumption.

H. *Micro-breweries and micro-wineries.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to a vendor who is licensed by the Florida Department of Business and Professional Regulations, Division of Alcoholic Beverages and Tobacco to manufacture malt beverages or to produce wine.

I. *Establishment is a permitted use in CBD-1 district.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to an establishment that is approved as a permitted use and is located within the CBD-1 central business district 1.

J. *Establishment is permitted as conditional use in the CBD-2 district.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to an establishment that is approved as a conditional use and is located within the CBD-2 central business district 2.

K. *Publicly-owned facilities.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to an establishment located within a facility owned by the public where the primary purpose and design of the facility is to accommodate the assembly of people for entertainment or recreation.

L. *Establishments in the Entertainment District. The provisions of 3.14.5. A through 3.14.5.C and 3.14.5.E (above) shall not apply to Establishments located within the Entertainment District as established pursuant to Section 3.13.3 provided:*

1. *the establishment is in full compliance with the conditions and requirements of the applicable license to sell alcoholic beverages issued by the State of Florida for the establishment;*

2. *the establishment does not charge a cover charge at any time;*

3. the establishment does not contain illuminated or non-illuminated signs advertising alcoholic beverages visible outside of the establishment; and/or

4. if the establishment is licensed as a Full-service Restaurant by the State of Florida the establishment shall close for operation at 11:59 p.m.

SECTION 3. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 3. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 4. Administrative Correction. Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, this Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 5. Codification. The text of Section 2 of this ordinance shall be codified as a part of the St. Cloud City Code. The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

SECTION 6. Publication and Effective Date. This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

FIRST READING ON THE 14th DAY OF MAY 2026
SECOND READING ON THE 20th DAY OF AUGUST 2026

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this 20th day of August 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

BUSINESS IMPACT ESTIMATE
ORDINANCE NO. 2026-27

TO: Mayor Robertson and City Council Members

FROM: Tisha Manning, MBA, CBTO, Deputy Community Development Director

THRU: Jeffrey Ball, AICP, Community Development Director

DATE: August 20, 2026

SUBJECT: Ordinance No. 2026-27 - Business Impact Estimate

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2026-27 is proposed to be adopted by the City on August 20, 2026, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance No.: 2026-27.

It is the purpose of this ordinance to approve Ordinance No. 2026-27 for the amendment of 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.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

No direct compliance costs are anticipated for businesses located within the district as a result of this ordinance. The amendment removes existing restrictions and does not require businesses to purchase equipment, make physical improvements, or modify their operations. Any additional costs, such as purchasing pool tables, hiring artists for live music, enhancing audio equipment for dancing activities, or offering similar entertainment options, would be voluntary business decisions based on individual operational preferences rather than mandated expenses resulting from the ordinance.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

The proposed ordinance does not establish any new charges, fees, or financial obligations for businesses. In addition, Section L.2 of the ordinance 2026-27 requires that establishments not charge a cover charge at any time.

While no direct fees or charges are imposed by the ordinance, the City may experience an indirect increase in tax revenue resulting from increased economic activity within the Entertainment District. By providing additional entertainment opportunities, the ordinance may help create a more vibrant destination for residents and visitors, which could support local business growth and increased commercial activity.

c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The proposed ordinance is not expected to generate additional regulatory costs for the City, and no new charges or fees will be imposed on businesses to offset implementation costs. As businesses grow and attract more residents and visitors to the Entertainment District, establishments may choose to hire off-duty law enforcement officers or additional private security personnel to help maintain a safe environment and discourage unwanted or illegal activities. These decisions would be voluntary business expenses rather than requirements of the ordinance. The increased economic activity may also create additional employment opportunities and generate indirect tax revenue for the City through business growth and increased visitor spending.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

The ordinance is expected to impact businesses located within the Entertainment District that qualify as alcoholic beverage establishments. As defined in the ordinance, this includes places for the sale of liquor, beer, or wine for on-premises consumption, such as full-service restaurants, cocktail bars, saloons, nightclubs, and package liquor stores. The exact number of affected businesses may vary over time. However, the ordinance will apply to existing establishments within the Entertainment District and may also encourage the creation of additional establishments by providing greater operational flexibility and supporting continued investment within the district.

4. Any additional information the board determines may be useful.

The proposed amendment provides restaurants with greater flexibility to offer entertainment options such as live music, dancing, and pool tables, enhancing the customer experience and supporting local businesses. The amendment also promotes economic activity within the Entertainment District by reducing unnecessary restrictions, encouraging investment, and creating a more vibrant destination for residents and visitors.

Meeting: August 20, 2026

Agenda Item Type: Public Hearings
Ordinance No. 2026-33 Walker Property
Project #PUD26-00004

Community Development Agenda Item:
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)**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Rescheduled to the September 10, 2026, City Council Meeting

Legal Authority:
Per Land Development Code Section 1.1.7 – the City Council, at its regularly scheduled meeting, shall review the Final Master Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Final Master Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.4.

Budget and Recommendation:
There is no cost associated with this item.

Planning Commission was held on August 18, 2026, recommendation will be provided at final hearing.

Final Action will be held on September 10, 2026.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
9/10/26 - Final Action

Attachments:
1. PUD26-00004 ORDINANCE NO. 2026-33 PC 08.18.26

RETURN TO:
CITY OF ST. CLOUD
DEPT. OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

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.

WHEREAS, the City Council has held a Public Hearing on this matter after public notice has been provided, as required by law; and,

WHEREAS, it is in the best interest of the City of St. Cloud and its citizens that the proposed rezoning be approved.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION 1:

This Ordinance applies to the property described below and as shown on Exhibit "A".

PARCEL 1:

BLOCKS 51 AND 52, THE TOWN OF RUNNYMEDE, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH VACATED STREET BETWEEN BLOCK 51 AND 52, AND THE NORTH 1/2 OF VACATED STREET LYING SOUTH OF BLOCK 52 AND THE EAST 1/2 OF VACATED MASSACHUSETTS AVENUE LYING WEST OF SAID BLOCKS 51 AND 52.

PARCEL 2:

ALL OF BLOCK 59 AND LOTS 5-14, BLOCK 60, AND LOTS 6-10, BLOCK 62, TOGETHER WITH VACATED "O" STREET ABUTTING LOTS 10-14, BLOCK 60 AND LOTS 6-10, BLOCK 62, TOGETHER WITH NORTH HALF OF VACATED "O" STREET LYING SOUTH OF BLOCK 59, TOGETHER WITH SOUTH HALF OF VACATED "N" STREET, LYING NORTH OF BLOCK 59, TOGETHER WITH THE WEST HALF OF VACATED PENNSYLVANIA AVENUE, LYING WEST OF THE ABANDONED AMERICAN

COASTLINE RAILROAD, SOUTH OF THE CENTERLINE OF "N" STREET AND NORTH OF THE CENTERLINE OF "O" STREET, TOGETHER WITH THE WEST HALF OF VACATED NEW YORK AVENUE, LYING SOUTH OF "N" STREET AND LYING NORTH OF THE EXTENSION OF THE SOUTH LINE OF LOT 10, BLOCK 62, TOGETHER WITH THE EAST HALF OF VACATED NEW YORK AVENUE, LYING SOUTH OF "N" STREET AND LYING NORTH OF THE CENTERLINE OF "O" STREET, TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF LOT 1, BLOCK 64, AND PORTIONS OF LOT 16, BLOCK 58, AND PORTIONS OF VACATED "O" STREET AND PENNSYLVANIA AVENUE, OF THE PLAT OF THE TOWN OF RUNNYMEDE, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING WEST OF STATE ROAD 15, AND THAT PORTION OF ABANDONED RIGHT-OF-WAY OF KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COASTLINE RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 63, OF THE TOWN OF RUNNYMEDE, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89°50'59" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN NORTH 00°12'31" EAST, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°50'59" EAST, A DISTANCE OF 217.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15; THENCE RUN NORTH 12°17'44" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15, A DISTANCE OF 100.71 FEET TO A POINT OF CURVE; THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 00°04'40", A DISTANCE OF 7.86 FEET TO A POINT ON CURVE; THENCE RUN NORTH 89°50'59" WEST, DEPARTING SAID RIGHT-OF-WAY LINE (NON-RADIAL), A DISTANCE OF 193.69 FEET; THENCE RUN SOUTH 00°12'31" WEST, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, FENCE MAINTENANCE. AND UTILITIES (PUBLIC OR PRIVATE, TO INCLUDE ELECTRICITY, WATER, ETC.), WHETHER OVER, UNDER, OR ACROSS THE SUBJECT PROPERTY, WHICH USES MAY BE EXPANDED AND/OR PAVED BY THE GRANTOR OR GRANTEE, TO INCLUDE THEIR SUCCESSORS, HEIRS, AND ASSIGNS, IN REGARD TO THAT CERTAIN REAL PROPERTY BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF VACATED "N" STREET, LYING WEST OF NEW YORK AVENUE AND EAST OF MASSACHUSETTS AVENUE. TOWN OF RUNNYMEDE, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 4071, PAGE 2684, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 3:

LOTS 1, 2, 3, 4, 15, 16, 17 AND 18, BLOCK 60, LOTS 1, 2, 3, 4 AND 5, BLOCK 62, THAT PORTION OF THE VACATED "O" STREET ABUTTING SAID LOTS, THE EAST 1/2 OF THE VACATED MASSACHUSETTS AVENUE ABUTTING SAID LOTS AND THE SOUTH 1/2 OF THE VACATED "N" STREET ABUTTING SAID LOTS OF THE TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SECTION 2:

The presentments and plans submitted pursuant to Section 3.11 of the City of St. Cloud Land Development Code and assigned Case # PUD26-00004 are hereby incorporated within as part of the approval of the PUD amendment and include the location of parcels and tracts located within the PUD/Final Master Plan as identified in Exhibit “B” attached hereto.

SECTION 3:

For the purpose of regulating the development of the property within the PUD, the following will be used to regulate zoning and land use:

1. General Purpose and Character

   The development of the Walker Property subdivision is expected to be developed in one phase. This residential subdivision will provide 69 single-family detached homes offering front loaded product types compatible with size and architecture of the surrounding area.

2. The following regulations shall govern the PUD:

FUTURE LAND USE:	LOW DENSITY RESIDENTIAL
PROPOSED ZONING:	RESIDENTIAL PUD
GROSS ACREAGE:	25.59 ACRES
GROSS RESIDENTIAL ACREAGE:	20.92 ACRES
NET RESIDENTIAL ACREAGE:	13.60 ACRES
NUMBER OF UNITS:	69
GROSS DENSITY	2.70 DU/AC
GROSS RESIDENTIAL DENSITY:	5.05 PER ACRE

3. Open Space and Recreation

The stormwater management pond will be in the southwest corner of the subject property and a lakefront pedestrian trail will be created along the pond's shoreline. This lakefront pedestrian trail will be for the use of all residents within the area and provide potential future access to Chisholm Park. The new residents of the proposed 69 single-family units will be a part of the Homeowner's Association and will be entitled to the use of the recreational facilities within the subject property.

MIN. OPEN SPACE REQUIRED:	20% of Residential (5.12 ACRES)
OPEN SPACE PROVIDED:	20.3% (5.21 ACRES)

4. Development Program

Use	Total Units
Single-Family Detached	69

5. General Data

A. Permitted Residential Standards:

1. Permitted Uses –
    a. Principal single family detached houses with minimum (2) car attached garages, with no more than one unit per single family lot.
    b. Accessory structures customarily associated with the permitted use as regulated by Section 3.20.3 of the City of St. Cloud Land Development Code.
    c. Home occupations in compliance with the City of St. Cloud Land Development Code.
    d. Community recreation areas (private only) when approved as part of a PUD Master Plan, subdivision, and/or Site Development Plan.
    e. Pre-construction sales offices subject to Site Development Plan approval and architectural review by the Development Review Committee and removed at the same time as the first certificate of occupancy.
    f. Model sales center office or use of the first units receiving a certificate of occupancy. If a separate sales center office is constructed it shall be subject to Site Development Plan approval and architectural review by the Development Review Committee and shall be removed no later than when the last single-family residence receives a building permit. If the sales center office is the first residential unit or community recreation center, then those facilities shall be

returned to their intended use no later than when the last single-family residence receives a building permit.

g. Construction office trailers subject to Site Development Plan approval and architectural review by the Development Review Committee and removed prior to the first unit receives the certificate of occupancy. The pre-construction sales office, model sales center and construction office trailer permitted use shall require a Mini Site Plan review and shall be landscaped and designed to follow the design criteria of the Land Development Code and be American's with Disabilities Act accessible, including paved walkways and parking space that are dust free. The remaining non-ADA parking and drive isles shall be comprised of mulch or stone.

h. Utility uses typically associated with single family residential development.

i. Other similar uses which are reasonably implied and are consistent with the objectives of this district, based on appropriate consideration of the nature of the intended activity, the character of the proposed development, the location of the site, and the compatibility with adjacent parcels. The City Manager, or his designee, shall make the above determinations.

j. Uses not provided according to the PUD shall be regulated pursuant to the City of St. Cloud's Land Development Code.

2. Prohibited Uses – All uses not specified or implied as a permitted use shall be prohibited. In cases where a use is not listed or implied as a permitted use the City Manager shall determine whether a use would be permitted. Appeals of the City Manager's decision shall be as provided for according to the LDC.

a. Nonresidential Uses, aside from amenities within community or public recreation areas.

b. Billboards.

c. Communication towers including telecommunication monopoles, excluding structures for the City's wireless infrastructure.

d. Conversion of residential garages to living space or any other use not related to the primary storage of vehicles.

e. Conversion of covered front porches to enclosed porches.

f. Residential recovery centers.

g. Short-term rentals as defined by the City of St. Cloud Land Development Code.

h. No parking on streets or alleys, except in off-roadway parking spaces approved as part of the Master Plan, a Subdivision Construction Plan, or Site Development Plan.

3. Development Standards:

Description	SF Homes	Parks/Other Uses
Minimum Lot width at midpoint of lot	62.5 ft (1) and 75 feet	N/A
Minimum Lot Area	7,500 sf	N/A
Maximum building height	35' / 2 stories	30'
Maximum impervious area	75% of lot	N/A
Minimum air-conditioned living area	1,500 sf	N/A
Minimum front yard setback for a/c portion of building	20 feet	N/A
Minimum front yard setback for covered front porch	10 feet	N/A
Minimum front yard setback for front entry garage	25 feet	N/A
Minimum side yard setback for primary or accessory structures	5 feet	5 feet
Minimum corner lot side setback for primary or accessory structures	15 feet	10 feet
Minimum rear yard setback for primary structure, ancillary structures, roofed patios or decks	15 feet	10 feet
Minimum rear yard setback for open or soft covered patios, decks or pools	5 feet	5 feet
Minimum lot frontage	35 feet	N/A

Note:

(1) Lot width for all lots that back up to Albany Avenue and Chisholm Park Trail shall have a minimum 75' width measured at the rear property line.

*All other setbacks for accessory structures, except as noted above, shall be governed by the Land Development Code.

4. Housing Types:

   Single-Family/Front Loaded housing is the only residential product proposed within Walker Property PUD.

B. Development Conditions – The following conditions shall be placed on the rezoning of the above-described property:

1. Building / Lot Restrictions – With respect to development, the land will not be overdeveloped with buildings, structures, or paving. Open spaces will be an integral part of the site and landscaping will be provided to enhance the character and appearance of the development. The provisions of the LDC shall govern standards for corner lots and the LDC shall govern standards for access.

    a. Single-family homes along Chisholm Park Trail shall be a minimum of 2 stories.

    b. All homes with a rear property boundary abutting Chisholm Park Trail, Albany Ave, and the west property boundary, excluding the pond area will be restricted to the use of a singular fencing type in compliance with the Land Development Code, as determined by the developer and incorporated into the Homeowner Association documents.

    c. The homes along the west property line, excluding the pond area, will have a split rail fence. The property owner may construct a fence using the singular fencing type if desired in place of the split rail fence.

    d. The developer shall provide a six (6) foot high vinyl fence south of the landscape buffer proposed behind lot 14-20 (as shown on the Preliminary/Final Master Plan and Preliminary Subdivision Plan) where there is no existing fence with planting requirement for canopy trees only.

2. Building Siting

    a. *Variety of Product*. Architectural elevations and facades shall vary with the intent of preventing adjacent homes from looking similar to one another.

        (1) Single-family detached homes. The building type (model), exterior paint color, and elevation (all three) shall not match adjacent homes, nor the homes located directly or diagonally across the street.

    b. *Façade Classifications*. For the purpose of building siting and building form regulations, facades of a building shall be classified as follows:

        (1) A façade that has a primary entrance door is a primary façade.

        (2) If the dwelling is located on a corner lot that faces two (2) public streets and the side façade does not have a primary entrance, that side façade is the secondary façade.

(3) If the dwelling façade with the primary entrance faces an adjacent public or private street, common area, or a courtyard and the garage faces an alley or a private street, the façade where the garage is located is a secondary façade and the façade with the primary entrance is a primary façade. If the garage faces a public or private street, the garage facades is a primary façade.

3. Building Form

a. *Architectural elements*. Architectural elements and variation shall not be restricted to a single façade. The sides of a building designated either a primary or secondary façade shall display a balanced level of quality and architectural interest consistent with sound and generally accepted architectural practices and principles and adhere to the articulation elements requirements below.

c. *Front entrance articulation.* Front entrances shall be clearly defined with the use of architectural features including, but not limited to, porticos, recessed/projected access, stairs, columns, canopies, different material, or treatment.

c. *Minimum number of articulation elements.* Buildings shall contain a minimum number of specified articulation elements which can be chosen from the list in subpart e. below based on the façade classification as follows:

(1) Primary façade: Three (3) articulation elements.

(2) Secondary façade: Two (2) articulation elements.

(3) Rear or side façade (not designated as a secondary façade): One (1) articulation element.

(4) Rear façade facing an adjacent right-of-way, street, alley, or other public realm space: Two (2) articulation elements.

d. *Articulation elements*. The following is a list of articulation elements that can be chosen to satisfy the requirements of subpart c. above.

(1) Arched, gabled, stepped or decorative parapet with cornice over building entrances, integrated with the building's massing and style.

(2) Canopies, balconies, patios, porches or porticos, bay windows, steps, ornamental guardrails, porch railing, pergolas, columns, all of which shall be integrated with the building's massing and style.

(3) Vertical or horizontal modulation through recesses and projections that create variation in the wall plane of a particular façade.

(4) Peaked roof forms used as wall articulation.

(5) Overhangs or other roof treatments that provide shade and break the vertical plane, a minimum of three (3) feet deep that cover at least twenty (20) percent of the horizontal length of the façade.

(6) Ornamental and structural articulations that are integrated into the building structure, consistent with the building's mass and scale. Vertical architectural treatments shall have a minimum width of twenty (20) inches and a projection or recession of a minimum of twelve (12) inches in depth.

(7) Articulation elements that reflect the individuality of each unit including, but not limited to, recesses, additional decorative features, or change of material and/or change of color associated with difference in façade plane, consistent with sound and generally accepted architectural practices and principles.

(8) If a rear façade faces an adjacent right-of-way, street, or other public realm space, requiring two (2) articulation elements, enhanced perimeter landscape is permissible as one (1) of the two (2) required articulation elements. The perimeter landscaped area shall be a minimum five (5) feet wide and shall include groundcover and shrubs/vegetation that provide dense screening with a mature height of six (6) feet at a minimum, and one (1) understory tree or clusters of three (3) palm trees for each twenty-five (25) feet, or fraction thereof, of the linear building façade.

(9) Any other treatment that the approving authority determines to clearly and convincingly be consistent with the intent of this section and is consistent with sound and generally accepted land use planning practices and principles.

4. Materials

a. *Intent*. The intent of this section is to use façade materials to provide character and attractiveness to the set of buildings. Materials shall be varied and contrasting either to differentiate dwelling units or to differentiate specific portions of dwelling units.

b. *Material consistency*. Material treatment shall be consistent in all building façades within a given lot or development and shall be complementary to one another and appropriate for the architectural style.

c. *Number of façade materials*. The minimum number of building materials used on a primary façade and secondary façade shall be two (2), excluding fenestration, trims, and decorative elements.

d. *Change in materials.* Changes in material shall generally occur when there is a change in the plane of the façade. The change in material is encouraged to occur on inside corners of the building.

e. *Wrapping materials around building corners.* Brick and stone materials shall wrap around corners to give an appearance of structural function and minimize a veneer appearance.

f. *Brick and stone veneer.* If used, brick and stone veneer shall be mortared to give the appearance of a structural function.

g. *Minimum and maximum percentages of specific façade materials for attached single family residential.*

(1) The minimum percentage of stone and/or brick in a primary façade is twenty (20) percent and the minimum percentage of stone and/or brick in a secondary façade is ten (10) percent.

(2) The maximum percentage for stucco in a primary façade is sixty (60) percent and the maximum percentage for wood panel (including painted or stained lap horizontal siding, vertical board, batten wood siding) is sixty (60) percent.

(3) The maximum percentage for stucco in a secondary façade seventy (70) percent and the maximum percentage for wood panel (including painted or stained lap horizontal siding, vertical board, batten wood siding) is seventy (70) percent.

h. Percentage calculation. The percentage calculation shall be based on exterior walls, excluding fenestration, trims and decorative elements.

i. Permissible façade materials. High-quality façade materials, including but not limited to: brick, stone, wood panel (including painted or stained lap horizontal siding, vertical board, batten-wood siding) and stucco.

j. Prohibited façade materials. Prohibited façade materials include: untreated concrete block, plywood, unfinished lumber aluminum, textured T1-11, corrugated fiberglass, sheet metal or tin siding and any other materials determined by the city to be of similar nature or effect.

5. Parking - Parking shall be provided at the ratio of four- and one-half parking spaces per single family residential unit. Each garage shall account for two cars and each driveway will account for 2 spaces. The additional ½ spaces per unit shall be provided in designated on-street parking spaces. The City has requested the elimination of on-street parking for Albany Ave. These twelve spaces shall be

counted toward the four and one-half ratio thereby reducing the overall number of spaces required.

6. Buffers and Landscaping – Landscaping plans in accordance with City of St. Cloud Land Development Code 3.11.7.H will be submitted for review with the Subdivision Construction Plan.

    a. The Project shall include a minimum twenty-five foot (25') wide high plantings buffer along the north and south property lines, this shall not include Chisholm Park Trail frontage, which shall have a minimum fifteen foot (15') wide high plantings landscaped buffer, the Chisholm Park perimeter, or the stormwater management pond perimeter. The twenty-five-foot (25') wide buffer shall include a landscape requirement of five (5) canopy trees, four (4) medium/small tress, and thirty (30) shrubs every one hundred (100) linear feet.

    b. There shall be a minimum twenty-five foot (25') wide linear park along the west side of Albany Avenue for the section adjacent to the neighboring properties, not located within the Project. The linear park will include a berm and landscaping composed of five (5) canopy trees, four (4) medium/small tress, and thirty (30) shrubs every one hundred (100) linear feet.

    c. The Project landscape buffers, and linear parks shall be maintained by the Developer, its successors and assigners. These buffers and linear parks shall be considered open space for the purposes of calculation of open space under the City's Land Development Code requirements.

7. Signage – Project signage shall be in accordance with the City of St. Cloud Land Development Code to include an enhanced landscaped entry feature.

8. Acreages shown are estimates subject to further refinement during the Subdivision Construction Plan process.

9. Development is anticipated to be constructed in one phase.

10. All sanitary sewer collection, potable water and reclaimed water distribution systems may be dedicated to the Toho Water Authority.

11. The final locations of all access points shall be coordinated with the City of St. Cloud and Osceola County.

12. Stormwater ponds and multi-purpose trails can be applied to residential or non-residential open space requirements. Amenitized stormwater ponds, if designed appropriately with pedestrian access, may count towards 50% of the City of St. Cloud's open space requirements.

13. A tree removal permit shall be required to remove, relocate, alter or replace any tree with a trunk diameter of four inches at 4.5 feet above ground level.

~~14. All access to the development shall be pedestrian friendly. The multi-purpose trail shall extend from Narcoossee Road to Chisholm Park through the Development connecting to the Chisholm Park pedestrian network. The City shall be required to mitigate any wetland impacts and design and permit the section of the trail within Chisholm Park as part of the Chisholm Park improvements. Developer shall be responsible to construct the multi-purpose trail pursuant to the approved design and permit. In the event a permit cannot be obtained, the Developer shall stub the multi-purpose trail at the Property boundary.~~

14. The multi-purpose trail shall extend from Narcoossee Road through the Development to Chisholm Park, connecting to the existing pedestrian networks.

a. The off-site portion of the multi-purpose trail, extending through Chisholm Park, shall be constructed as a timber boardwalk.

b. The on-site portion of the multi-purpose trail shall be a minimum of 8 feet* wide and may be constructed in lieu of the required sidewalk on the same side of the road as the trail. The trail shall be constructed of the same standards required for the sidewalk.

c. The Developer shall be responsible for constructing the multi-purpose trail by issuance of the Certificate of Completion, along with all other applicable infrastructure improvements, in accordance with the approved design and permits.

d. If the permits and mitigation are not in place at the time of Certificate of Completion, Developer shall pay the City the estimated cost of construction as of that date.

15. All landscaping elements, including trees within the right of ways and common areas in this development as required by the City of St. Cloud Land Development Code shall be maintained by the property owner's association and/or their successors and assigns. A landscape and irrigation plan meeting the city's Land Development Code will be submitted with the site development plans. Planting design shall utilize the principles of Florida friendly landscaping.

16. The City of St. Cloud shall have the right but not obligation, to access, maintain, repair, replace or otherwise care for or cause to be cared for, stormwater tracts and the drainage easements, including without limitation the drainage systems constructed thereon. A blanket ingress/egress easement is granted in favor of the City of St. Cloud for said purpose.

17. The proposed street layout is conceptual. Final engineering (i.e., rights-of-way, off-street parking, etc.) will be reviewed and determined upon submittal of the Subdivision Construction Plan.

18. Bicycle parking shall comply with the City of St. Cloud's Land Development Code 3.18.5.

C. PUD Zoning Regulations

1. Within 12 months from the date of Preliminary/Final Master Plan approval, a Subdivision Construction Plan covering all areas of the approved Preliminary/Final Master Plan. Failure to present the Subdivision Construction Plan within the 12-month period may, at the direction of the City Council, result in a review by the Planning Commission to determine the appropriateness of the existing PUD zoning classification and the Preliminary/Final Master Plan.
2. The developer must submit a final plat.
3. If substantial development, as determined by the City Council has not begun within three years after approval of the Final Master Plan of the PUD, the approval of the PUD will be reviewed by the Planning Commission to determine appropriateness of the PUD zoning designation for the subject property.

Any zoning regulations not specifically addressed in this Ordinance shall comply with the applicable section of the City of St. Cloud Land Development Code.

DRAFT

SECTION 4:

The City Manager or his/her designee is authorized and directed to promptly enter such change on the Official Zoning Map.

SECTION 5:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notice shall be filed in the City Manager's Office.

SECTION 6:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 7:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 8:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the ____ day of May 2026.

Second Reading and Final Passage on the ___ day of June 2026.

CITY OF ST. CLOUD

ATTEST: _____
Christian B. Robertson, Mayor

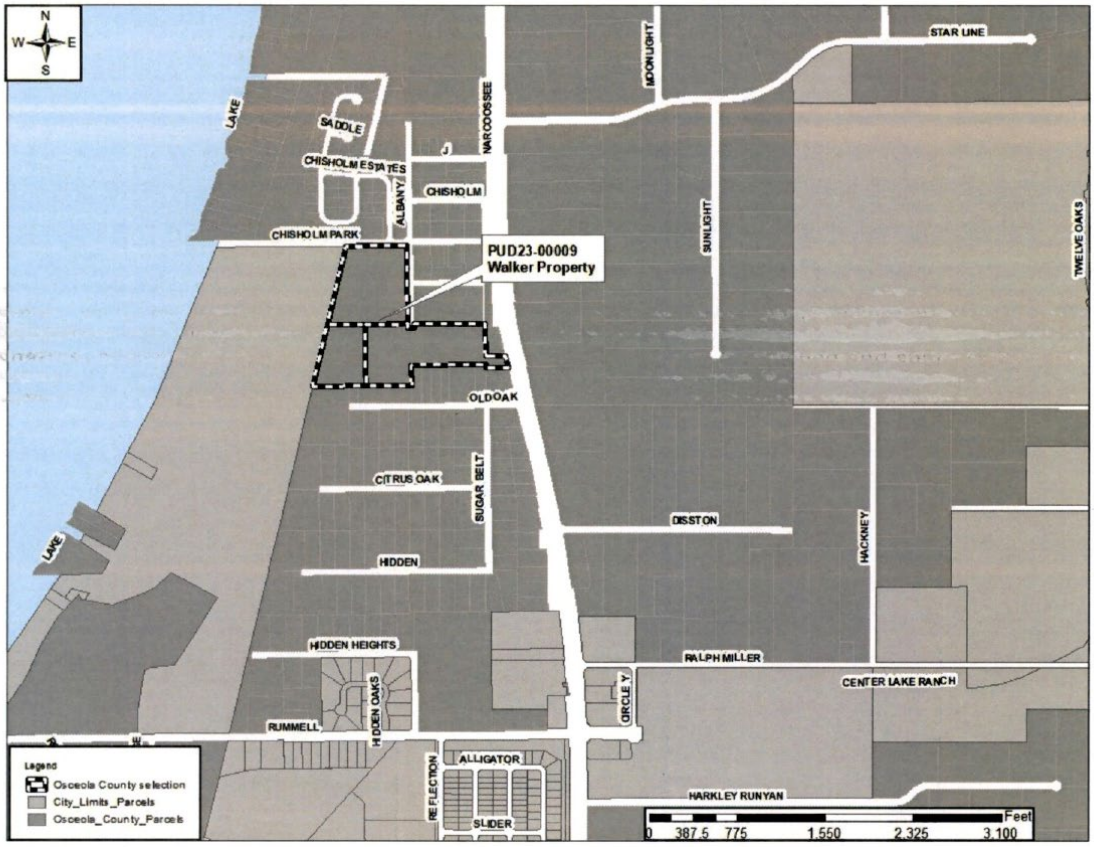
_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
De Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

By:_____
Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud; 1300 9th Street; St. Cloud, Florida 34769

EXHIBIT A



PARCEL ID NO.
29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070

Cover Sheet

Legal Description

PARCEL 1:
BLOCKS 51 AND 52, THE TOWN OF RUNNYMEDE, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH VACATED STREET BETWEEN BLOCK 51 AND 52, AND THE NORTH 1/2 OF VACATED STREET LYING SOUTH OF BLOCK 52 AND THE EAST 1/2 OF VACATED MASSACHUSETTS AVENUE LYING WEST OF SAID BLOCKS 51 AND 52.
PARCEL 2:
ALL OF BLOCK 59 AND LOTS 5-14, BLOCK 60, AND LOTS 6-10, BLOCK 62, TOGETHER WITH VACATED "O" STREET ABUTTING LOTS 10-14, BLOCK 60 AND LOTS 6-10, BLOCK 62, TOGETHER WITH NORTH HALF OF VACATED "O" STREET LYING SOUTH OF BLOCK 59, TOGETHER WITH SOUTH HALF OF VACATED "N" STREET, LYING NORTH OF BLOCK 59, TOGETHER WITH THE WEST HALF OF VACATED PENNSYLVANIA AVENUE, LYING WEST OF THE ABANDONED AMERICAN COASTLINE RAILROAD, SOUTH OF THE CENTERLINE OF "N" STREET AND NORTH OF THE CENTERLINE OF "O" STREET, TOGETHER WITH THE WEST HALF OF VACATED NEW YORK AVENUE, LYING SOUTH OF "N" STREET AND LYING NORTH OF THE EXTENSION OF THE SOUTH LINE OF LOT 10, BLOCK 62, TOGETHER WITH THE EAST HALF OF VACATED NEW YORK AVENUE, LYING SOUTH OF "N" STREET AND LYING NORTH OF THE CENTERLINE OF "O" STREET, TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
TOGETHER WITH:
THAT PORTION OF LOT 1, BLOCK 64, AND PORTIONS OF LOT 16, BLOCK 58, AND PORTIONS OF VACATED "O" STREET AND PENNSYLVANIA AVENUE, OF THE PLAT OF THE TOWN OF RUNNYMEDE, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING WEST OF STATE ROAD 15, AND THAT PORTION OF ABANDONED RIGHT-OF-WAY OF KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COASTLINE RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 63, OF THE TOWN OF RUNNYMEDE, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE RUN SOUTH 89°50'59" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN NORTH 00° 12'31" EAST, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°50'59" EAST, A DISTANCE OF 217.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15; THENCE RUN NORTH 12°17'44" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15, A DISTANCE OF 100.71 FEET TO A POINT OF CURVE; THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 00°04'40", A DISTANCE OF 7.86 FEET TO A POINT ON CURVE; THENCE RUN NORTH 89°50'59" WEST, DEPARTING SAID RIGHT-OF-WAY LINE (NON-RADIAL), A DISTANCE OF 193.69 FEET; THENCE RUN SOUTH 00° 12'31" WEST, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, FENCE MAINTENANCE, AND UTILITIES PUBLIC OR PRIVATE, TO INCLUDE ELECTRICITY, WATER, ETC.), WHETHER OVER, UNDER, OR ACROSS THE SUBJECT PROPERTY, WHICH USES MAY BE EXPANDED AND/OR PAVED BY THE GRANTOR OR GRANTEE, TO INCLUDE THEIR SUCCESSORS, HEIRS, AND ASSIGNS, IN REGARD TO THAT CERTAIN REAL PROPERTY BEING MORE FULLY DESCRIBED AS FOLLOWS:
THE SOUTH HALF OF VACATED "N" STREET, LYING WEST OF NEW YORK AVENUE AND EAST OF MASSACHUSETTS AVENUE, TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 4071, PAGE 2684, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
TOGETHER WITH:
PARCEL 3:
LOTS 1, 2, 3, 4, 15, 16, 17 AND 18, BLOCK 60; LOTS 1, 2, 3, 4 AND 5, BLOCK 62, THAT PORTION OF THE VACATED "O" STREET ABUTTING SAID LOTS, THE EAST 1/2 OF THE VACATED MASSACHUSETTS AVENUE ABUTTING SAID LOTS AND THE SOUTH 1/2 OF THE VACATED "N" STREET ABUTTING SAID LOTS OF THE TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

Preliminary / Final Master Plan
Walker Property
PUD

Prepared For
Home Dynamics
Attn: David Schack
4755 Technology Way 210
Boca Raton, FL 33431

PUD Narrative

This is a request for a PUD Zoning for the subject property. The subject property, located in St Cloud, Florida, is comprised of two abandoned single-family lots and adjacent vacant land currently owned by the Home Dynamics Corporation. The proposed development aims to introduce a total of 69 single-family units to the surrounding area. These units will be thoughtfully designed to harmonize with the existing subdivision and single-family residences in terms of size, architecture, and pricing structure, ensuring seamless integration into the neighborhood fabric.

A stormwater management pond will be situated in the southwest corner of the property. This essential infrastructure will not only mitigate potential flood risks but also contribute to the aesthetic appeal of the development.

A multi-use pedestrian trail will be established along the south and west shoreline of the stormwater management pond. This trail will offer connectivity to the west side of Albany Avenue, linking seamlessly with the Crisholm Park Trail system. Furthermore, it will extend along the local road system to the east, providing connectivity to the existing Narcoossee multiuse trail system. Designed for the enjoyment of all residents within the area, this pedestrian trail holds the potential for future access to Crisholm Park, enhancing recreational opportunities for the community.

Residents of the proposed 69 single-family units will have the benefit of becoming members of a Homeowner's Association. As part of this association, they will be entitled to access and utilize the recreational facilities within the subject property.

Development for this Project is planned to be completed in one single phase.

Sheet Index

1	Cover Sheet
2	Location Map
3-5	Boundary & Topographic Survey
6	Preliminary Master Plan
7	Transportation Plan Cross Section
8-9	Utility Service Plan
10	Aerial Map
11	Future Land Use Map
12	Zoning Map
13	Soils Classification
14	Floodplain Map
15	Wetland Map
16-29	Conceptual Renderings
30-45	Product Elevations

Site Data

Property Location:
The property is located south of Crisholm Park Trail and West Albany Avenue
PIN Numbers (29-25-31-4910-0051-0010, 29-25-31-4910-0060-0010 & 29-25-31-4910-0060-0070)

Property Acreage:
Onsite Project Area = 25.59 acres
Open Space = 5.21 Ac
Density = 2.70 DU/Ac

Design Standards:
Minimum Lot Area = 7,500 sf
Minimum Lot Width = 62.5 Ft
Maximum Allowable Building Height = Two Stories 35'Ft
Maximum Lot Imperviousness = 75%
Proposed Zoning: PUD Land Use: LDR
Minimum Centerline Radius: 50 Ft

Setbacks:
Minimum Front Yard Setback for Front Entry Garage = 25 Ft
Minimum Front Yard Setback for Covered Front Porch = 10 Ft
Minimum Front Yard Setback for A/C Portion of Building = 20 Ft
Minimum Lot Frontage = 35 Ft
Minimum Air Conditioned Living Area = 1,500sf
Minimum Side Yard Setback for Primary or Accessory Structures = 5 Ft
Minimum Corner Lot Side Setback for Primary or Accessory Structures = 15 Ft
Minimum Rear Yard Setback for Primary or Accessory Structures = 15 Ft
*All other setbacks for accessory structures, except as noted above, shall be governed by the Land Development Code

Proposed Uses:
69 single family detached residential units

Parking Calculations:
Parking Required:
69 Single Family Units @ 4.5 per unit = 310.5 Spaces

Parking Provided: 4 Spaces per detached Unit on property = 276 spaces
On Street Parking = 35 spaces
Total = 311 spaces

Utility Providers

Water & Sewer Services

Toho Water Authority
950 Martin Luther King Blvd.
Kissimmee, FL 34741
407-944-5000

Electricity

OUC
1300 9th Street
St. Cloud, FL 34769
407-933-2161

Drainage

City of St. Cloud
Public Works Department
1300 9th Street
St. Cloud, FL 34769
407-957-7344

RJ WHIDDEN and ASSOCIATES, INC.
LAND PLANNERS AND DEVELOPMENT CONSULTANTS
316 Church St. Kissimmee, FL. 34741 - 407 846 1880

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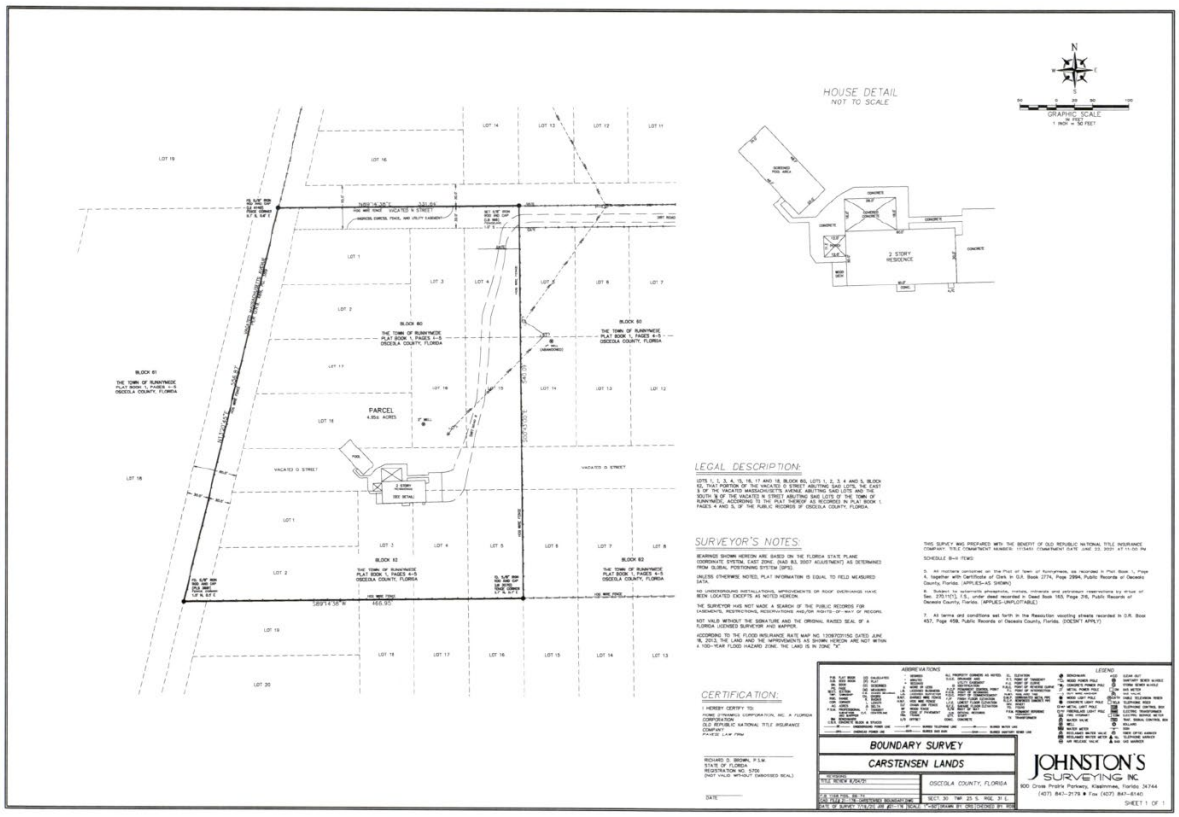
WALKER PROPERTY PUD

LOCATION MAP

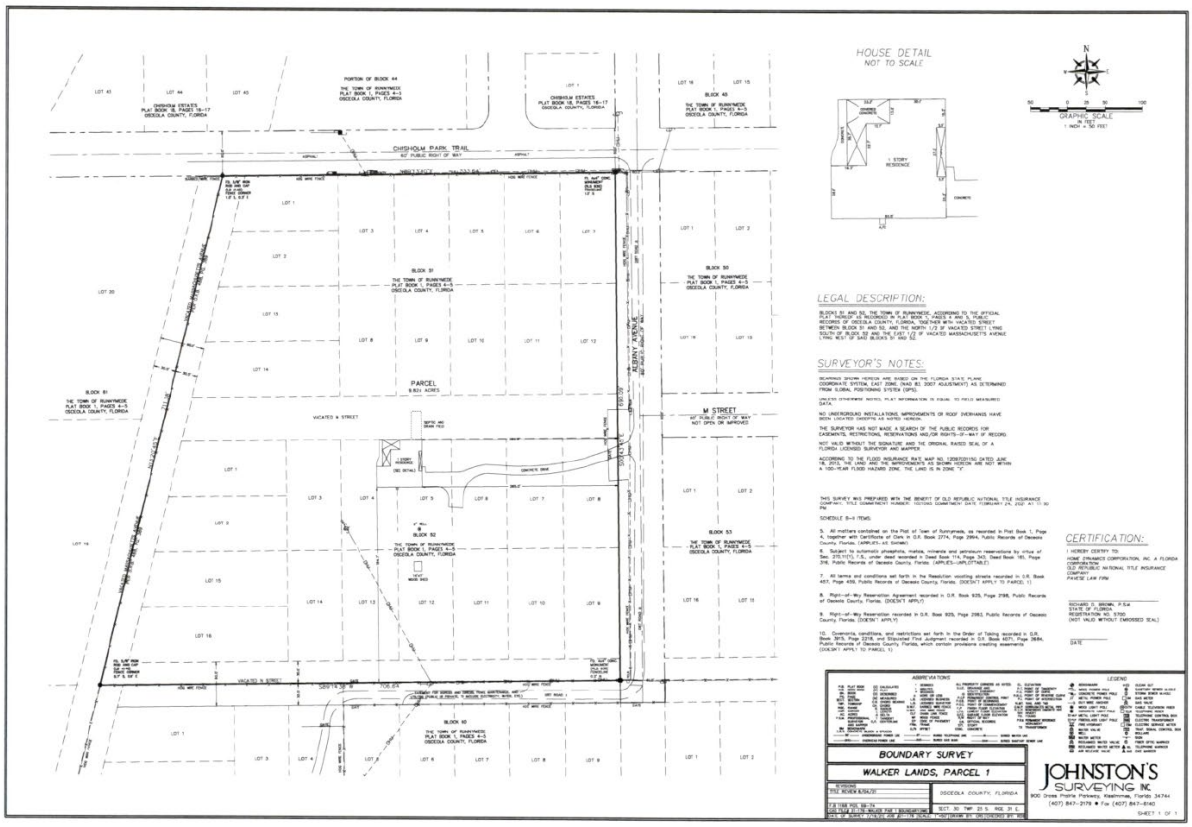


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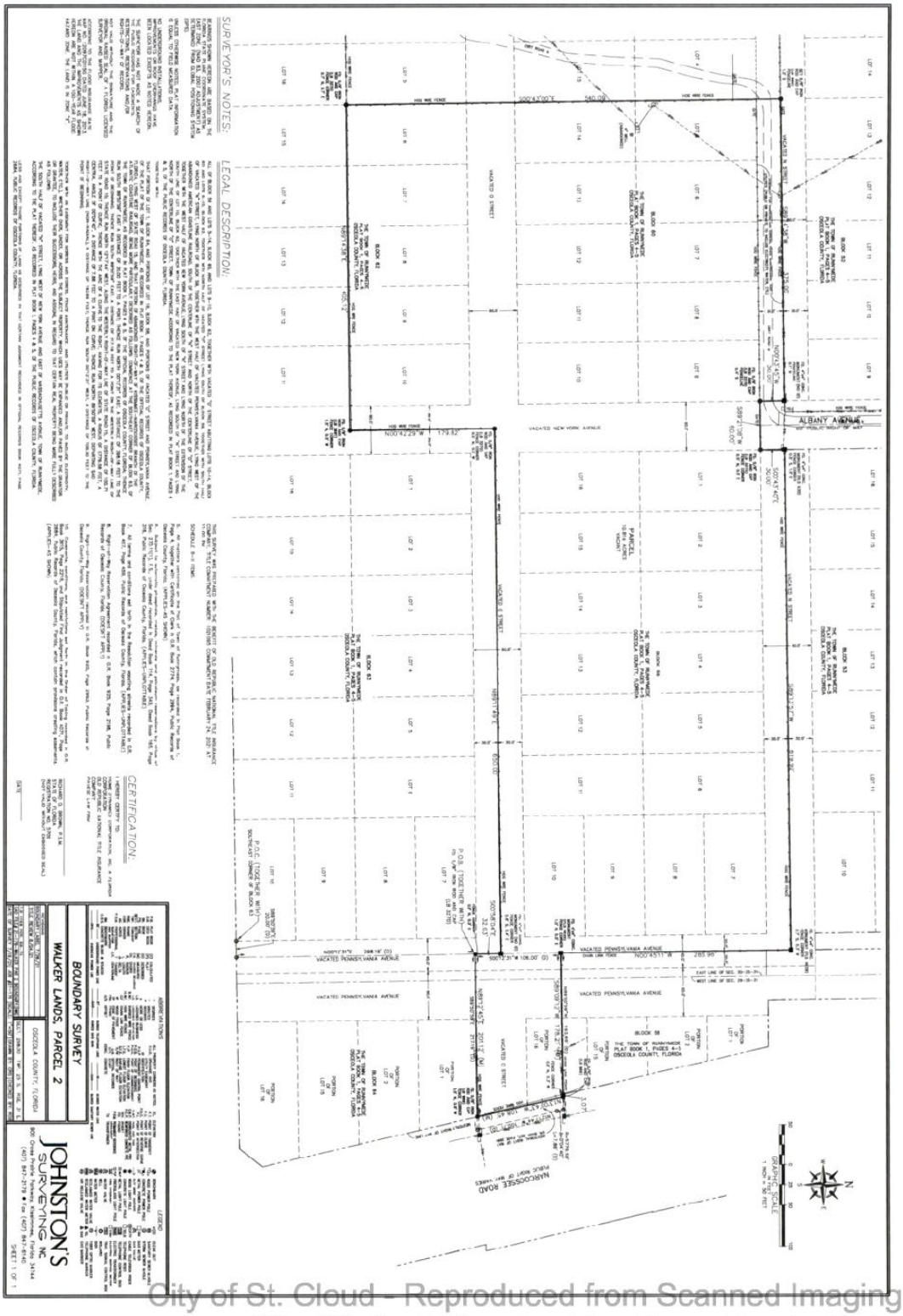
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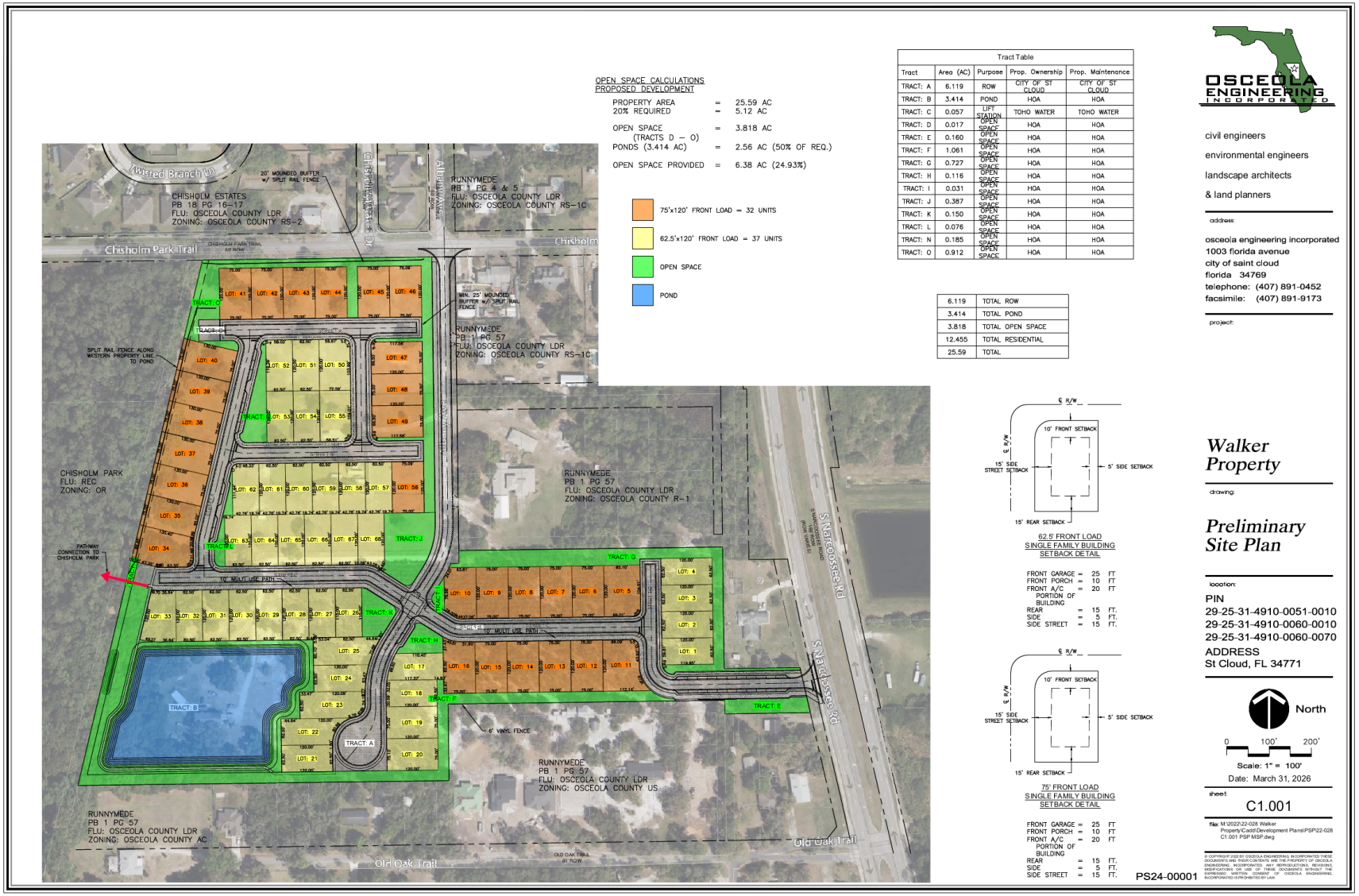
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OPEN SPACE CALCULATIONS
PROPOSED DEVELOPMENT
PROPERTY AREA = 25.59 AC
20% REQUIRED = 5.12 AC
OPEN SPACE = 3.818 AC
(TRACTS D – O)
PONDS (3.414 AC) = 2.56 AC (50% OF REQ.)
OPEN SPACE PROVIDED = 6.38 AC (24.93%)
75'x120' FRONT LOAD = 32 UNITS
62.5'x120' FRONT LOAD = 37 UNITS
OPEN SPACE
POND
Tract Table
Tract | Area (AC) | Purpose | Prop. Ownership | Prop. Maintenance
TRACT: A | 6.119 | ROW | CITY OF ST CLOUD | CITY OF ST CLOUD
TRACT: B | 3.414 | POND | HOA | HOA
TRACT: C | 0.057 | LIFT STATION | TOHO WATER | TOHO WATER
TRACT: D | 0.017 | OPEN SPACE | HOA | HOA
TRACT: E | 0.160 | OPEN SPACE | HOA | HOA
TRACT: F | 1.061 | OPEN SPACE | HOA | HOA
TRACT: G | 0.727 | OPEN SPACE | HOA | HOA
TRACT: H | 0.116 | OPEN SPACE | HOA | HOA
TRACT: I | 0.031 | OPEN SPACE | HOA | HOA
TRACT: J | 0.387 | OPEN SPACE | HOA | HOA
TRACT: K | 0.150 | OPEN SPACE | HOA | HOA
TRACT: L | 0.076 | OPEN SPACE | HOA | HOA
TRACT: N | 0.185 | OPEN SPACE | HOA | HOA
TRACT: O | 0.912 | OPEN SPACE | HOA | HOA
6.119 TOTAL ROW
3.414 TOTAL POND
3.818 TOTAL OPEN SPACE
12.455 TOTAL RESIDENTIAL
25.59 TOTAL
CHISHOLM ESTATES
PB 18 PG 16-17
FLU: OSCEOLA COUNTY LDR
ZONING: OSCEOLA COUNTY RS-2
RUNNYMEDE
PB 1 PG 4 & 5
FLU: OSCEOLA COUNTY LDR
ZONING: OSCEOLA COUNTY RS-1C
RUNNYMEDE
PB 1 PG 57
FLU: OSCEOLA COUNTY LDR
ZONING: OSCEOLA COUNTY RS-1C
CHISHOLM PARK
FLU: REC
ZONING: OR
RUNNYMEDE
PB 1 PG 57
FLU: OSCEOLA COUNTY LDR
ZONING: OSCEOLA COUNTY R-1
RUNNYMEDE
PB 1 PG 57
FLU: OSCEOLA COUNTY LDR
ZONING: OSCEOLA COUNTY US
RUNNYMEDE
PB 1 PG 57
FLU: OSCEOLA COUNTY LDR
ZONING: OSCEOLA COUNTY AC
Chisholm Park Trail
Old Oak Trail
S Narcoossee Rd
62.5' FRONT LOAD
SINGLE FAMILY BUILDING
SETBACK DETAIL
FRONT GARAGE = 25 FT
FRONT PORCH = 10 FT
FRONT A/C = 20 FT
PORTION OF BUILDING
REAR = 15 FT.
SIDE = 5 FT.
SIDE STREET = 15 FT.
75' FRONT LOAD
SINGLE FAMILY BUILDING
SETBACK DETAIL
FRONT GARAGE = 25 FT
FRONT PORCH = 10 FT
FRONT A/C = 20 FT
PORTION OF BUILDING
REAR = 15 FT.
SIDE = 5 FT.
SIDE STREET = 15 FT.
OSCEOLA ENGINEERING INCORPORATED
civil engineers
environmental engineers
landscape architects
& land planners
address:
osceola engineering incorporated
1003 florida avenue
city of saint cloud
florida 34769
telephone: (407) 891-0452
facsimile: (407) 891-9173
project:
Walker Property
drawing:
Preliminary Site Plan
location:
PIN
29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070
ADDRESS
St Cloud, FL 34771
North
0 100' 200'
Scale: 1" = 100'
Date: March 31, 2026
sheet:
C1.001
PS24-00001

WALKER PROPERTY PUD

TRANSPORTATION PLAN CROSS SECTION

NOTE: TO BE SHOWN ON SITE CONSTRUCTION PLANS.

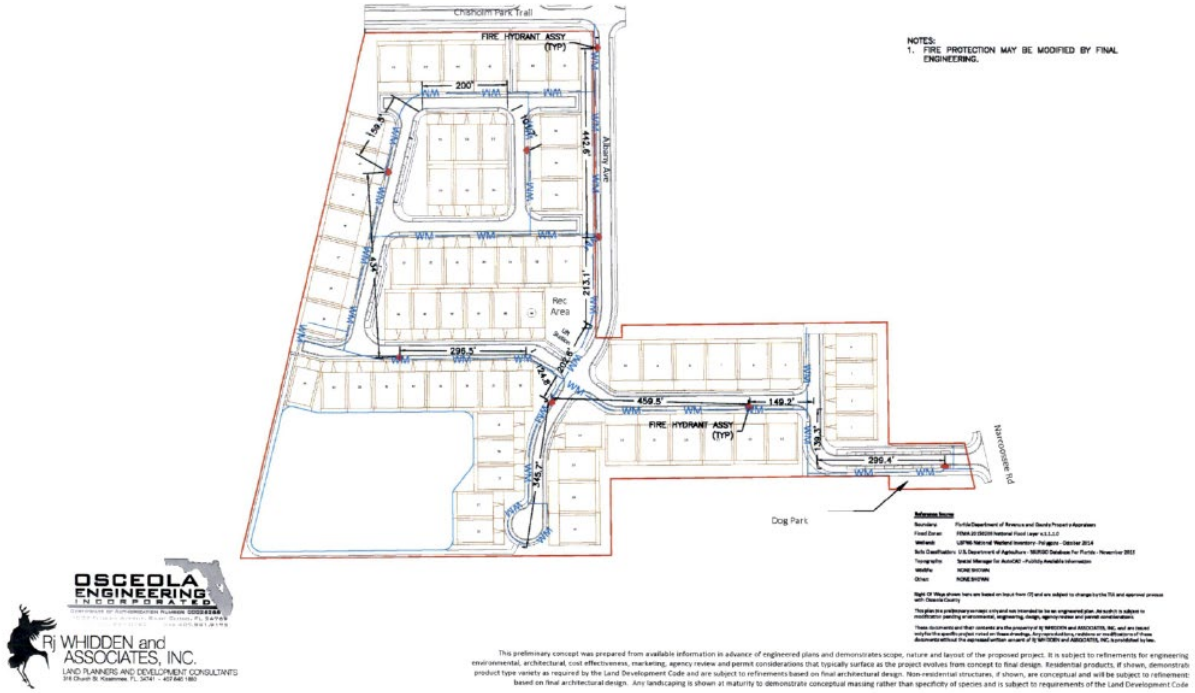


This preliminary concept was prepared from available information in advance of engineered plans and demonstrates scope, nature and layout of the proposed project. It is subject to refinements for engineering environmental, architectural, cost effectiveness, marketing, agency review and permit considerations that typically surface as the project involves from concept to final design. Residential products, if shown, demonstrate product type variety as required by the Land Development Code and are subject to refinements based on final architectural design. Non-residential structures, if shown, are conceptual and will be subject to refinement based on final architectural design. Any landscaping is shown at maturity to demonstrate conceptual massing rather than specificity of species and is subject to requirements of the Land Development Code

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WALKER PROPERTY PUD

UTILITY SERVICE PLAN



OSCEOLA ENGINEERING INCORPORATED

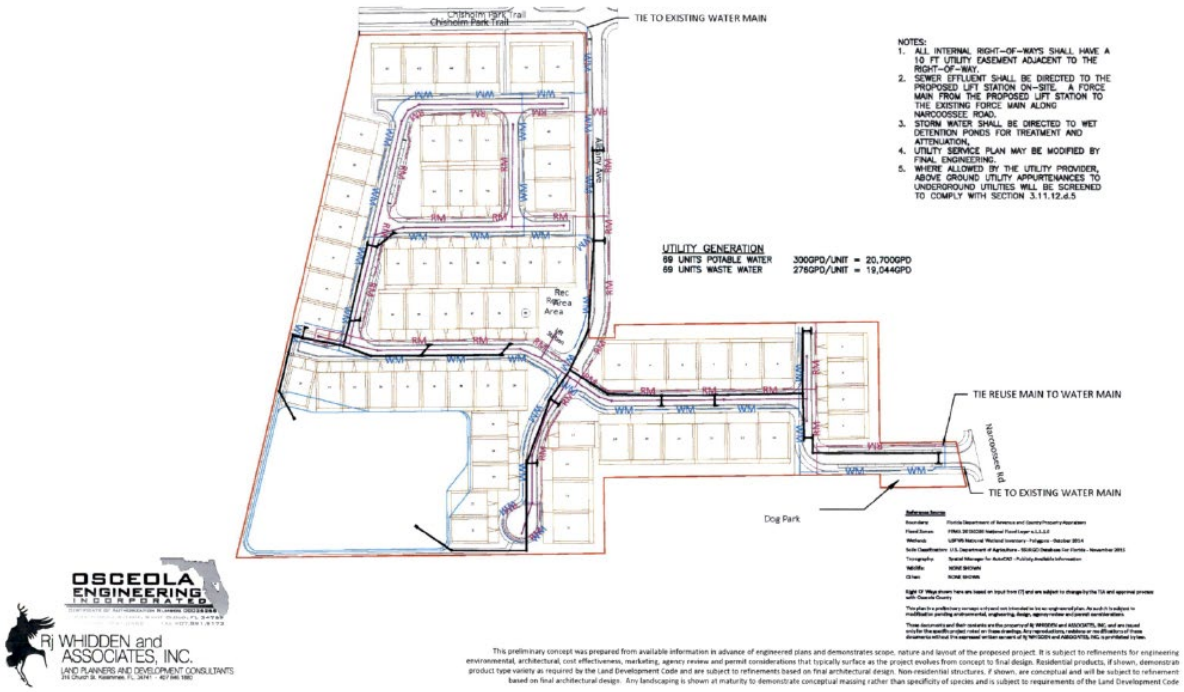
RJ WHIDDEN and ASSOCIATES, INC.
LAND PLANNERS AND DEVELOPMENT CONSULTANTS

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UTILITY SERVICE PLAN



OSCEOLA ENGINEERING INCORPORATED

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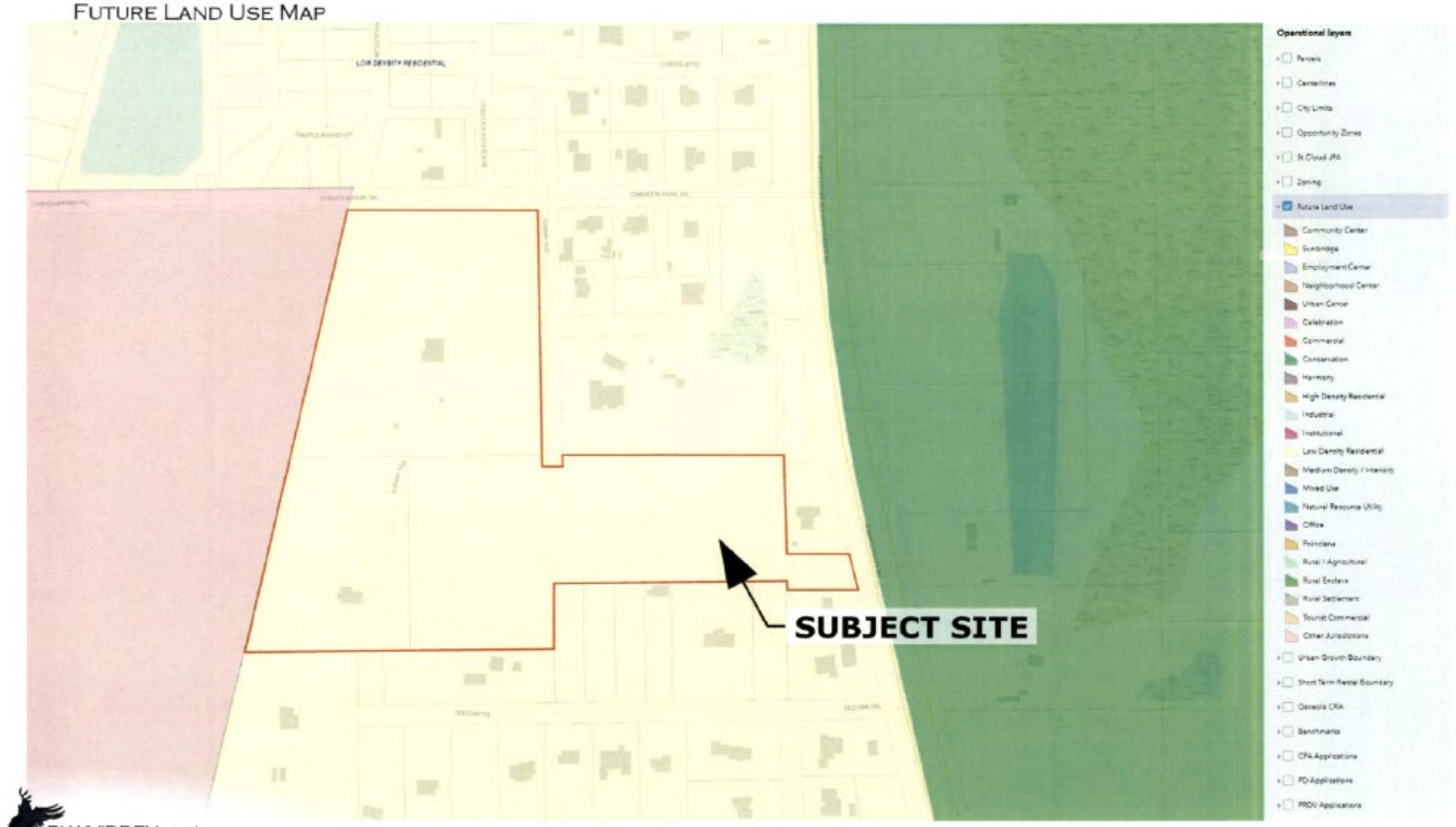
AERIAL MAP



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FUTURE LAND USE MAP



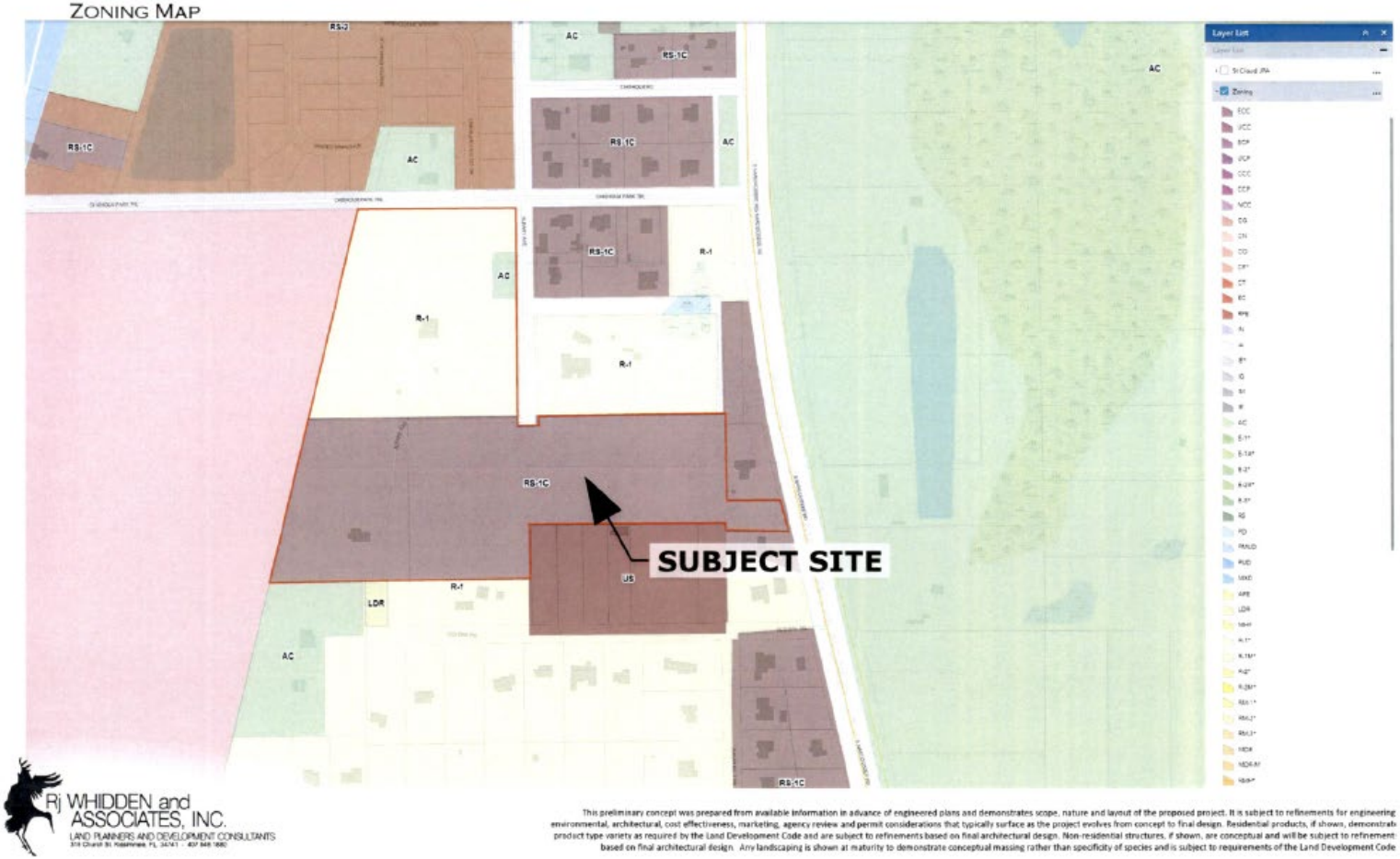
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WALKER PROPERTY PUD

ZONING MAP



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WALKER PROPERTY PUD

SOILS CLASSIFICATION



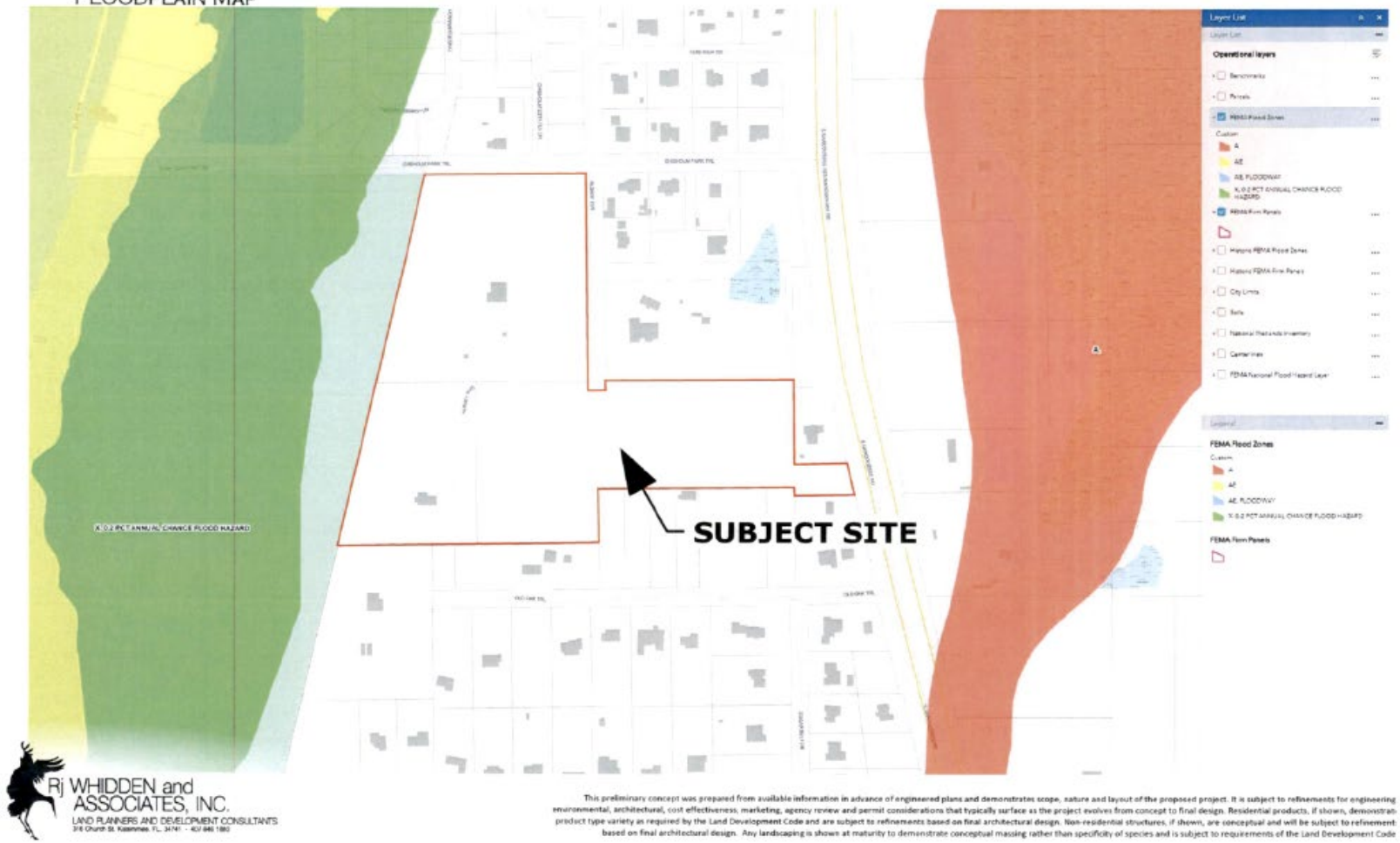
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WALKER PROPERTY PUD

FLOODPLAIN MAP



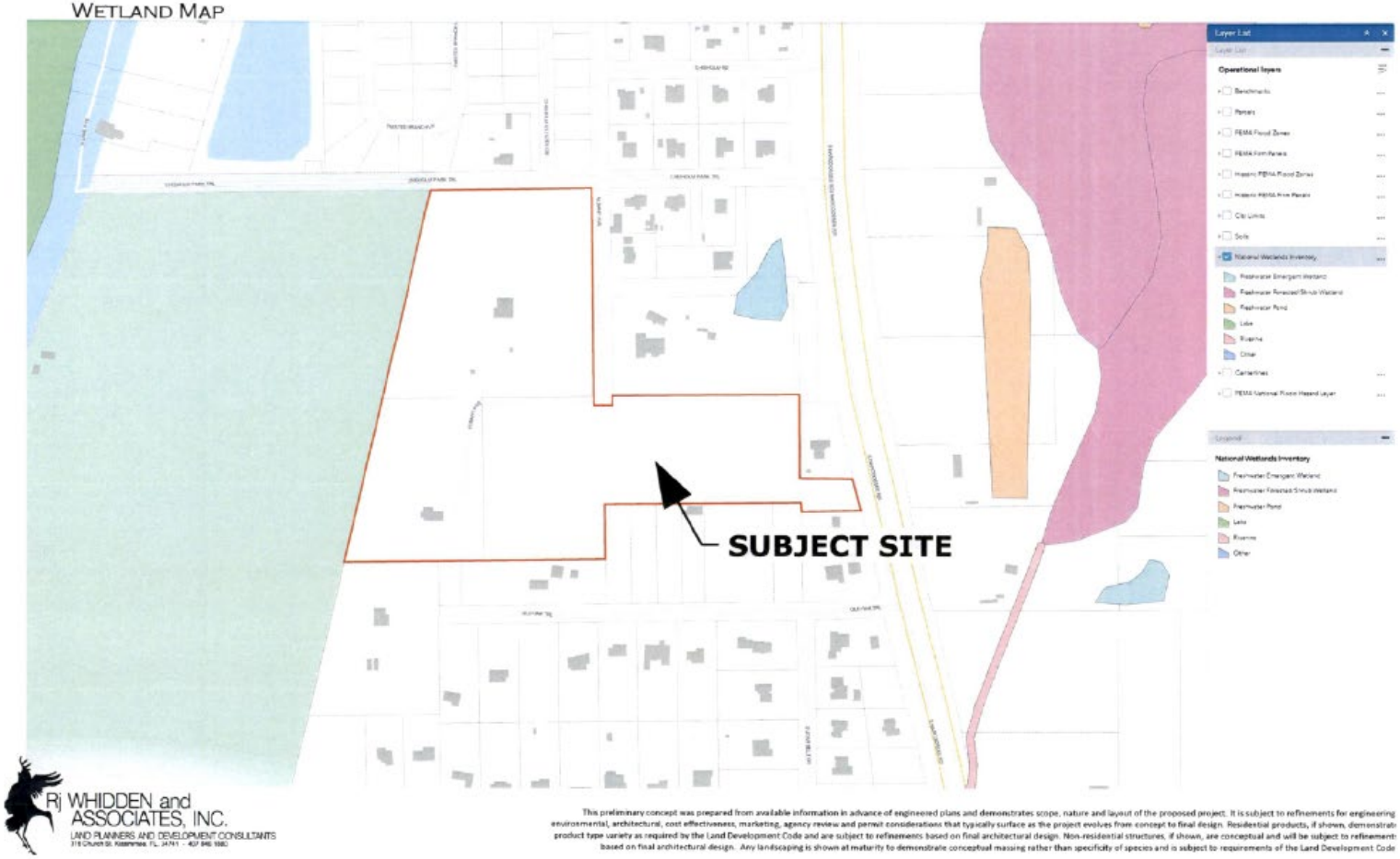
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LAND PLANNERS AND DEVELOPMENT CONSULTANTS

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WETLAND MAP



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CONCEPTUAL RENDERINGS



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CONCEPTUAL RENDERINGS



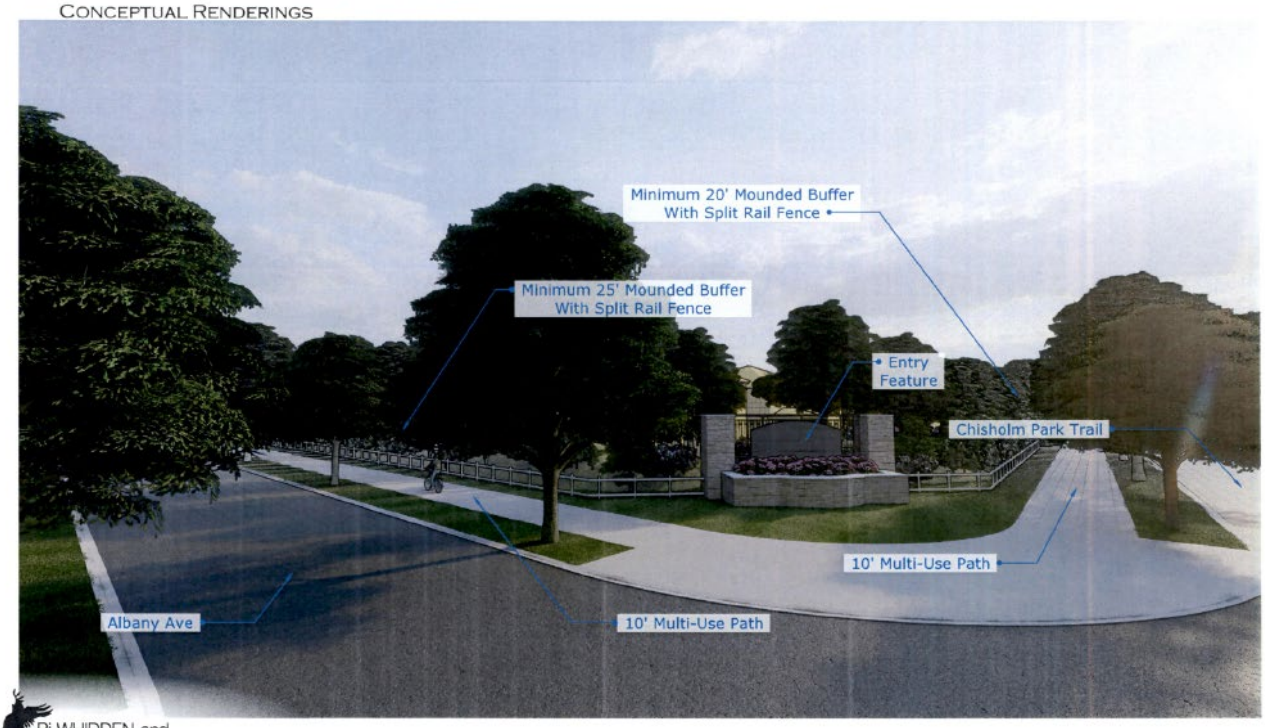
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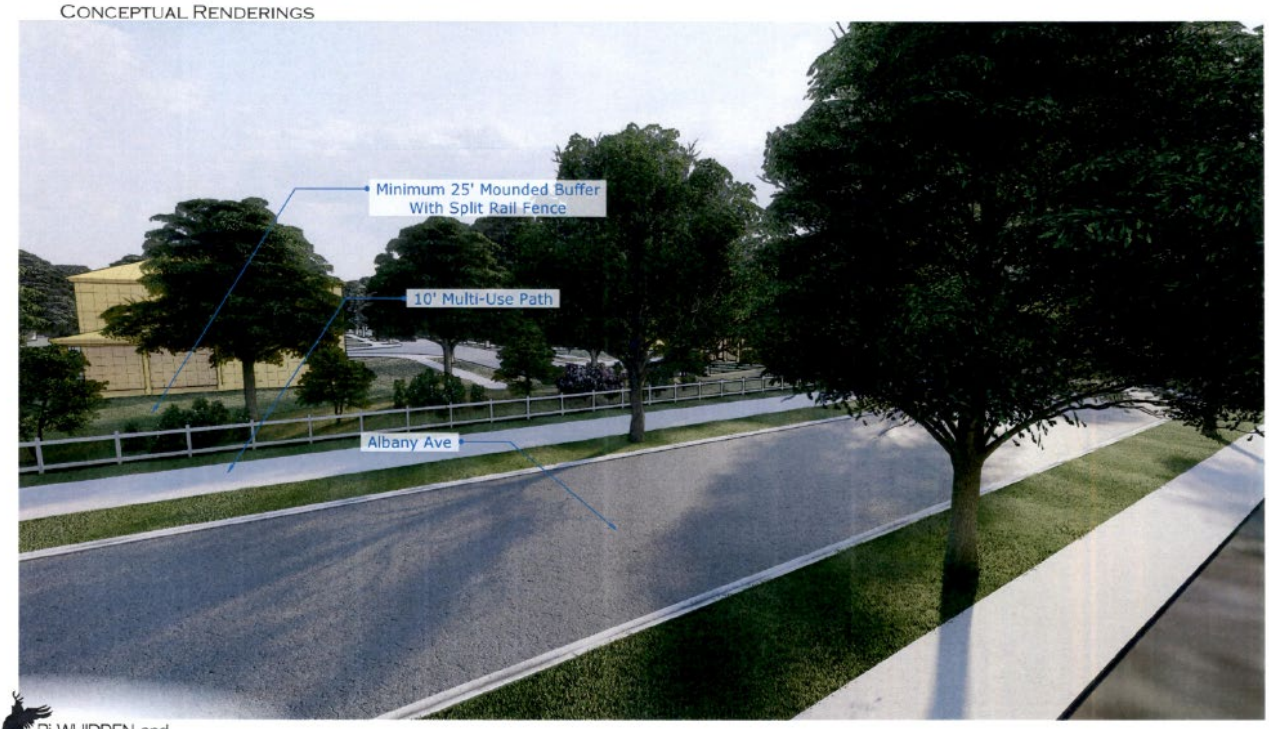
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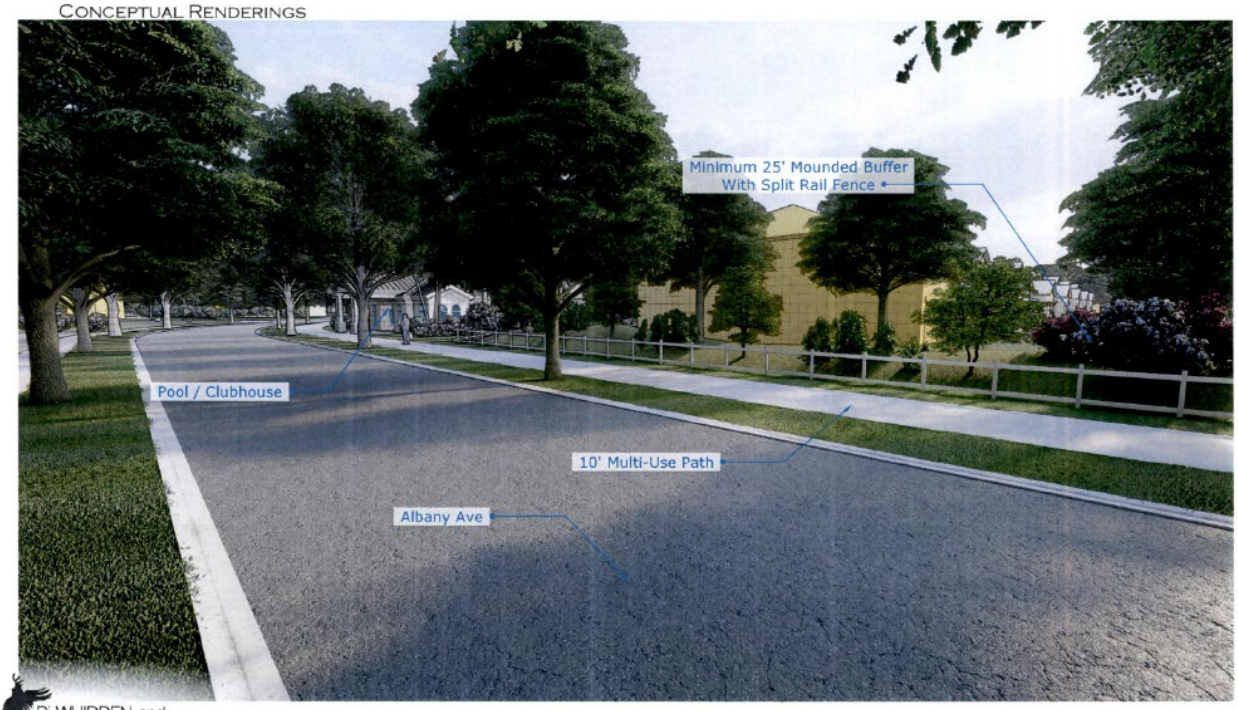
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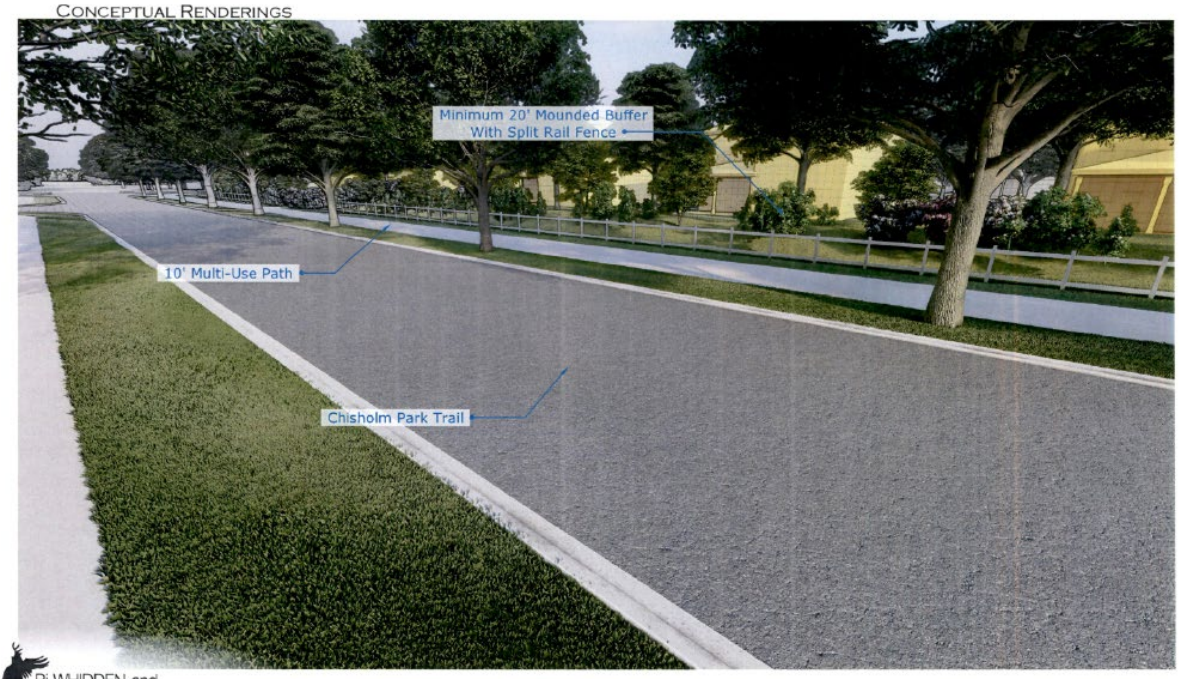
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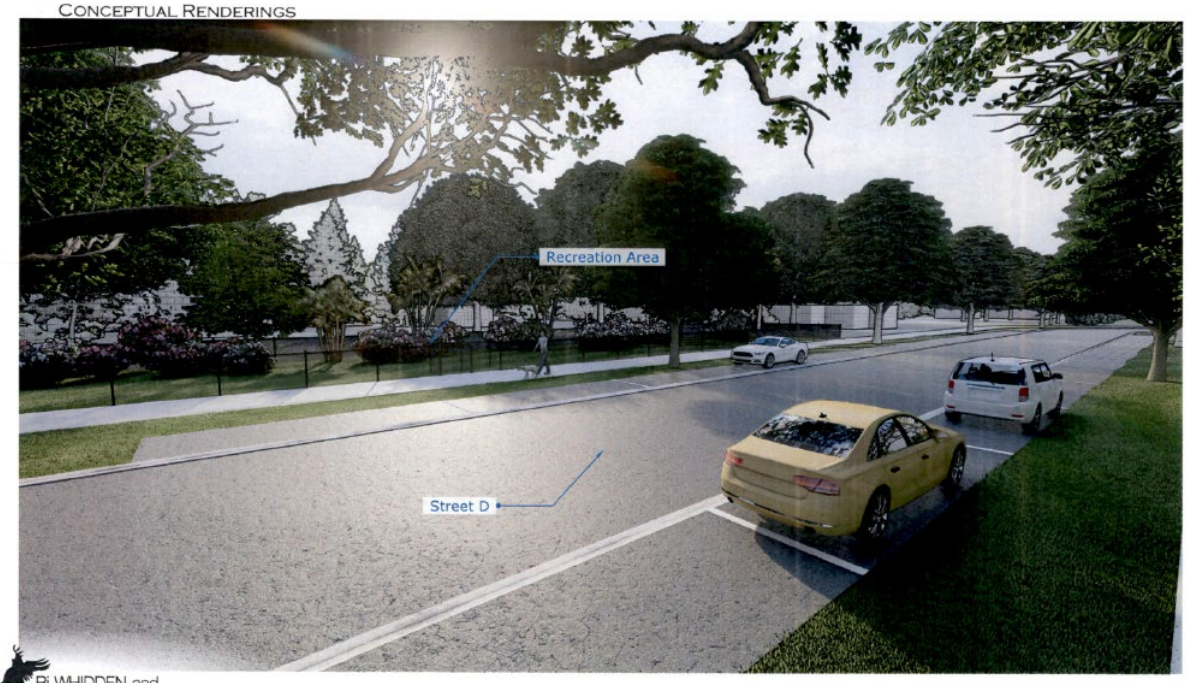
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PRODUCT ELEVATION



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DRAFT

TRANSMITTAL MEMO

TO: CITY CLERK'S OFFICE

FROM: COMMUNITY DEVELOPMENT

RE: ORIGINAL AGENDA ITEM SUBMITTED

Council Meeting Date:4/25/2024

- Ordinance No: 2024-12

  - ☐ Exhibit
  - ☐ Contract
  - ☐ Agreement
  - ☒ Other Ordinance

- Resolution No:Click or tap here to enter text.

  - ☐ Exhibit
  - ☐ Contract
  - ☐ Agreement
  - ☐ Other Click or tap here to enter text.

Additional notes if necessary: PUD23-00009 Walker Property

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TRANSMITTAL
FROM THE OFFICE OF THE CITY CLERK

DATE: 5/22/24

TO: Tisha

FROM: Stacey

- ☐ For Your Review
- ☐ For Necessary Action
- ☒ To Be Recorded Re-recorded
- ☐ For Signature
- ☐ For Your Files
- ☒ Return Fully Executed Document For Vault Filing
- ☐ As Requested

RESOLUTION #

ORDINANCE # 2024-12

OTHER

Received by: Tisha Manning

Date: 5-22-24

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DRAFT

TRANSMITTAL
FROM THE OFFICE OF THE CITY CLERK

St. Cloud FLORIDA Your Centerplace for Life

DATE: 5/1/24

TO: Melissa

FROM: Stacey

- ☐ **For Your Review**
- ☐ **For Necessary Action**
- ☑ **To Be Recorded**
- ☐ **For Signature**
- ☐ **For Your Files**
- ☑ **Return Fully Executed Document For Vault Filing**
- ☐ **As Requested**

RESOLUTION #

ORDINANCE # 2024-12

OTHER

Received by:

Date:

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DRAFT

TRANSMITTAL
FROM THE OFFICE OF THE CITY CLERK

St. Cloud FLORIDA Your Centerplace for Life

DATE: 5/22/24

TO: Tisha

FROM: Stacey

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RESOLUTION #

ORDINANCE # 2024-12

OTHER

Received by: Luke Mahoney

Date: 5-22-24

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DRAFT

TRANSMITTAL
FROM THE OFFICE OF THE CITY CLERK

DATE: 5/1/24

TO: Melissa

FROM: Stacey

- ☐ For Your Review
- ☐ For Necessary Action
- ☒ To Be Recorded
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RESOLUTION #

ORDINANCE # 2024-12

OTHER

Received by: Katherine Dog

Date: 5.1.24

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DRAFT

Meeting: August 20, 2026

Agenda Item Type: Public Hearings
Ordinance No. 2026-34 Avancia Project
#PUD25-00004

Community Development Agenda Item:
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)**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Rescheduled to TBD

Legal Authority:
Per Land Development Code Section 1.1.7 – the City Council, at its regularly scheduled meeting, shall review the Final Master Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Final Master Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.4.

Budget and Recommendation:
There is no cost associated with this item.

Planning Commission was held on August 18, 2026, recommendation will be provided at final hearing.

Final Action will be held on September 10, 2026.

Finance Director's Comments:
N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Council Action:
Final Action TBD

Attachments:
1. PUD25-00004 ORDINANCE DRAFT 9.17.26

RETURN TO:
CITY OF ST. CLOUD
DEPT. OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

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

WHEREAS, zoning districts are required to be consistent with Comprehensive Plan of the City of St. Cloud; and,

WHEREAS, the proposed zoning is consistent with the "Commercial" Future Land Use designation; and,

WHEREAS, the property described below is less than five percent (5%) of the total land area of the City of St. Cloud; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated September 15, 2026, and,

WHEREAS, the City Council has held a Public Hearing on this matter after public notice has been provided, as required by law; and,

WHEREAS, it is in the best interest of the City of St. Cloud and its citizens that the proposed rezoning be approved.

SECTION 1:

That Ordinance No. 87-HH of the City of St. Cloud, Florida, passed and adopted October 1, 1987, and any amendments to the ordinance, being the Land Development Code of the City of St. Cloud, Florida, is hereby amended to include and designate on the Official Zoning Map a "PUD" Planned Unit Development zoning district classification for the following property, and as shown on Exhibit "A" and as described below:

Parcels# 04-26-30-00U0-0115-0000 and 04-26-30-00U0-0120-0000
LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of OSCEOLA, State of Florida, and described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LYING SOUTH OF NEPTUNE ROAD, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4, RUN NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 4, 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD, SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 853.67 FEET; RUN THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS EAST 1515.81 FEET TO THE SOUTH RIGHT OF WAY LINE OF NEPTUNE ROAD; RUN THENCE SOUTH 60 DEGREES 27 MINUTES 15 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 977.17 FEET TO THE WEST RIGHT OF WAY LINE OF AFORESAID KISSIMMEE PARK ROAD; RUN THENCE SOUTH 00 DEGREES 31 MINUTES 31 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 1039.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ADDITIONAL RIGHT OF WAY FOR NEPTUNE ROAD AND KISSIMMEE PARK ROAD AS DESCRIBED IN WARRANTY DEED FROM WILLIAM P. BATTAGLIA AND ROBERT E. BATTAGLIA TO OSCEOLA COUNTY, RECORDED AUGUST 2, 1990, IN OFFICIAL RECORDS BOOK 979, PAGE 1388, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ADDITIONAL RIGHT-OF-WAY TAKEN BY OSCEOLA COUNTY IN ORDER OF TAKING RECORDED JANUARY 17, 2007 IN OFFICIAL RECORDS BOOK 3383, PAGE 1990, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

THAT PORTION OF THE SW 1/4 OF SECTION 4, T 26 S, R 30 E, OSCEOLA COUNTY, FLORIDA, LYING SOUTH OF NEPTUNE ROAD, LESS THE FOLLOWING: FROM THE

SOUTHEAST CORNER OF THE SW 1/4 OF AFORESAID SECTION 4, RUN N. 89°38'23" W. ALONG THE SOUTH LINE OF SAID SECTION 4, 25.00 FT. TO THE WEST RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD, SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE N. 89°38'23" W. ALONG SAID SOUTH LINE, 853.67 FT; RUN THENCE N. 00°08'25" E. 1515.81 FT. TO THE SOUTH RIGHT OF WAY LINE OF NEPTUNE ROAD; RUN THENCE S. 60°27'15" E. ALONG SAID SOUTH RIGHT OF WAY LINE, 977.17 FT. TO THE WEST RIGHT OF WAY LINE OF AFORESAID KISSIMMEE PARK ROAD; RUN THENCE S. 00°00'31" W. ALONG SAID WEST RIGHT OF WAY LINE, 1039.31 FT. TO THE POINT OF BEGINNING.

SECTION 2:

The presentments and plans submitted pursuant Section 3.11 of the City of Saint Cloud Land Development Code and assigned Case # 18-95.06 are hereby incorporated within as part of the approval of rezoning to "PUD" and include the location of parcels and tracts located within the PUD Preliminary Master Plan as identified in Exhibit "B" attached hereto.

SECTION 3:

For the purpose of regulating the development of the property within the PUD, the following will be used to regulate zoning and land use:

1. General Purpose and Character. Avancia PUD is proposed to be a mixed-use development to include residential, commercial, office and hotel. The design intent is to create a compact, walkable community with multi-use trails providing pedestrian connections to Anthem Park and Neptune Elementary. There are two areas of development - Commercial and medium density residential. The Commercial is planned to front both Neptune Road and Canoe Creek Road with the residential between Neptune Road and Anthem Park. The multi-family residential/commercial area is set up to allow the commercial to expand into the multi-family area.

2. The following regulations shall govern the PUD:

FUTURE LAND USE:	COMMERCIAL
PROPOSED ZONING:	COMMERCIAL PUD
TOTAL ACREAGE:	101.73 acres - reflects prior dedication of additional ROW on Neptune Rd widening.
TOTAL DEVELOPABLE ACRES:	84.13 acres = 101.73 - 17.6 ac (stormwater tracts)
NUMBER OF UNITS:	756 Min.
NET DENSITY:	9.0 Units/Acre
GROSS DENSITY PROPOSED:	7.4 Units/Acre
GROSS DENSITY ALLOWED:	18 UNITS/ACRE
MINIMUM DENSITY (HIGH AND MEDIUM DENSITY RESIDENTIAL)	5 UNITS/ACRE

3. Open Space. Recreation and open space within the Avancia PUD will be connected to Anthem Park and existing residential uses to the south. Pedestrian friendly trails and complete streets will enhance overall walkability and provide connectivity between the mix of uses proposed in the project, the proposed residences in the Avancia PUD, the existing residences to the South and the school to the west. The gas line easement on the property will be utilized as a multi-use trail to support bicycling, running and walking activity. The common space at the northwest corner of the property will include neighborhood recreational uses as determined in the final subdivision plat.

MIN. OPEN SPACE REQUIRED:	20% of Residential; 15% of Commercial (12.7 Ac. Required)
OPEN SPACE PROVIDED:	12.7 Ac.
STORMWATER:	17.6 Ac.

4. Development Program.

Use	Total Units/SQ. FT	Unit %
A. Phase 1 and Phase 2:		
Townhomes	205	27%
Patio Homes	151	20%
B. Phase 3:		
Multi-Family Residential	400 Max.	
Phase 4 and Phase 5:		
Commercial	130,000 SF-Min.	N/A
Phase 6:		
Patio Homes	84	

5. General Data.

A. Permitted residential standards:

1. Permited uses.
    - Single-family attached housing (townhomes)
    - Multi-family housing
    - Live/work units
    - Accessory dwelling units
    - Accessory structures commonly associated with the permitted use as regulated by section 3.20.3 of the land development code
    - Home occupations in compliance with the land development code (public and private)

- Community recreation areas when approved as part of a pud preliminary/final master plan, preliminary subdivision plan, and/or site development plan
- Pre-construction sales office subject to site development plan approval
- Model sales centers
- Construction office trailers subject to site development plan approval
- Neighborhood recreation areas, when approved as part of a subdivision plat
- Parks, parkways, publicly owned and/or controlled
- Senior living center

2. Any use not listed as permitted shall be considered a prohibited use.

3. Residential development standards

	Single Family Attached	**Multi-Family/ Apartment/Condo**
Minimum lot width	20 feet	N/a
Minimum living area	1,000 sf	900 sf
Maximum lot coverage	75%	75%
Maximum building height	35 feet	65 feet
Minimum building setbacks		
Front	15 feet	10 feet or 15 feet with awning
Front porch setback	10 feet	N/a
Front loaded garage	N/a	N/a
Side-interior	0 feet	See note 1
Side street	15 feet	See note 1
Rear	20 feet	20 feet
Accessory structure	5 feet	N/a
Neptune road	40 feet	35 feet

1. Multi-Family/Apartment/Condo structure setbacks shall be 50 feet from Medium Density Residential Land Use.

6. Housing Types. A mix of housing types are proposed for the Avancia PUD including townhomes and multi-family units. The mix of housing reflects a variety of pricing options for future residents of diverse socioeconomic levels. The average housing prices for this development will be greater than the average housing price for the City due to the newer product type meeting the market demand in a mixed-use setting.

7. Architectural Standards. Patio Home architectural elevations and colors shall vary with the intent of preventing adjacent units and units directly across the street from looking similar to one another. The elevation façade (regardless of the model type), exterior paint colors and elevation details (any of the three) shall be used to accomplish the avoidance of monotony.

1. The front or primary entrance door of a dwelling shall be located on the façade facing the adjacent public or private street, common area, sidewalks, multipurpose trails, or courtyards.
2. Façade classifications. For the purposes of building siting and building form regulations, façades of a building shall be classified as follows:
    i. A façade that has a primary entrance door is a primary façade.
    ii. If the dwelling is located on a corner lot that faces two public streets and the side façade does not have a primary entrance, that side façade is the secondary façade.
    iii. If the dwelling façade with the primary entrance faces an adjacent public or private street, common area, or a courtyard and the garage faces an alley or a private internal street, the façade where the garage is located is a secondary façade, and the façade with the primary entrance is a primary façade. If the garage faces a public or private street, the garage façade is a primary façade in addition to the primary entrance door (two primary façades).
3. Architectural Standards for secondary façades shall apply to façades visible from the public realm.
4. Garages.
    i. Garage door maximum length. Garages door width shall not exceed 50 percent of the primary façade length, unless the Garages are side-loaded, rear loaded or located in the rear yard.
    ii. Narrow lots or site area.
        1. Off-street parking, including driveways and garages shall be accessed from an alley or side street, if the lot width for a single-family detached dwelling unit is less than 50 feet as measured along the street line.
5. Architectural elements and variation shall not be restricted to a single façade. The sides of a building designated either a primary or secondary façade shall display a balanced level of quality and architectural interest consistent with sound and generally accepted architectural practices and principles and adhere to the articulation elements requirements below.
    i. Front entrances shall be clearly defined with the use of architectural features including, but not limited to, porticos, recessed/projected access, stairs, columns, canopies, different material, or treatment.
6. Buildings shall contain a minimum number of specified articulation elements (which can be chosen from the list in subsection g. below) based on the facade classification, as follows:
    i. Primary façade: Three (3) articulation elements.
    ii. Secondary façade: Two (2) articulation elements.
    iii. Rear or side façade (not designated as a secondary façade): One (1) articulation element.

7. Articulation elements. The following is a list of articulation elements that can be chosen to satisfy the requirements of sub part f. above.
    i. Arched, gabled, stepped, or decorative parapet with cornice over building entrances, integrated with the building's massing and style.
    ii. Canopies, balconies, patios, porches or porticos, bay windows, steps, ornamental guardrails, porch railing, pergolas, columns, all of which shall be integrated with the building's massing and style.
    iii. Vertical or horizontal modulation through recesses and projections that create variation in the wall plane of a particular facade.
    iv. Peaked roof forms used as wall articulation.
    v. Overhangs or other roof treatments that provide shade and break the vertical plane, a minimum of one (1) feet deep that cover at least twenty (20) percent of the horizontal length of the facade.
    vi. Ornamental and structural articulations that are integrated into the building structure, consistent with the building's mass and scale. Vertical architectural treatments shall have a minimum width of twenty (20) inches and a projection or recession of a minimum of twelve (12) inches in depth.
    vii. Articulation elements that reflect the individuality of each unit including, but not limited to, recesses, additional decorative features, or change of material and/or change of color associated with difference in fa cade plane, consistent with sound and generally accepted architectural practices and principles.
    viii. Any other treatment that the approving authority determines to clearly and convincingly be consistent with the intent of this section and is consistent with sound and generally accepted land use planning practices and principles.
8. Roofing forms, slopes, details, materials, and overall design shall be compatible with the overall style, mass, scale, and character of the structure.
9. Roofs shall contain a minimum number of roof modulation elements (which can be chosen from the list in subsection j. below) based on façade classification as follows:
    i. Primary façade: Two (2) elements.
    ii. Secondary façade: One (1) element.
10. Roof modulation elements. The following is the list of articulation elements that can be chosen to satisfy the requirements of subpart i. above.
    i. Uninterrupted roofline along the eave between roof modulation elements shall be no more than forty two (42) feet.
    ii. Decorative parapets that are a minimum of three (3) feet in height above the finished roof.
    iii. Multiple peaks and/or roof planes.

iv. A sloping roof with an average pitch of 3:12 or greater.

v. Extension of window or fa cade elements up into the roof area.

vi. Distinctive roof forms covering each building mass.

vii. Same roof form with a different orientation of the ridge elements.

viii. Same roof form with same orientation, but the roof has a minimum change in elevation of two point five (2.5) feet between each roof level.

ix. Any other treatment that the approving authority determines to be consistent with the intent of this Subsection and is consistent with sound and generally accepted land use planning and architecture practices and principles.

11. Doors, windows, and other openings in a building exterior façade shall comply with all of the following:

i. Fenestration elements (doors, windows, and openings) shall be appropriately sized for the scale and style of the building on which they are located.

ii. Windows, doors, and/or openings shall occupy a minimum of fifteen (15) percent of the area of the primary façade and ten (10) percent of the area of the secondary façade or façades that front a street, park, plaza, or on-site courtyard.

iii. A garage door can be creditable as fenestration element if providing a minimum of twenty (20) percent of its area as windows.

iv. Windows shall provide daylighting into the building.

v. Buildings using large amounts of glass shall divide the glass into smaller panels achieving proportions emphasizing verticality.

vi. Windows and doors shall be accentuated through measures such as:

1) Adding trim, sills, lintels or banding or other similar treatment,

2) Providing shutters or awnings,

3) Framing through the use of façade materials,

4) Use of bay windows, and/or

5) Recessing the window.

vii. Where decorative shutters are used to accentuate windows and/or doors, said shutters shall be scaled and affixed to have the appearance of functioning shutters.

12. Materials:

i. Materials shall be varied and contrasting either to differentiate dwelling units or to differentiate specific portions of dwelling units.

ii. Material treatment shall be consistent in all building façades within a given lot or development and shall be complementary to one another and appropriate for the architectural style.

iii. The minimum number of building materials used on a primary façade and secondary façade shall be two (2).

iv. Changes in material shall generally occur when there is a change in the plane of the façade. The change in material is encouraged to occur on inside corners of the building.

v. If wrapping around corners is used as an architectural element, brick and stone materials shall wrap around corners to give an appearance of structural function and minimize a veneer appearance.

vi. If brick and stone veneer is used as an architectural element, brick and stone veneer materials shall be mortared to give the appearance of a structural function.

vii. Permissible façade materials. High-quality façade materials, including but not limited to: brick, stone, wood panel (including painted or stained lap horizontal siding, vertical board, batten-wood siding) and stucco.

viii. Prohibited façade materials. Prohibited façade materials include: untreated concrete block, plywood, unfinished lumber, aluminum, textured T1-11, corrugated fiberglass, sheet metal or tin siding and any other materials determined by the city to be of similar nature or effect.

13. Colors and finishes shall comply with all of the following:

    i. Prohibited colors and finishes. The following are prohibited on the exterior of any building, which are found by the city to be one or more of the following:

        1. Colors that fluoresce under ultra-violet (UV) or black light;

        2. Colors and finishes that are pearlescent or excessively reflective in nature.

            i. Maximum number of colors. A maximum of three (3) colors may be used on the exterior walls of any building plus two (2) additional colors for trim/cornice work.

            ii. Natural materials. Unpainted materials such as brick and stone do not count as colors.

14. Service areas.

    i. Common refuse/recycling collection containers (garbage dumpsters) shall be located in areas that are not visible from public streets by pedestrians.

    ii. Design requirements for common refuse/recycling collection containers (garbage dumpsters).

        1. Refuse/recycling collection containers (garbage dumpsters) shall be structurally screened.

2. Screening shall be a minimum one (1) foot greater in height than the element being screened.
3. Structural screening shall be consistent with the architectural elements, materials, and colors of the principal structure and shall completely obstruct the view of the element being screened.
4. Whenever practicable, these areas and equipment shall be integrated into the main structure.

15. Mechanical equipment shall comply with all of the following:

i. Location. Mechanical equipment shall be placed on the roof, on the side, or in the rear of each building. Mechanical equipment may project into the required side yard setbacks provided such units are not placed outside the property boundaries and shall be installed with a minimum of five feet stagger to provide for drainage and accessibility.

ii. Roof-top equipment screening requirements.

1. Roof-top mechanical equipment shall be completely screened from all ground level views by a parapet wall or other architectural feature, such feature shall be architecturally integrated to the building.
2. The parapet screen height shall be at least one (1) foot higher than the mechanical equipment being screened. In exceptional cases, if the applicant cannot meet this requirement, the applicant may propose a different screening height if demonstrated by the line of sight that the equipment is not visible from the pedestrian view, in which case it shall not be considered a deviation.
3. Structural screening shall be consistent with the architectural elements, materials and colors of the principal structure. Whenever practicable, these areas and equipment shall be integrated into the main structure.

iii. Ground-mounted equipment screening requirements.

1. Ground-mounted equipment shall not be visible from public rights-of-way, by pedestrians or adjacent residential properties. Ground-mounted equipment shall not include power transformer, cable boxes and other utilities for the home.
2. Screening shall be provided at a minimum one (1) foot greater in height than the area/equipment being screened.
3. Structural screening shall be consistent with the architectural elements, materials, and colors of the principal structure.

iv. Lighting.

16. All streetlights are to be owned and maintained by the Homeowner's Association / Property Owner's Association.

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17. If streetlights are dedicated to OUC, all streetlights are to be owned and maintained by OUC and leased by the HOA/POA/Property Owners at its sole expense, including all associated power costs.

B. Permitted non-residential standards

1. Permitted uses – non-residential

- Adult congregate living facilities
- Alcoholic beverage establishments
- Amusement and commercial recreation, in an enclosed building
- Answering service
- Antique shop
- Appliances, sales and service
- Artist and photographic studios
- Assisted living facilities, including senior living, memory care and continuing care
- Chiild/day care facilities
- Auction houses
- Auditorium
- Bakeries, most goods sold on premises at retail (not wholesale)
- Banks and financial institutions
- Barbershops and beauty shops
- Bed and breakfast establishments
- Bicycle, sales and service
- Book, stationery and newsstands
- Building material, retail
- Catering only (no restaurant facilities)
- City government offices & facilities
- Civic club
- Clinics, medical and/or dental
- College or university
- Community center
- Consignment shops
- Contractor (business office only)
- Convenience stores without gasoline pumps
- Dance and music studios
- Data processing center
- Dive shop
- Drug store
- Employment agencies
- Farm and garden supplies, including nursery stock, landscaping, garden center, sod, feed and grain
- Fire stations and police stations

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- Florist and gift shops
- Food stores or specialty food stores, including but not limited to retail sales of meat, fish, eggs, poultry, fruit, vegetables, candy, nuts, coffee, tea, confectionery, delicatessen, dairy products and health foods; stores carrying a variety of food or related goods or groceries
- Food hall
- Funeral homes
- Furniture sales
- Government offices
- Gymnastic/health spa facilities
- Hardware
- Hobby and craft shops
- Home health agency
- Home occupations
- Interior decorating and window treatment
- Janitorial service and supplies
- Laundromats and dry-cleaning establishments with on-premises cleaning; does not include distribution centers live/work units
- Liquor stores
- Locksmith
- Massage therapist (licensed)
- Medical offices
- Micro-brewerey
- Micro-winery
- Mini warehouses and storage facilities, outside storage prohibited
- Multi-family
- Nursing homes
- Office, business and professional
- Packaging, parcel and mail service
- Pet stores and/or grooming
- Pharmacy
- Pools/spa, retail only, no outside display or equipment storage
- Post offices
- Printing and duplicating, retail
- Private clubs and lodges
- Arboretums, museums
- Cultural institutions
- Libraries
- Open air market
- Parks, parkways, playgrounds
- Places of worship
- Public or private school
- Playfields, land resources
- Radio and tv broadcasting studios and offices, excluding towers

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- Radio, tv and electronic sales and service
- Repair shops, minor services (i.e. shoes, jewelry, electronics, small appliances)
- Restaurants, delivery and/or carry-out or full-service
- Retail, general (i.e. department, hardware, pain, wallpaper, sporting goods, jewelry, computers, luggage, toy, wearing apparel stores)
- Tailoring shops
- Telephone business offices and exchanges
- Theaters
- Thrift stores
- Travel agents
- Upholstery
- Veterinary clinic and animal hospitals
- Vocational school

2. Any use not listed as permitted shall be considered a prohibited use

3. Non-residential development standards

	Retail	**Office**	**Hotel**
MAXIMUM FLOOR AREA RATIO/ GROSS DENSITY	0.75 FAR	0.75 FAR	60 ROOMS/ACRE
MINIMUM LOT AREA	7500 SF	7500 SF	N/A
MINIMUM LOT WIDTH	30 FEET	30 FEET	N/A
MAXIMUM LOT COVERAGE[1]	90%	90%	90%
MAXIMUM BUILDING HEIGHT	65 feet	65 feet	65 feet
MINIMUM BUILDING SETBACKS			
FRONT	10 feet	10 feet	40 feet (from ROW)
SIDE - INTERIOR	0 feet	0 feet	20 feet
SIDE - STREET	10 feet	10 feet	20 feet
REAR	10 feet	10 feet	20 feet
NEPTUNE ROAD	40 feet	40 feet	40 feet

[1] INCLUDES ALL IMPERVIOUS SURFACES

4. This PUD should complement and enhance existing commercial in the area furthering the US 192 commercial development south and creating the opportunity for more specialized community uses.

C. Development conditions

The following conditions shall be placed on the rezoning of the above-described property:

1. Development shall comply with and be generally located as depicted on the Avancia PUD Master Plan.
2. Proposed street layout is conceptual. Final locations of all rights-of-way will be determined during the Site Development Plan process.
3. Pedestrian connections are conceptual. Final locations and number of pedestrian connections to the multi-use trail and Neptune Road will be determined during the Site Development Plan process.
4. Acreages shown are estimates subject to further refinement during the preliminary subdivision process.
5. Whenever there is any uncertainty as to the classification of a use, the Planning & Zoning Director or his/her Designee shall determine the classification.
6. Each phase of development shall be constructed so that each phase can exist as an independent stable unit.
7. All sanitary sewer and potable water systems shall be dedicated to the Toho Water Authority. Reuse water systems will be maintained by the Property Owner's Association (P OA).
8. Billboards and pole signs shall be prohibited.
9. The project will be served by a master stormwater system within the Avancia PUD. The master stormwater system will be designed to City of St. Cloud and South Florida Water Management District standards.
10. Stormwater ponds may be used for irrigation purposes and will be amenitized. Amenitized stormwater ponds shall count up to 50% towards open space requirements.
11. City of St. Cloud shall have the right but no obligation to access, maintain, repair, replace or otherwise care for or cause to be cared for stormwater tracts and drainage easements, including without limitation the drainage systems constructed thereon. A blanket ingress/egress easement is granted in favor of the City of St. Cloud for said purpose.
12. Maximum block length shall not exceed six hundred (600) linear feet.
13. Residential lots smaller than fifty (50) feet shall be rear loaded, served by an alley.
14. Permitted uses shall include those in Ordinance 2019-11.
15. At a minimum, one pedestrian access point to Neptune Village Elementary shall be required. The applicant is willing to finalize access to Neptune Elementary School prior to the Site Development Plan and will work with the School District through the Final Master Plan process.
16. At a minimum, one access point to Anthem Park to the south shall be required.
17. A tree removal permit shall be required to remove, relocate, alter or replace any tree with a trunk diameter of four inches at 4.5 feet above ground level.
18. All access provided shall be pedestrian friendly.
19. Pedestrian connections are conceptual. Final locations and number of pedestrian connections to the multi-use trail and Neptune Road will be determined during the Site Development Plan process.

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20. All landscaping for the PUD shall be maintained by the POA and/or. Planting design shall utilize the principles of Florida friendly landscaping. A detailed landscape and irrigation plan meeting the City's Land Development code will be submitted with the site development plans.
21. Per ordinance 2017-37, a Medium landscape buffer shall be utilized between residential and non-residential uses.
22. The management of common areas and facilities by the POA shall follow the guidelines set forth in the adopted Covenant, Conditions & Restrictions.
23. All landscaping elements, including trees, within the right of ways and common areas in this development as required by the City of St. Cloud Land Development Code shall be maintained by the POA and/or their successors and assigns.
24. Parking for residential use shall be provided per the requirements of the City of St. Cloud's Land Development Code at the time of site plan approval.
25. Prior to Final Master Plan approval, finalize road connections to adjacent properties shown on Exhibit B as well as re-align the westernmost north-south road to be Action/response to be perpendicular at the intersection with Neptune Road.
26. Include elevated design standards in the Final Master Plan.
27. Any zoning regulations not specifically addressed in this Ordinance shall comply with the applicable section of the City of St. Cloud Land Development Code.
28. The Developer shall provide a comprehensive Branding Package and Placemaking Plan, including wayfinding for the Project for review by the City focused on creating a cohesive identity for the area, enhancing its public spaces, and making it easily navigable. The Branding Package, Placemaking Plan, and Wayfinding Plan shall work seamlessly together, reflecting the heritage and modern aspirations of the urban center while making it accessible and engaging. The wayfinding design should match the visual identity, with the signage, colors, and fonts used in both the branding and placemaking elements. Together, these plans create a sense of identity, pride, and usability for the community and its visitors. The Branding Package, Placemaking Plan, and Wayfinding Plan must be in place prior to issuing any SCP/SDP approval within the Project.
29. The Developer shall provide H.A.W.K. (High-Intensity Activated Crosswalk) system pedestrian crossing signals at all crossings across Sergeant Graham where warrants are met. PSP Plans shall identify the location of all H.A.W.K. signals.

SECTION 4:

The City Manager or his/her designee is authorized and directed to promptly enter such change on the Official Zoning Map.

SECTION 5:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notice shall be filed in the City Manager's Office.

SECTION 6:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 7:

Effective Date. This ordinance has been published and shall take effect as provided by law.
First Reading on the 16th day of July, 2026

Second Reading and Final Passage on the 17th of September, 2026

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

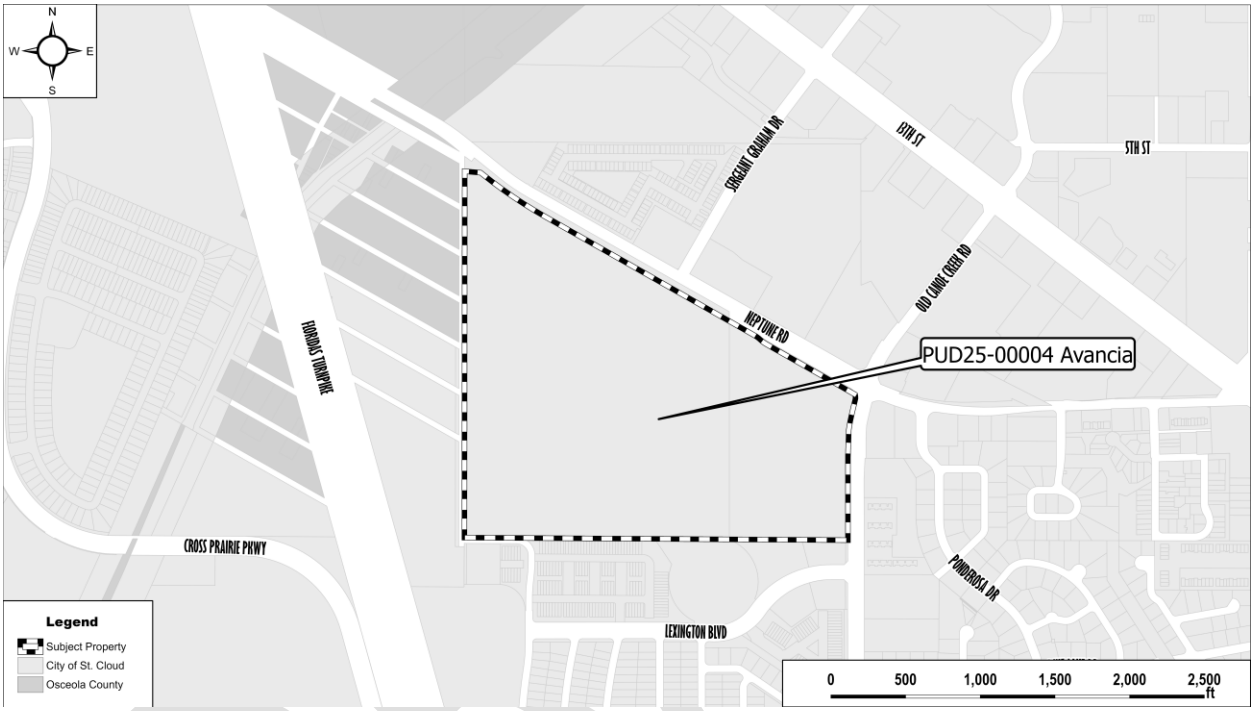
LEGAL IN FORM AND VALID IF ADOPTED:
DeBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud; 1300 9th Street; St. Cloud, Florida 34769

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EXHIBIT A


N
W
E
S
SERGEANT GRAHAM DR
15TH ST
5TH ST
OLD CANOE CREEK RD
NEPTUNE RD
PUD25-00004 Avancia
FLORIDA'S TURNPIKE
CROSS PRAIRIE PKWY
PONDEROSA DR
LEXINGTON BLVD
Legend
Subject Property
City of St. Cloud
Osceola County
0
500
1,000
1,500
2,000
2,500
ft

Meeting: August 20, 2026

Agenda Item Type: Public Hearings
Resolution No. 2026-097R Divine Guidance
Project #CNU26-00002

Community Development Agenda Item:
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**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Item being continued at request of applicant to the September 10,2026, City Council Meeting.

Legal Authority:
Section 1.3.3.3.c. of the Land Development Code states that before any conditional use is granted, the City Council shall make a finding, based upon the consideration of the factual matters stated as questions, that the granting of the conditional use will not adversely affect the public interest, but rather will promote the public health, safety, and general welfare. Such finding shall be made if all of the factual matters, stated as questions, are answered in the affirmative, but if not, the conditional use application shall be denied.

Budget and Recommendation:
There is no cost associated with this item.

Planning Commission was held on August 18, 2026, recommendation will be provided at final hearing.

Final Action will be held on September 10, 2026.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:

City Council Action:
9/10/26 - Final Action

Attachments:
1. Resolution No. 2026-097R 081826 PC

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.

WHEREAS, the applicant has made application for a Conditional Use for "Clairvoyant" services and has been assigned DRC# CNU26-00002; and

WHEREAS, the Planning Commission held a public hearing on this request on August 18, 2026, at which it made a recommendation of CONDITIONAL APPROVAL; and

WHEREAS, the City Council held a public hearing on this request on September 10, 2026, and determined that the request for a Conditional Use satisfies the six criteria for granting a Conditional Use required by Section 1.3.3.3.b of the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ST. CLOUD, FLORIDA, as follows:

SECTION 1.
The subject property to which this Conditional Use is applicable is shown in Exhibit A and more specifically described below:

PARCEL ID: 01-26-30-0001-0230-0090

LEGAL DESCRIPTION:

ST CLOUD PB B PG 34 BLK 230 LOTS 5 THRU 24

CONTAINING 1.69 ACRES, MORE OR LESS.

MORE SPECIFICALLY SUITE A, CONTAINING +/- 200 SQ FT

SECTION 2.
The Conditional Use is for an "Clairvoyant" in the Highway Business "HB" Zoning District.

SECTION 3.
The City Council has determined that the granting of Conditional Use will not adversely affect the public interest, but rather will promote the health, safety, and general welfare. This determination is based upon, but not limited to, consideration of the following factual matters in Section 1.3.3.3.b of the Land Development Code:

1. Is the conditional use consistent with the general pattern of land development within the zoning district?
2. Is the conditional use consistent with the trends of development in the area or neighborhood, as opposed to being detrimental to the area or neighborhood?
3. Is the conditional use consistent with the patterns of development intensity in the area or neighborhood?
4. Does the conditional use have reasonable effect on existing traffic patterns, movements and intensities without adverse impacts?
5. Is the conditional use consistent with the City's Comprehensive Plan?
6. Can the conditional use development be designed to function effectively for its intended purpose without creating negative off-site impacts for adjoining parcels?

SECTION 4.
The following Conditions must be adhered to and will continually remain applicable on the approved property.

1. The approval of the requested Conditional Use does not constitute the approval of any on-site changes or improvements to the site. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code.
2. This approval is for clairvoyant services, Divine Guidance and is valid only while the initial Certificate of Use remains active. If the Certificate of use expires or the business changes ownership, the new operator must apply for a conditional use permit to continue operating.

SECTION 5.
The Conditional Use granted by this resolution shall expire twelve (12) months after the effective date of such action by the City Council unless any required local business tax receipt or building permit based upon and incorporating the Conditional Use is obtained within one year of the approval date of this resolution.

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SECTION 6.

This resolution shall take effect immediately upon its adoption by the City of St. Cloud, Florida.

ADOPTED this 10th day of September 2026

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

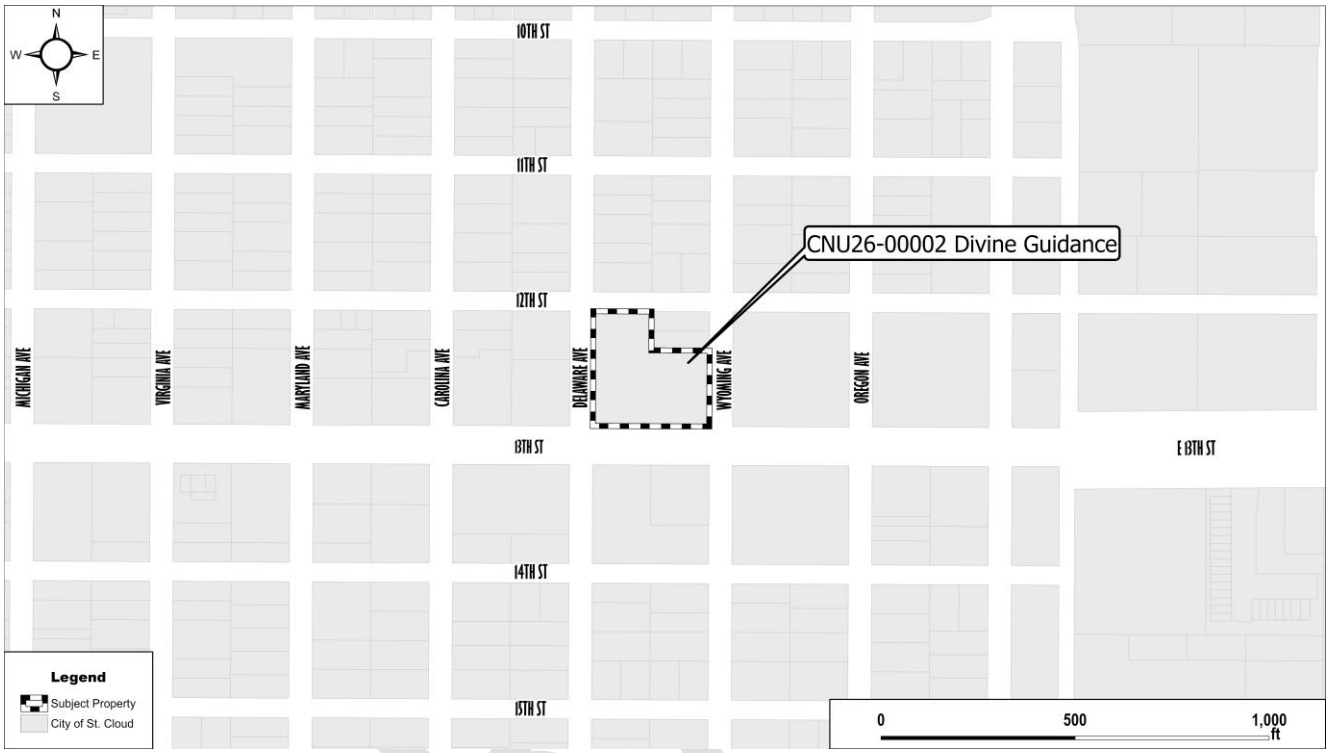
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Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.

DRAFT

Exhibit "A"



PID: 01-26-30-0001-0230-0090

Meeting: August 20, 2026

Agenda Item Type: Council Action Resolution No. 2026-087R Hopkins Community Center

Procurement Agenda Item:
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.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
ITB No. 2026-026 Hopkins Park Community Center was advertised in the Orlando Sentinel, VendorLink, Florida Department of Management Services, and on OpenGov beginning on March 8, 2026, with a due date of June 18, 2026. OpenGov shows that 13,482 vendors were notified and there were 303 planholders for this ITB. The deadline for questions was 5:00 pm on June 2nd.
Nine (9) submittals were received from the following companies:
1. Ahrens Enterprises, Inc. D.B.A. Ahrens Companies
2. AVP Construction Company, Inc.
3. Bandes Construction Company, Inc.
4. Imperial Construction & Electric, Inc.
5. Mulligan Constructors, Inc.
6. Park & Eleazer Construction, LLC
7. Saboungi Construction, Inc.
8. SEMCO Construction, Inc.
9. The Diaz/Fritz Group, Inc.

The submittal by Mulligan Constructors, Inc. was reviewed by the engineer of record, Osceola Engineering, Inc., architect of record, Recommendation of award of the project was made for Mulligan Constructors, Inc.
Mulligan Constructors, Inc. was found to be the lowest responsive, responsible bidder in the best interest of the City.

Legal Authority:

St. Cloud Procurement Policy Article III, Sec. 5.

Budget and Recommendation:
Budgeted: $13,743,800.00 / Contract Cost: $10,320,777.00
Capital Projects Fund
PR2402 Hopkins Park
300-9595-572.34-00
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
08/20/2026 - Final Action

Attachments:
1. Resolution No. 2026-087R
2. Res. No. 2026-087R Hopkins Park Community Center

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

WHEREAS, requested bids were received in response to ITB No. 2026-026 Hopkins Park Community Center, and

WHEREAS, the bids have been regularly processed and reviewed, and recommendation has been made to City Council, by or at the direction of the City Manager, and full discussion having been held thereon, and

WHEREAS, the bid of Mulligan Constructors, Inc. was determined to be in the best interest of the City of St. Cloud, and

WHEREAS, in order to keep this project on schedule, the City Manager needs the authority to execute the construction agreement, required performance and payment bonds, construction change orders, amendments and other related construction contract documents as needed to expedite construction of the project up to the approved project budget.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The bid of Mulligan Constructors, Inc. for, made in response to said ITB No. 2026-026 is found to be the lowest, responsive, responsible, and/or otherwise, its acceptance is in the best interest of the City of St. Cloud.

SECTION II. The City Manager is authorized and is directed, where appropriate, to execute a formal written agreement in the furtherance of obtaining the materials and/or services as more particularly set forth in Exhibit “A” – Agreement between the City of St. Cloud, Florida and Mulligan Constructors, Inc., attached hereto and incorporated herein by reference.

SECTION III. The City Manager or designee is hereby authorized to approve purchases and/or change orders within the total contract cost.

SECTION IV. The City Manager is authorized and is directed, where appropriate, to issue a purchase order or “confirmation letter” to said bidder upon a final review of the award process.

SECTION V. The City Council of the City of St. Cloud does further approve and authorize the City Manager to execute the required performance and payment bonds associated with this project.

SECTION VI. The Mayor and/or City Manager are specifically authorized to withhold the formal written agreement upon determination of any matter or factor, hereafter coming to their attention,

which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 20th day of August 2026.

CITY OF ST. CLOUD

_____

ATTEST: Christian B. Robertson, Mayor

_____

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

Hopkins Park Community Center

Resolution No.
2026-087R

Request:
Approve and Execute Construction Agreement

Recommend:
Approval

Resolution No. 2026-087R

- Award of ITB No. 2026-026 Hopkins Park Community Center to Mulligan Constructors, Inc. for the construction of the Hopkins Park Community Center
- Authorizes the City Manager to execute the contract

Hopkins Park Community Center

- Construction of a two-story community center of approx. 17,110 square feet.
- Invitation to Bid was issued and opened June 18; nine (9) submittals received
- Reviewed by the Engineer and Architect of Record; staff recommends award to Mulligan Constructors, Inc., the lowest responsive bidder in the amount of $13,743,800.00.
- This item was continued from July's meeting.

Hopkins Park Community Center

STAFF RECOMMENDATION

- APPROVAL of Resolution No. 2026-087R

CITY COUNCIL REQUESTED ACTION

- APPROVAL of Resolution No. 2026-087R

Meeting: August 20, 2026

Agenda Item Type: Council Action Resolution No. 2026-104R Crabby Bills Lease Agreement

Economic Development Agenda Item:
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.

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
The lease for Crabby Bills is set to expire on August 31, 2026. Crabby Bills has previously presented at a City Council workshop on their interest in continuing to operate the restaurant in the Marina Building. The city has been in negotiations with the leadership of Crabby Bills. This agreement is for a period of 10 years and requires rent for $10,000 a month plus percentage rent of 5% gross sales in excess of the breakpoint. Additional terms include:

- Up to $75,000 credit for improvements.
- Second Floor excluded but tenant receives a 180-day option to separately lease.
- Paint and repairs to the exterior within 180 days.
- Sign updates require pre-approval from the City.

Economic Development Consultant Recommendations:
We recommend that the lease reflect a specific annual increase, including during each of the renewal options. The amount of the increase is typically expressed as a percentage that reflects inflation. In our experience, this is a significantly better option than simply leaving it up to the parties to negotiate a new rent at the end of the initial or renewal term. The "rent to be negotiated" provisions sometimes found in older leases are typically not used today because that language essentially means that there's no actual renewal if the parties can't agree on a rent. That can be addressed by adding mediation and arbitration language, but that adds a level of complication that the parties typically prefer to avoid.

As to the percentage increase, we recommend three percent (3%) per year, including during the initial term and any renewal terms. That reasonably reflects retail rent growth in strong large markets over the past 30 years. As a comparison, the CPI over the previous 15- and 30-year

periods has been approximately 2.6% and 2.5%, respectively. Retail and restaurant rents tend to be more volatile than CPI as they're more dependent upon the characteristics of the specific location. In this case, the location is not a typical one located along a major commercial corridor or surrounded by similar commercial uses, so we'd expect less volatility.

Legal Authority:
City Charter Sec. 2.04

Budget and Recommendation:
COST: The City agrees to receive $10,000 per month for the initial year, plus 5% gross sales in excess of the breakpoint.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/2026 - Final Action

Attachments:
1. Resolution No. 2026-104R Crabby Bills Lease Agreement
2. Crabbys St Cloud Lease Agreement 8-2026
3. Crabby's Exh B - Tennat Improvements_

RESOLUTION NUMBER 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.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

WHEREAS, the City Council does hereby find that the premises located on the first-floor of 1104 Lakeshore Blvd. and described in the subject lease agreement are owned by the City and are surplus premises for the City's purposes; and

WHEREAS, prior to the consideration of this Resolution and the lease, the City Clerk has caused this item to be published as set forth in Section 2-188 of the City Code.

SECTION I. The City Council of the City of St. Cloud determines that the approval of a new lease with Crabby Bill's of St. Cloud, LLC for the continued operation of a restaurant open to the public is in the best interests of the citizens of the City of St. Cloud. Therefore, the City Council does hereby approve the Lease Agreement for 1104 Lakeshore Blvd. "the Marina Building" as set forth in Exhibit "A" attached hereto, effective September 1, 2026.

SECTION II. The City Council of the City of St. Cloud, does further approve and authorizes the Mayor or the City Manager to execute the lease agreement set forth in Exhibit "A" attached hereto.

SECTION III. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 20th day of August 2026.

CITY OF ST. CLOUD

ATTEST:

_____
Mayor, Christian B. Robertson

_____
Ivy Llauro City Clerk

LEGAL IN FORM AND VALID IF ADOPTED

_____
Daniel F. Mantzaris, City Attorney

Lease Agreement

THIS LEASE AGREEMENT is made and entered into this __ day of _____, 2026 by and between the **City of St. Cloud**, a Florida Municipal Corporation, 1300 Ninth Street, St. Cloud, Florida 34769, hereinafter "Landlord" and **Crabby Bill's St. Cloud, LLC** a Florida Limited Liability Company, 11201 Corporate Circle North, Suite 100, St. Petersburg, FL 33716, hereinafter "Tenant" for the lease of the first floor of the premises located at **1104 Lakeshore Blvd., St. Cloud, Florida,** hereinafter the "Premises.

WITNESSETH that upon the terms and conditions hereinafter stated, and in consideration of the payment from time to time of the rent hereinafter stipulated and for and in consideration of the performance by the Tenant of the covenants herein contained by the Tenant to be kept and performed, the Landlord does hereby lease, let and demise unto the Tenant, and the Tenant does hereby rent, lease and hire from the Landlord, upon the terms and conditions hereinafter stated, the Premises as more specifically identified and described on Exhibit "A" attached hereto and incorporated herein by this reference. Subject, however to the right of the Landlord to construct, service and maintain for the use of the Landlord and of others, power lines, life protection systems and water pipes, water mains and related equipment, gas and fuel lines, sewer lines on, over and under the Premises, in such locations and such manner so as not to interfere unreasonably with the Tenant's use and enjoyment of the Premises.

1. Effective Date, Term of Lease and Renewal

A. This Lease shall take effect September 1, 2026

B. The initial Term and duration of this Lease shall be for a period of TEN (10) years beginning on September 1, 2026, and terminating on August 31, 2036, both dates inclusive.

C. If Tenant is not in default of any of the terms of this Lease, Tenant may renew and extend this Lease for two (2) additional terms of FIVE (5) years each. Tenant shall notify Landlord of its election to renew the Lease in writing at least One Hundred and Eighty Days (180) prior to the expiration of the initial Term hereunder or any subsequent renewal term. The rent for each such extension shall increase by three percent (3%) per year. Under no circumstances will this lease extend beyond August 31, 2046, without a separate written agreement signed by both parties. In the event Tenant exercises its extension option as referenced above, Landlord, at Landlord's expense, shall repaint the Premises.

2. Use and care of Leased Premises

A. Landlord shall lease to Tenant the above-described Premises (hereinafter referred

to as the "Premises") which shall be used by the Tenant for the purpose of a casual restaurant with take-out service and serving alcoholic beverages and incidental merchandising. The Tenant acknowledges and agrees that it has been in possession of the Premises since April 1, 2006, has inspected the Premises and has determined that it is suitable for the above-stated use without alteration as it currently is.

B. The Tenant shall use and occupy the Premises in a careful, safe and proper manner in compliance with all applicable laws rules and regulations and shall keep the Premises in a clean, sanitary and safe condition. Tenant shall not use, or allow the Premises to be used for any purpose other than as specified herein and shall not use, nor permit the Premises to be used for any unlawful, disreputable, or immoral purpose or in any way that will injure the reputation of the Property or Landlord. Tenant shall not permit the sale of any items or materials that, in the sole discretion of the Landlord, could be considered immoral or could injure the reputation of the Property or Landlord in any way.

3. Hours of Operation

Tenant agrees to maintain hours of operation for the restaurant and any accessory permitted uses to serve the public in a commercially reasonable manner. Tenant acknowledges that due to the close proximity of the premises to residential areas that it will maintain a closing time of no later than 10:00 PM on Sunday through Thursday and a closing time of no later than 11:00 PM on Friday and Saturday.

4. Sale of Alcoholic Beverages

Tenant is hereby authorized to extent required by City Ordinance or policy to sell alcohol for consumption on the Premises in the restaurant facility. The authorizations provided hereunder are subject to compliance by Tenant with all applicable federal, state, county and city laws and regulations regarding and related to the consumption and sale of alcohol on the subject Premises.

5. Special Events

Tenant acknowledges that from time-to-time Special Events are held at the St. Cloud lakefront. Some of these events include the closure of Lakeshore Blvd. Tenant shall not be required to close or adjust its hours of operation to accommodate any of these events. However, Tenant further acknowledges that the Landlord shall have the exclusive right in determining what shall be considered or defined as a "Special Event". Furthermore, Landlord reserves the right to reasonably restrict access and parking related to the Premises or other measures as are necessary to accommodate the Special Event.

6. Option for Second Floor and Banquet Hall

The second floor of the Premises is specifically excluded from this Lease, however; Tenant shall have the right to lease the second-floor "Banquet Hall" under a separate lease agreement executed by both parties under substantially similar terms and conditions to this Lease of the first-floor only. The option right contained herein shall expire on that day that is One Hundred and Eighty (180) days from the Effective Date of this Lease unless timely exercised by Tenant.

7. Peaceful Occupancy by Tenant

If Tenant shall fully observe and perform all of the covenants and conditions of this Lease on its part to be performed, the Landlord hereby covenants and agrees that the Tenant shall have the peaceful possession and enjoyment of said Premises during the term hereof without any interference or hindrance from the Landlord or any person or persons, lawfully claiming by, through or under the Landlord.

8. Security Deposit

A. Both Parties acknowledge that EIGHT THOUSAND ONE-HUNDRED FIFTY USD ($8,150.00) is held on Tenant's account as security for the satisfaction of the terms of this Lease. In the event all terms and conditions of this Lease are fulfilled and complied with by Tenant during the term of this Lease and Tenant has peacefully and without incident or hold over, vacated the Premises; said security deposit shall be returned to the Tenant within Thirty (30) days after said vacation of the Premises by Tenant.

B. At any time during or after expiration of the term of this Lease, the Tenant shall be in default under any of the terms and conditions herein, all or part of said security deposit may be used by the Landlord to cure any such default. Uses of said security deposit include but are not limited to any physical damages to the Premises, delinquent rent and any costs, fees, expenses, charges, losses and attorney fees which the Tenant is obligated to pay to the Landlord.

C. If the Landlord, in accordance with this Lease uses or applies all or part of the security deposit, Tenant shall replenish said security deposit to its original amount with in five (5) days written notice by Landlord. Tenant shall be in default of this Lease if any amount due under this paragraph is not paid within the required time.

D. Tenant covenants and agrees not to assign or encumber or allow to be encumbered in part or in whole the security deposit given to Landlord. Should the Tenant assign this Lease with consent of the Landlord, Tenant hereby agrees that said security deposit

held by Landlord shall be transferred to the benefit of the assignee and shall be deemed the property of said assignee.

9. Rental

The Tenant hereby covenants and agrees to pay the Landlord at its office or at other place as Landlord may from time to time designate, BASE and PERCENTAGE RENTAL for the Premises on or before the FIRST day of each month without notice or invoice as follows:

A. BASE RENTAL. For the initial year of this Lease the BASE RENTAL shall be **TEN THOUSAND USD ($10,000.00) per MONTH** payable plus applicable sales tax, without offset or deduction. Each year after the initial year of this Lease and effective as of the anniversary of the Effective Date, the BASE RENTAL shall increase by THREE PERCENT (3%). Commencing with the first monthly BASE RENT payment due after the completion and acceptance by Landlord of the Tenant Improvements described in Section 18 below and continuing for a period of twenty-five (25) months, Landlord shall credit Tenant in the amount of THREE THOUSAND DOLLARS ($3,000.00) per month toward the BASE RENT as adjusted.

10. Utilities and Other Charges

Tenant will be obligated to pay for all utilities to include but not limited to electrical, sewer, water and any other charges arising out of its use of the Premises. All utilities to the Premises will either be separately metered at Landlord's expense or jointly metered and charged back to Tenant based upon Tenant's Proportionate Share. The Tenant agrees to pay for all utility charges promptly as bills for the same are presented for payment.

11. Past Due Rent or Other Required Payments

The Tenant covenants and agrees that all arrearages in any payment required hereunder, shall bear interest at the highest rate permitted by law from the date upon such payment became due and payable. All of which shall be deemed additional rent hereunder

12. Payment of Taxes

A. The Tenant agrees that the Tenant will, during the term of this Lease, pay all taxes levied by any governmental taxing authority on machinery, equipment, inventory and all other property, real or personal, of the Landlord if used by the Tenant and pay all taxes levied by any governmental taxing authority on machinery, equipment, inventory and all other property of the Tenant, and any sales or use tax levied or assessed against the Tenant by any governmental taxing authority.

B. The Landlord shall pay all ad valorem taxes assessed or levied against the

Premises by any governmental taxing authority. Landlord shall also have the exclusive right, but not the obligation, to contest or appeal any assessment or real estate taxes levied on the property by any governmental or quasi-governmental taxing agency.

C. Tenant agrees to pay to the Landlord as additional rent each such calendar year an amount equal to the gross ad valorem taxes assessed or levied against the Premises by any appropriate governmental taxing authority, plus applicable sales tax. Any amount due the Landlord hereunder for a period of less than one full year shall be prorated on the basis of the ratio which number of days in such period bears to the total number of days is such calendar year. The Tenant shall pay such additional rent within twenty (20) days after receipt by the Tenant of a statement or invoice from the Landlord.

13. Repairs

A. Tenant shall keep and maintain the interior of the Premises in good condition and repair, including, but not by way of limitation, the painting thereof, any heating and air conditioning equipment and refrigeration equipment located in the interior and on the exterior of the Premises, electrical, plumbing and sewer systems, exterior doors and window frames, and the replacement of all broken glass.

B. Except for damages arising out of Tenant's use of the Premises, Landlord shall, at its expense, undertake, in the Landlord's determination, commercially reasonable, repair and maintain the interior portion considered common area including but not by way of limitation the public restrooms and lobby. Landlord shall also maintain the exterior of the Premises including but not by way of limitation roof, gutters, downspouts, walkways, paving, landscaping and repair or remedy any structural defects in the structures which are owned by the Landlord. Specifically, Landlord agrees as follows:

(1) Within one hundred and eighty (180) days of the Effective Date to paint and repair the exterior of Landlord’s building.

(2) Pressure wash the exterior of the building two times per year commencing generally six months after the exterior of the building is painted and continuing generally every six months thereafter during the Term of this Lease.

(3) Within one hundred and eighty (180) days of the Effective Date, restore and replace exterior landscaping around the perimeter of the Premises as may be required in Landlord’s sole discretion, and consistent with the standards Landlord maintains for its other facilities open to the general public. .

C. Notwithstanding the above, Tenant agrees to provide janitorial service to the

public restrooms located in the lobby of the building. Landlord agrees to provide all other maintenance and repair and supply all paper products for said restrooms. For the control and security of said restrooms, Tenant may, on a daily basis, lockthe exterior doors located on the west side of the restrooms upon the opening of the restaurant. Said doors will remain locked overnight.

D. Neither the Landlord nor the Tenant shall be required to make any repairs during such period or periods of time when prevented from so doing by reason of strikes, governmental regulations, an inability to obtain materials or other causes beyond the control of such party.

E. The Landlord shall not be liable for any damage occasioned by reason of the construction of improvements on the Premises or by failure to keep the Premises or the improvements in repair, as aforesaid, unless notice, in writing, or the need for repairs has been given to the Landlord, thirty (30) days has elapsed from said notice, and the Landlord has failed to make such repairs. Tenant further waives any right to and agrees to hold Landlord harmless from any damages for loss of use or profits unless caused by Landlord's sole negligence or willful misconduct.

F. In the event that either of the parties does not make the repairs to the Premises required hereunder, the other party, after ten (10) days prior written notice, and the expiration of all applicable opportunity to cure periods, the responsible party covenants and agrees to reimburse promptly the performing party for the cost of such repair, plus ten percent (10%) of such costs for supervision. In such event, if payment of the amounts due the performing party is not made within thirty (30) days after presentation of statements therefore, such amounts shall earn interest as provided in Paragraph from the date of presentation until paid. For the purposes of this paragraph, cost defined as actual cost of labor, plus the Landlord's historical overhead percentage factor, plus materials. Overhead includes, but is not limited to, such items as employment taxes, group insurance, bonus, lost time, annuity cost, profit sharing, vehicle operating and maintenance expense.

14. Signs

The Tenant covenants and agrees not to place, allow or cause to be placed, any sign or signs of any kind whatsoever on the exterior of the Premises or the Building or on the interior of the Building when visible from the exterior, except in, on or upon such place or places and in such manner as may be authorized in writing by Landlord and in accordance with applicable law. Upon expiration or earlier termination of this Lease, at the request of the

Landlord, Tenant shall remove all signs and repair any damage caused by their installation or removal. Any signage, not approved by Landlord shall be removed immediately upon request of the Landlord. No trailer signs will be permitted. All maintenance, utilities, taxes or any other cost for said signage shall be the responsibility of the Tenant. Notwithstanding the foregoing, Tenant may, at its expense and in accordance with all applicable laws and codes, maintain, replace, and repair the existing monument sign currently located at the entrance of the Premises.

15. Security Measures

Tenant hereby acknowledges that the Landlord shall have no obligation whatsoever to provide guard service or other security measures for the benefit of the Tenant. Tenant assumes all responsibility for the protection of the Tenant, its agents and invitees and the property of same from acts of third parties.

16. Insurance - Provided by Tenant

A. The Tenant further covenants and agrees to provide and maintain, at all times during the term of this Lease and any renewal hereof, policies of insurance insuring the Tenant and the Landlord against any and all claims, demands, actions and causes of action whatsoever for injuries received and damage to property in connection with the use, occupation, management and control of the Premises and the improvements thereon. Such policies of insurance shall insure the Landlord and the Tenant in an amount not less than ONE MILLION DOLLARS ($1,000,000.00) to cover claims of any one person from any single or specific cause and in an amount not less than THREE MILLION DOLLARS ($3,000,000.00) to cover, in connection with any one particular accident or occurrence, the total aggregate of claims that may arise or to be claimed to have risen against the Landlord or the Tenant, as aforesaid.

B. In addition to the insurance policies described in A above, Tenant further agrees to provide and maintain at all times during the term of this Lease and any renewal hereof, policies of insurance generally referred to as Liquor Liability Insurance in an amount of not less than ONE MILLION USD ($1,000,000.00) to cover any claims which may result from the Tenant serving or selling alcoholic beverages.

C. The originals of the aforementioned policies of insurance, or certificates of issuance thereof, shall be delivered to the Landlord as evidence of the compliance by the Tenant with the terms and provisions contained herein. Each of the said insurance policies shall be issued by a company or companies authorized to do business in the State of Florida and have an A.M. Best Company Rating of "A" or better and a Financial Size Category of "VII"

or better or by a company otherwise acceptable to Landlord, in its sole discretion. Should the Tenant fail to maintain such insurance in force, Landlord may, but shall not be obligated to, procure the same and advance funds for payment of the cost thereof for and behalf of the Tenant and all such payments shall be considered as rent immediately due, upon written demand therefore and shall be included in any lien for rent due and unpaid.

D. If during the period which an insurance company is providing the coverage required by this Lease, an insurance company shall: 1) lose its Certificate of Authority, 2) no longer comply with any applicable Florida Law, or 3) fail to maintain the Best Rating and Financial Size Category, the Tenant shall, as soon as the Tenant has knowledge of any such circumstance, immediately notify the Landlord and immediately replace the insurance coverage provided by the insurance company with a different insurance meeting the requirements of this Lease. Until such time as the Tenant has replaced the unacceptable insurer acceptable to Landlord, the Tenant shall be deemed in default of this Lease. The parties agree that upon the expiration of the first three (3) years of this Lease term and each three-year period thereafter, Landlord in its sole discretion may review the insurance amounts set forth above and, if deemed warranted, require that Tenant increase the above stated policy limits to accomplish the purposes contained in this Lease. To implement this provision, Landlord shall notify Tenant in writing as soon as practical and Tenant shall, at its expense, increase the policy amounts and provide proof of said increase to Landlord within ninety (90) days of said notice.

17. Rules - Compliance by Tenant

The Tenant shall promptly execute and comply with, at its sole expense, all present and future statutes, ordinances, rules, orders, regulations and requirements of the federal, state, county and city governments and of any and all their departments and bureaus, which may be applicable to the Premises or the Tenant's use thereof; and the Tenant shall promptly comply with and execute all rules, orders and regulations of the Southeastern Underwriters Association and the Florida Rating and Inspection Bureau and the insurance carrier, or carriers, writing insurance on the improvements.

18. Construction of Improvements by Tenant

Within One Hundred and Eighty (180) days of the Effective Date of this Lease, Tenant shall make improvements to the interior of the premises as generally described in Exhibit B to include the conceptual design identified as “Modern Coastal”, attached hereto and incorporated herein, hereafter referred to as the “Tenant Improvements”. The specifics of the

Tenant Improvements shall require preapproval by Landlord. Landlord may not unreasonably withhold approval but may request clarification or supporting documentation including but not limited to drawing, renderings, or diagrams. Landlord shall credit on Tenant's account to be applied to the Base Rent as adjusted and as set forth above, subject to Landlord's verification of the actual costs incurred for the Tenant Improvements SEVENTY-FIVE THOUSAND DOLLARS ($75,000.00) total. For purposes herein and as a condition to application of all or a portion of the aforesaid credit, Tenant shall provide to Landlord any and all documentation reasonably requested by Landlord to verify the actual costs.

The Tenant covenants and agrees not to mar, remove or alter the Premises, or erect on the Premises any additional improvements without first having obtained the prior written approval of the Landlord, or commit or permit any waste or despoilment of the Premises or the improvements thereon. In the event additional improvements are constructed or erected on the Premises without prior approval, such improvements shall, at the option of the Landlord be removed at Tenant's expense. All Tenant Improvements or approved additional improvements shall remain on the Premises as the property of the Landlord and shall not be removed during the term of this Lease, or at the expiration thereof.

19. Construction Liens

Any consents Landlord may give to Tenant to allow Tenant to construct improvements on the Premises or any alterations or additions thereto shall not be deemed improvements required by an agreement between Landlord and Tenant, within the meaning of the Florida Construction Lien Law. All contractors, subcontractors, mechanics, laborers, material men and others who perform any work, labor or services, or furnish any materials or otherwise participate in the construction of improvements on the Premises, are hereby given notice that the Tenant is not authorized to subject Landlord's interest in the Premises to any claim for mechanic's, laborer's, material men's liens, or other liens, and all persons dealing directly or indirectly with the Tenant may not look to the interest of the Landlord in the Premises as security for payment of such labor, services or materials. The Landlord may, at its option, record a short form version of this Lease, which shall be executed by Tenant, in the public records of Osceola County.

If any Construction or other liens shall be filed against the Premises, or any improvement thereon by reason of or arising out of any labor or materials furnished or alleged to have been furnished or to be furnished to or additions to the Premises, the Tenant shall, within thirty (30) days after receipt of written notice from Landlord either pay such lien or cause the same to be bonded off the Premises in the manner provided by law. The Tenant shall also defend on behalf of

the Landlord, at the Tenant's sole cost and expense, any action, suit or proceeding which may be brought for the enforcement of such liens and the Tenant shall pay any damage and discharge any judgment entered thereon.

20. Entry Upon the Premises

The Tenant covenants and agrees that the Landlord, its representatives, successors and assigns, shall have free access to the Premises at all reasonable times for the purpose of inspecting the same and for the purpose of making any alterations or repairs to the Premises that the Landlord may deem necessary for the safety or preservation of the Premises or any alterations or repairs required of the Landlord hereunder.

21. Hold Harmless

A. The Tenant covenants and agrees that the Tenant will indemnify and save harmless the Landlord from and against any and all liability, liens, claims, demands, damages, expenses, fees, fines, penalties, suits, proceedings, actions and causes of action of any kind, either threatened or actual and including attorney fees at all levels including appeal and related to or arising from the use, occupation, management or control by Tenant of the Premises and the improvements thereon, or which may be the result of any breach, violation or non-performance of any covenant, condition or agreement herein contained on the part of the Tenant to be kept and performed, except as may be caused sole negligence or willful misconduct of the Landlord . The Tenant covenants and agrees that the Tenant will, at the Tenant's expense, defend any and all actions, suits, or proceedings which may be brought against the Landlord or in which the Landlord may be impleaded with others in any such action or proceedings to which the Landlord may be a party, unless resulting from the Landlord's sole negligence.

B. In the event the Tenant fails to perform under the provisions of A. above, within ten (10) days after due notice, the Landlord may at its option, take whatever reasonable action the Landlord deems necessary to cure the Tenant's failure to perform, and the Tenant agrees to pay the Landlord as additional rent hereunder for all damages, costs, fees, expenses, judgments, charges and reasonable attorneys' fees incurred by the Landlord in exercising its rights under this Lease.

22. Destruction of Premises

A. The Landlord and Tenant covenant and agree that in the event the Premises shall be wholly or partially damaged by fire, windstorm, tornado, flood or by similar causes to such an extent that the Premises shall be rendered wholly untenable, then either party may elect, within twenty (20) days after such damage, to terminate this Lease, and if either party shall

so elect, by giving to the other written notice of termination, both parties shall stand released of and from further liability under the terms hereof. If the Premises shall suffer only minor damage and shall not be rendered wholly untenable by any such casualty, or in the event the Premises are rendered wholly untenable and the option to terminate is not exercised by either party, the Landlord covenants and agrees to proceed promptly without expense to the Tenant, except for leasehold improvements not the property of the Landlord, to repair the damage. It is understood and agreed that the Landlord shall have reasonable time within which to rebuild or make any repairs, and such rebuilding and repairing shall be subject to delays caused by storms, shortages of labor and materials, government regulations, strikes, walkouts and causes beyond the control of the Landlord, which causes shall not be construed as limited factors, but as exemplary only.

B. In all cases in which the Premises shall be rebuilt or repaired by the Landlord, the Tenant shall be entitled to an equitable abatement of rent from the date of said casualty, depending upon the nature and extent of the untenable conditions of the Premises until the improvements have been fully repaired and restored.

23. Condemnation

If the whole or a substantial part of the Premises is condemned or acquired in lieu of condemnation for any public or quasi-public use or purpose, by the right of eminent domain or otherwise, and the Tenant is unable, in the Tenant's reasonable determination to carry on its normal business operations and as long as the Lease is not in default at the time of notice, Tenant shall have the right to terminate this Lease by giving written notice of such termination to Landlord no later than thirty (30) days after the occurrence of such condemnation. Rental on the Premises will cease and the termination shall be effective on the date Tenant has complied with all other terms and conditions of this Lease. All condemnation awards or compensation shall be the sole and separate property of the Landlord.

24. Landlord's Lien

The Tenant pledges to the Landlord all of its furniture, furnishings, fixtures and equipment contained and to be contained in the improvements on the Premises as security for the payment of the rent reserved herein and all debts, costs, expenses, charges mentioned in this Lease, when the same shall become due, and if the same are collected by or through an attorney, the Tenant agrees to pay to the Landlord all costs, fees and expenses to which the Landlord may be put in collecting the same, including reasonable attorney's fees, at all levels, including appeal.

25. Removal of Personal Property by Tenant

A. Except as hereinabove otherwise provided, all of the furniture, furnishings, trade fixtures, and other personal property or equipment installed in the Premises by the Tenant shall remain the property of the Tenant and may be removed by Tenant upon expiration of the term of this Lease, subject, however, to the limitations that (1) any such improvements, furniture, furnishings, trade fixtures, and equipment as are affixed to the Premises and require severance may be removed only if the Tenant shall repair any damage caused by such removal and restore the Premises to its original condition immediately prior to such installation, and (2) the Tenant shall have fully performed all of the covenants and agreements to be performed by it under the provisions of this Lease. Upon demand by the Landlord, the Tenant shall deposit with the Landlord a sum satisfactory to the Landlord to cover the cost of repairs to the Premises due to the severance of any of the above personal property affixed hereto. When such repairs are completed to the satisfaction of the Landlord, the Landlord will refund such deposit to the Tenant, if the Tenant shall have paid all bills for such repairs.

B. The Landlord, following the termination, abandonment, surrender or release of this Lease, shall have the right to take possession of any goods, equipment, inventories, fixtures or other personal property of the Tenant which may be left upon the Premises, and may dispose of said property at a time and place designated by the Landlord's sole opinion, and upon notice of such disposition to any necessary parties. Any proceeds from such sale, lease or other disposition of the said property may be applied to:

(1) Any costs incurred by the Landlord in retaking, holding, selling or otherwise disposing of the said property of the Tenant;

(2) Any monies which may be owing and unpaid under the provisions of this Lease; and/or

(3) Any reasonable charges for rent loss due to failure to remove such property from the Premises.

26. Default

The following events shall constitute defaults hereunder by the Tenant:

(1) Monetary Default: Failure to pay rent or other charges required under the provisions of this Lease promptly when due;

(2) Non Monetary Default: Failure to fully and promptly perform and comply with each and every term, provision, covenant and condition of this Lease except for a Monetary Default as defined above.

(3) In the event of a Monetary Default by Tenant and the continuance of such default for a ten (10) days after written notice thereof, or in the event of a Non-Monetary Default and the continuation of such Non-Monetary Default for a period of twenty (20) days after written notice thereof, the Landlord may, at the Landlord's option and sole discretion, and in addition to any other remedy or right given hereunder or by law, without further demand or notice:

(4) Terminate this Lease on the date specified in said notice and retake possession of the Premises, and/or

(5) Re-enter the Premises and re-let the same for the benefit of the Tenant and declare the entire balance of the rent for the unrented remainder of the term to be due and payable immediately by the Tenant and collect the same by all available legal remedies and in no event shall such re-entry or resumption of possession or re- letting of the Premises be deemed to be an acceptance or surrender of the balance of the term of this Lease or a waiver of any of the rights or remedies of the Landlord hereunder unless specifically waived in writing by the Landlord.

(6) The remedies set forth in paragraphs (1) and (2) above shall be deemed to be cumulative and shall not preclude the Landlord from enforcing any other remedy or right provided to the Landlord hereunder or by law. In all events, the Tenant shall remain liable for the payment of any and all sums due under this Lease until paid in full, including, without limitation, all rents, all expenses for physical damage, attorneys' fees and costs incurred in enforcing any remedy set forth herein or provided by law or otherwise.

(7) Upon termination of this Lease, or re-entry and re-letting of the Premises as provided above, the Landlord shall have the unfettered right to enter the Premises or any part thereof forthwith, without further demand or notice, in the name of the Landlord or otherwise, without being liable in any manner whatsoever in trespass, damages, or otherwise. Upon such re-entry, the Tenant does hereby covenant and agree to defend, indemnify and hold the Landlord harmless from and against any and all loss, costs, damages, suits and claims, whether in law or in equity, which may be suffered against the Landlord, including loss of rent during the remainder of the term hereof, by reason of such termination or re-entry.

(8) The Tenant further agrees to pay promptly, upon demand, costs, fees, expenses, charges and reasonable attorneys' fees and costs incurred by the Landlord as result of said termination or re-entry, as well as all costs incurred by Landlord in the nature of repairs required to place the Premises in a rentable condition, and all other costs incurred by the Landlord in order to perform the obligations and covenants of the Tenant hereunder.

(9) Receipt and acceptance by Landlord of rent or other charges owing by Tenant shall not constitute or be deemed to be a release or waiver by Landlord of Landlord's rights and remedies hereunder, nor a cure of Tenant's defaults, unless: (1) the amounts received are in strict compliance with demands by Landlord and represent the full amount required, and (2) Tenant is not otherwise in default under any of the remaining obligations and requirements imposed upon Tenant by this Lease.

27. Bankruptcy of Tenant

To the extent now or hereinafter permitted by applicable law, the filing against Tenant of a petition in bankruptcy or other similar proceedings under law for relief of debtors, or involuntary appointment of a receiver, custodian, liquidator, or trustee in bankruptcy of the Premises and improvements thereon and such petition or petitions is not discharged or vacated within one hundred twenty (120) calendar days after the filing thereof; or if Tenant becomes insolvent or unable to pay its debts as they mature or makes an assignment for the benefit of creditors or requests or consents to the appointment of a receiver, custodian, Liquidator or trustee in bankruptcy of any such party's property or files a petition in bankruptcy or other similar proceeding under law for relief of debtors, then upon the occurrence of any of the above events, Landlord may, at its option, declare Tenant in default hereunder and immediately give Tenant written notice of its intention to terminate this Lease.

28. Certification of Lease

Upon request, in writing, from the Landlord, the Tenant covenants and agrees to execute, acknowledge and deliver to the Landlord within thirty (30) days, at any time and from time to time, a statement, in writing, certifying that this Lease is unmodified and in full force and effect or if there have been modifications, that the same is in full force and effect as modified and stating the modifications, and further certify the dates to which the rent and other charges have been paid.

29. Landlord's Right to Perform Tenant's Covenants

If the Tenant shall at any time fail to make any payment or perform any other act on its part to be made or performed, the Landlord, after ten (10) days notice to the Tenant, except when other notice is expressly provided for in this Lease (or without notice in case of an emergency), and without waiving or releasing the Tenant from any obligation of the Tenant contained herein, may, but shall not be obligated to, make any such payments or perform any other act on the Tenant's part to be made or performed as in this Lease provided, and may enter upon the Premises for any such purpose and take all such action

thereon as may be necessary therefore. All sums so paid by the Landlord and all costs and expenses incurred by the Landlord in connection with the performance of any such act shall constitute additional rent payable by Tenant on demand and, until paid, shall be included in any lien for rent due and unpaid.

30. Waiver of Covenants by Landlord

No consent or waiver by the Landlord to or of any breach of any covenant, condition or duty of the Tenant shall be construed as a consent to or waiver of any other breach of the same or any other covenant, condition or duty of the Tenant. No such consent or waiver shall be valid unless in writing, signed by the Landlord, and no such consent or waiver shall be implied by the failure of the Landlord to declare a forfeiture or for any other reason.

31. Waiver of Jury Trial

Landlord and Tenant each hereby waive all rights to trial by jury in any claim, action, proceeding or complaint by either party against the other on any matter arising out or in any way connected with this Lease, the relationship of Landlord and Tenant, any claim for injury or damage and any emergency statute or any other statutory remedy and/or Tenant's use or occupancy of the Premises.

Tenant further agrees that it will not interpose any counterclaim or counterclaims in summary proceedings or in any action based upon non-payment of rent or any other payment required of Tenant hereunder.

32. Rights are Cumulative

The rights of the Landlord under this Lease shall be cumulative and nonexclusive as to those provided. by statute, and failure on the part of the Landlord to exercise promptly any rights conferred upon it hereunder shall not operate as a waiver or forfeiture of any said rights.

33. Subletting of Premises by Tenant

Tenant will have the right to assign or sublease the Premises upon written consent of Landlord which consent will not be unreasonably withheld, delayed or conditioned. Landlord’s consent shall not be required: (i) in the event of a merger where Tenant is the surviving entity upon the sale of substantially all of Tenant’s equity or assets to a reputable regional or national restaurant owner/operator; (ii) in the event of an assignment or sublease of all or a portion of Tenant’s interest in the Lease or the Premises to any entity controlling Tenant, controlled by Tenant or under common control with Tenant; (iii) an assignment of all of any part of Tenant’s interest in the Lease or in the Premises to a franchisee or a licensee. The sale, assignment, transfer, exchange or other disposition of a majority interest (stock or partnership's interest) in the Tenant shall be deemed

an assignment of this Lease. Sub lessees or assignees shall become liable to Landlord for all obligations of the Tenant without relieving the Tenant's liability, which liability shall remain unabated during the term of this Lease and any renewals thereof.

Tenant agrees to pay Landlord for any cost incurred by Landlord, including attorney's fees, in conjunction with the processing and documentation of any requested transfer, assignment, subletting, licensing, financing agreement, or concession agreement, change of ownership of hypothecation of this Lease or Tenant's interest in and to the Premises. In any event, the minimum amount payable is agreed to be ONE THOUSAND DOLLARS ($1,000.00).

34. Surrender of Premises Upon Termination

The Tenant covenants and agrees that upon the termination of this Lease, whether by lapse of time or otherwise, it will, at once, peaceably and quietly, vacate, surrender and deliver up to the Landlord, all of the Premises in as good condition and repair as upon delivery of possession to the Tenant, ordinary wear and tear and damage by fire or other casualty, not caused by Tenant's negligence, only excepted. If the Tenant shall hold over subsequent to the term of this Lease, without the written consent of the Landlord, the Tenant shall be obligated to pay twice the rent specified herein during such holdover period.

35. Time

It is covenanted and agreed between the parties hereto that time is of the essence in this Lease and this provision shall apply to all terms and conditions contained herein.

36. Validity, Performance, Venue and Enforcement of Lease

The laws of the State of Florida shall govern \he validity, performance and enforcement of this Lease. Venue shall be in Osceola County, Florida. The invalidity or unenforceability of any provision of this Lease shall not affect or impair any other provision.

37. Mutual Covenants

Except as hereinbefore or otherwise specifically provided, the covenants, agreements, conditions, obligations and provisions herein contained shall extend to, bind and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns, and wherever either the word "Landlord" or "Tenant" is used in this Lease, it shall deemed to mean "Landlords" or "Tenants", respectively, wherever the context permits or requires, and when the singular and/or neuter pronouns are used herein, the same shall be construed as including all persons and corporations designated respectively as Landlord or Tenant in the heading of this instrument wherever the context requires. The parties further acknowledge that this instrument has been negotiated and drafted by both parties and shall not, by virtue thereof, be construed favorably

for one party against the other.

38. Attorneys' Fees

Landlord and Tenant each agree to pay to the prevailing party, on demand, all costs and expenses and reasonable attorneys' fees, including costs and expenses and reasonable attorneys' fees at all levels including bankruptcy and appeal, incurred by the prevailing party with respect to the enforcement or declaration of any of the rights or remedies or obligations of either of them, whether arising under this Lease or granted, permitted or imposed by law or otherwise, and with respect to the collection of any part of said rent or other charges and sums of money herein reserved or required by either of them to be paid or met.

39. Insurance on Building

The Landlord shall, during the term of this Lease, maintain a fire and extended coverage policy or policies of insurance issued by and binding on companies authorized to do business in the State of Florida, insuring the building owned by the Landlord and occupied by the Tenant, at the full insurable value. Such policy or policies shall be for the sole benefit of the Landlord and shall not limit Tenant's Liability to Landlord as provided hereunder.

40. Radon Gas

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

41. Hazardous Materials and Pollutants

Tenant shall indemnify, defend and hold Landlord harmless from any and all liability, claims, costs, fines, fees, actions, or sanctions asserted by or on behalf of any person or governmental authority arising from or in connection with Tenant's use or misuse, handling or mishandling, storage, spillage, discharge, seepage into water bodies or groundwater supply, or release into the atmosphere of any hazardous materials, pollutant, or contaminant, whether solid, liquid or gas. Tenant shall take all reasonable precautions and safety measures, in accordance with current technology, to prevent the release of hazardous materials, pollutants, and contaminants. In the event Tenant learns of the discharge upon the Premises of any hazardous material, pollutant or contaminant, Tenant shall immediately undertake to contain, remove and abate the discharge. Failure of Tenant to comply with the provisions of this Clause shall constitute a default.

42. Liability of Landlord

The Landlord shall not be responsible in any manner for any loss or damage to the Premises or any property of the Tenant, or injury to persons resulting, occurring on or about the Premises, or related to the sale of any product or services from the Premises or by reason of any existing or future condition, defect, matter, thing, action or inaction, or for the acts, omissions or negligence of other persons on or related to the Premises, other than that resulting from the Landlord's sole negligence. In no event and under no circumstances related to any matter contained herein or any act, action, inaction or omission of Landlord, will Landlord be responsible to Tenant or any third party for any non-consequential damages, including, but not limited to any loss of use, profits or the like.

43. Encumbrance

If there currently exists any ground or underlying leases, mortgages, deeds of trust or other similar instruments encumbering the Center and/or the Premises, Landlord shall deliver to Tenant a non-disturbance agreement in form and substance reasonably acceptable to Tenant from the holder of each superior interest, no later than 30 days after the execution of the Lease or Tenant shall have the right to terminate the Lease at any time thereafter prior to the receipt of such non-disturbance agreement(s).

44. Serving of Notices

For purposes of satisfying Florida Statute 83.20, or any successor to that Statute, regarding hand delivery of notices after default to Tenant at Tenant's residence, the term "residence" shall be deemed to mean the Premises located at 1104 Lakeshore Blvd., St. Cloud Florida, 34 769.

Any other notice, consent, election, demand, delivery or exercise of any option required or permitted under this instrument shall be deemed to be made, given or served when deposited in the United States Mail, registered or certified, postage prepaid and addressed as follows:

If to Landlord: City of St. Cloud
Attn: City Manager
1300 Ninth Street
St. Cloud Florida 34769
(or such other place as the Landlord may direct in writing)

If to Tenant: Greg Powers, CEO
Beachside Hospitality
11201 CORPORATE CIRCLE N Suite120
ST PETERSBURG, FL 33716
(or such other place as the Tenant may direct in writing)

45. Public Records.

Tenant recognizes and acknowledges that the Premises are owned by a public entity

and therefore, any records or documents related to this Lease and the Premises, may be subjection to disclosure pursuant to Florida's Public Records Law. Therefore, Tenant expressly agrees to comply with all applicable provisions of Florida's Public Records Law.

46. No Partnership

Landlord does not, in any way or for any purpose, become a partner or tenant in the conduct of Tenant's business or otherwise, or party to a joint venture, or member of a joint enterprise with Tenant.

47. No Other-Representation

Neither the Landlord nor its agents have made any representations or promises in respect to the Premises, except as expressly set forth herein. This Lease contains the entire agreement between the parties, and no executory agreement thereafter shall be effective to change, modify or discharge this Lease in whole or in part unless such executory agreement is in writing and signed by the party against whom enforcement of the change, modification or discharge is sought. The taking of possession of the Premises by Tenant shall be conclusive evidence as against the Tenant that the Premises were in good and satisfactory condition at the time such possession was taken.

48. No Reservations

The submission of this Lease for examination does not constitute a reservation of, or option for the Premises, and this Lease becomes effective only upon execution and delivery thereof by Landlord and Tenant.

IN WITNESS WHEREOF, the Landlord and Tenant have hereunto executed instrument for the purposes herein expressed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Landlord: City of St. Cloud

By: _____
Veronica Miller, City Manager
Date: _____

Tenant: Crabby Bills St. Cloud LLC.

By: _____
_____
Printed Name & Title
Date: _____

SCHEDULE "A"
PROPERTY DESCRIPTION

The first-floor interior consisting of approximately 5,500 square feet and the adjacent outdoor patio of that structure owned by the City of St. Cloud located at
1104 Lakeshore Blvd St Cloud, Florida
The outdoor space is excluded from the calculation of square footage of this lease, but sales generated from this space are included for tax and percentage rental calculation

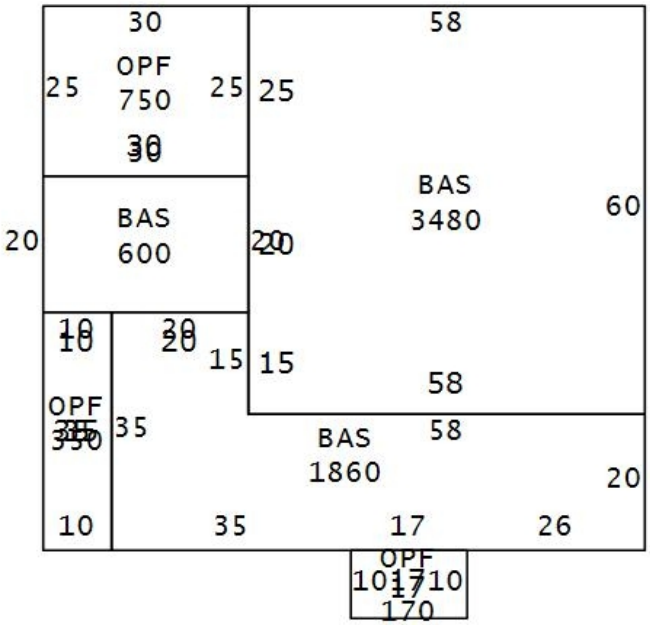




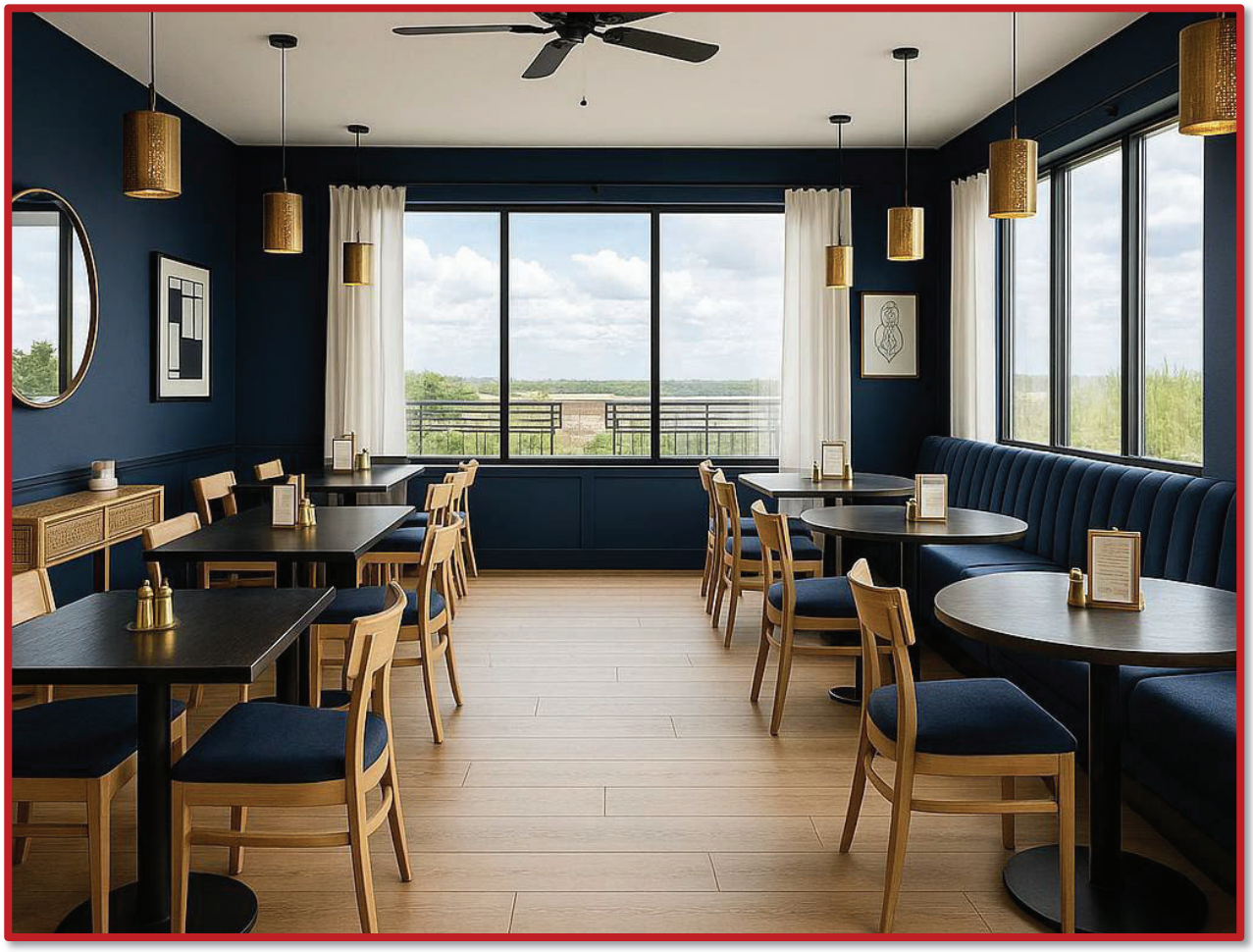
Exhibit "B"
Tenant Improvements

Crabby's on the Lakefront is fully committed to continuing as a premier dining destination along the St. Cloud waterfront. We are ready and willing to invest in a full interior redecoration that will enhance both the guest experience and the overall aesthetic of the city's lakefront district. This investment represents a significant financial commitment on our part, and we are prepared to begin this work if the City Council removes the current lease termination clause and moves towards a long-term agreement that provides the stability necessary to move forward with major capital improvements. The updates listed below are preliminary but not limited to the following improvements:

- Updated color palette to create a refined, modern waterfront atmosphere that complements the lakefront setting.
- Replacement of all tables and chairs with contemporary, high-quality furnishings to enhance comfort and visual appeal.
- Installation of new lighting fixtures to provide a brighter, more inviting dining environment with a waterfront-inspired ambiance.
- Updated window treatments designed to soften the space while maintaining the lakefront views and natural light.
- Introduction of new wall art and décor that reflects a modern waterfront identity consistent with the updated aesthetic.
- New staff uniforms selected to convey a polished, professional, and upscale impression consistent with the refreshed interior design.
- Replacement of flooring (pending City approval) to complete the cohesive visual update and improve overall durability and appearance.
- Refreshed menu design featuring an elevated, streamlined presentation that aligns with the updated restaurant environment and brand direction.

Renderings, Mood Boards including color swatches, and menu ideas sourced from brands within the Beachside Hospitality Group family of restaurants can be found on the following pages.


welcome



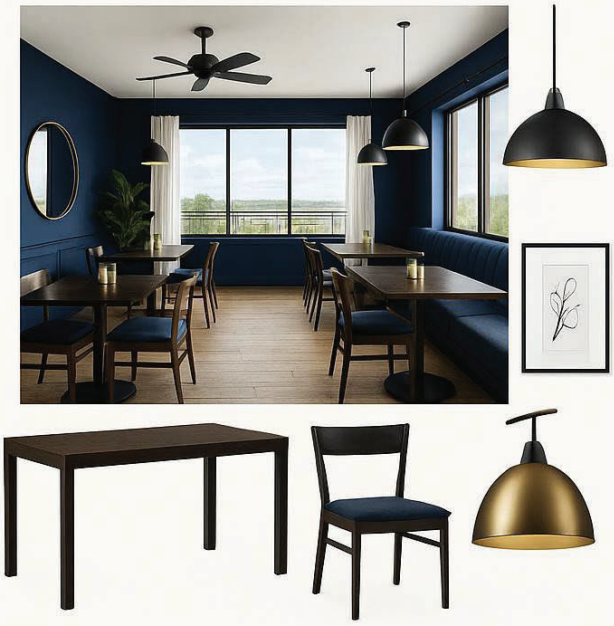
MODERN COASTAL

Bagie | Woite | Woven texturs | Sage Green | Serene blue | Blue



MODERN CLASSIC

Navy | Crisp white | Warm wood | Brass | Charcoal | Black



Meeting: August 20, 2026

Agenda Item Type: Council Action Resolution No. 2026-120R Kings Crest Final Assessment

Economic Development Agenda Item:
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.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Per Council direction, the City prepared this special assessment for the Kings Crest subdivision which includes 116 properties. The assessment is for ongoing streetlights, irrigation, and landscaping services. This includes administrative support needed for the special assessment area. The City is working to set up an agreement with a contractor to support the special assessment.

Legal Authority:
City of St. Cloud Code of Ordinances, Part II City Codes, Chapter 37 Special Assessments, Section 37-6

Budget and Recommendation:
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 costs as well.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/26 - Final Action

Attachments:
1. Kings Crest Final Assessment Res 2026
2. Kings Crest Assessment Roll

RESOLUTION 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.

WHEREAS, the City Council of the City of St. Cloud, adopted Resolution 2026-094R adopting a preliminary assessment for Kings Crest;

WHEREAS, Notice as required by the City Code and Floridia Statutes was provided by publication and individual mailings notifying the owners of real property at Kings Crest of a public hearing on August 20, 2026 to adopt the Final Assessment;

WHEREAS, on August 20, 2026, the City Council held a public hearing to consider adoption of the Final Assessment and challenges to individual assessments; and

WHEREAS, the City Council desires to approve the Final Assessment Roll for Kings Crest Landscape Maintenance and Streetlighting Services in accordance with applicable law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, THAT:

Section I. Authority. This Resolution is adopted pursuant to Section 2(b), Article VIII of the Constitution of the State of Florida and Chapters 166 and 170, Florida Statutes and City Code Chapter 37.

Section II. Final Assessment Roll Adopted. The Final Assessment Roll as set forth in Exhibit "A" attached hereto and incorporated herein is herby approved and adopted by the City Council in order to defray the costs and expenses of certain public maintenance and expenses provided and to be provided by the City by Special Assessments against specially benefitted real property located in Kings Crest, St. Cloud, Florida.

Section III. Severability. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion hereof shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

Section IV. Effective Date. This Resolution shall take effect immediately upon adoption.

This Resolution duly adopted this 20th Day of August, 2026.

ATTEST:

_____
Ivy Llauro, City Clerk

City of St. Cloud

By:_____
Christian B. Robertson, Mayor

APPROVED AS TO FORM:

By:_____
Daniel F. Mantzaris, City Attorney

Parcel	Tax District Code	Number of Units	Unit Type	Assessment Amount	Override			
312530361300010050	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		1400	CROWNVIEW	CT
312530361300010040	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		1401	CROWNVIEW	CT
312530361300010060	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		1402	CROWNVIEW	CT
312530361300010030	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		1403	CROWNVIEW	CT
312530361300010020	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		1405	CROWNVIEW	CT
312530361300010130	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2299	KINGS CREST	RD
312530361300010140	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2300	KINGS CREST	RD
312530361300010120	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2301	KINGS CREST	RD
312530361300010150	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2302	KINGS CREST	RD
312530361300010110	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2303	KINGS CREST	RD
312530361300010160	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2304	KINGS CREST	RD
312530361300010100	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2305	KINGS CREST	RD
312530361300010170	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2306	KINGS CREST	RD
312530361300010090	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2307	KINGS CREST	RD
312530361300010180	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2308	KINGS CREST	RD
312530361300010080	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2309	KINGS CREST	RD
312530361300010190	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2310	KINGS CREST	RD
312530361300010070	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2311	KINGS CREST	RD
312530361300010200	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2312	KINGS CREST	RD
312530361300010210	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2314	KINGS CREST	RD
312530361300010010	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2315	KINGS CREST	RD
312530361300010220	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2316	KINGS CREST	RD
312530361200010440	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2317	KINGS CREST	RD
312530361200010430	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2318	KINGS CREST	RD
312530361200010420	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2320	KINGS CREST	RD
312530361200010010	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2321	KINGS CREST	RD
312530361200010410	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2322	KINGS CREST	RD
312530361200010020	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2323	KINGS CREST	RD
312530361200010030	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2325	KINGS CREST	RD
312530361200010470	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2326	KINGS CREST	RD
312530361200010040	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2327	KINGS CREST	RD
312530361200010460	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2328	KINGS CREST	RD
312530361200010050	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2329	KINGS CREST	RD
312530361200010060	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2331	KINGS CREST	RD
312530361200010070	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2335	KINGS CREST	RD
312530361200010080	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2336	KINGS CREST	RD
312530361200010590	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2337	KINGS CREST	RD
312530361200010090	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2338	KINGS CREST	RD
312530361200010580	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2339	KINGS CREST	RD
312530361200010100	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2341	KINGS CREST	RD
312530361200010110	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2343	KINGS CREST	RD
312530361200010120	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2345	KINGS CREST	RD
312530361200010130	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2347	KINGS CREST	RD
312530361200010140	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2349	KINGS CREST	RD
312530361200010150	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2351	KINGS CREST	RD
312530361200010160	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2353	KINGS CREST	RD
312530361200010170	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2353	KINGS CREST	RD
312530361200010180	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2355	KINGS CREST	RD
312530361200010690	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2356	KINGS CREST	RD
312530361200010190	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2357	KINGS CREST	RD
312530361200010680	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2358	KINGS CREST	RD
312530361200010200	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2359	KINGS CREST	RD
312530361200010210	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2361	KINGS CREST	RD
312530361200010220	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2363	KINGS CREST	RD
312530361200010670	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2364	KINGS CREST	RD
312530361200010230	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2365	KINGS CREST	RD
312530361200010240	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2367	KINGS CREST	RD
312530361200010250	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2369	KINGS CREST	RD
312530361200010660	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$ 282.00		2370	KINGS CREST	RD

312530361200010260	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	2371	KINGS CREST	RD
312530361200010650	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	2372	KINGS CREST	RD
312530361200010270	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	2373	KINGS CREST	RD
312530361200010280	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	2375	KINGS CREST	RD
312530361200010290	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	2377	KINGS CREST	RD
312530361200010520	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	2378	KINGS CREST	RD
312530361200010300	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	2379	KINGS CREST	RD
312530361200010400	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1402	KINGSTON	WAY
312530361200010480	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1403	KINGSTON	WAY
312530361200010490	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1405	KINGSTON	WAY
312530361200010330	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1406	KINGSTON	WAY
312530361200010500	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1407	KINGSTON	WAY
312530361200010320	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1408	KINGSTON	WAY
312530361200010510	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1409	KINGSTON	WAY
312530361200010310	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1410	KINGSTON	WAY
312530361300010390	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1412	KINGSTON	WAY
312530361300010380	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1413	KINGSTON	WAY
312530361300010400	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1414	KINGSTON	WAY
312530361300010370	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1415	KINGSTON	WAY
312530361300010410	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1416	KINGSTON	WAY
312530361300010360	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1417	KINGSTON	WAY
312530361300010350	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1419	KINGSTON	WAY
312530361300010420	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1420	KINGSTON	WAY
312530361300010340	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1421	KINGSTON	WAY
312530361300010330	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1423	KINGSTON	WAY
312530361300010320	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1425	KINGSTON	WAY
312530361300010310	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1427	KINGSTON	WAY
312530361300010300	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1429	KINGSTON	WAY
312530361300010290	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1431	KINGSTON	WAY
312530361300010430	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1432	KINGSTON	WAY
312530361300010280	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1433	KINGSTON	WAY
312530361300010270	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1435	KINGSTON	WAY
312530361300010260	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1437	KINGSTON	WAY
312530361300010440	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1438	KINGSTON	WAY
312530361300010250	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1439	KINGSTON	WAY
312530361300010450	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1440	KINGSTON	WAY
312530361300010240	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1441	KINGSTON	WAY
312530361300010460	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1442	KINGSTON	WAY
312530361300010230	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1443	KINGSTON	WAY
312530361200010350	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1444	KINGSTON	WAY
312530361200010360	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1445	KINGSTON	WAY
312530361200010340	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1446	KINGSTON	WAY
312530361200010370	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1447	KINGSTON	WAY
312530361200010380	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1449	KINGSTON	WAY
312530361200010390	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1451	KINGSTON	WAY
312530361200010450	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1400	WESTMINSTER	WAY
312530361200010600	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1401	WESTMINSTER	WAY
312530361200010570	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1402	WESTMINSTER	WAY
312530361200010560	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1404	WESTMINSTER	WAY
312530361200010610	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1405	WESTMINSTER	WAY
312530361200010550	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1406	WESTMINSTER	WAY
312530361200010620	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1407	WESTMINSTER	WAY
312530361200010540	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1408	WESTMINSTER	WAY
312530361200010630	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1409	WESTMINSTER	WAY
312530361200010530	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1410	WESTMINSTER	WAY
312530361200010640	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	282.00	1411	WESTMINSTER	WAY

Meeting: August 20, 2026

Agenda Item Type: Council Action Resolution No. 2026-121R Cane Break Final Assessment

Economic Development Agenda Item:
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.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Per Council direction, the City prepared this special assessment for the Cane Break subdivision, which includes 69 properties. The assessment is for ongoing streetlights and landscaping services. This includes administrative support needed for the special assessment area. The City is working to set up an agreement with a contractor to support the special assessment.

Legal Authority:
City of St. Cloud Code of Ordinances, Part II City Codes, Chapter 37 Special Assessments, Section 37-6

Budget and Recommendation:
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.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/26 - Final Action

Attachments:
1. Cane Break Final Assessment Res 2026
2. Cane Break Assessment Roll

RESOLUTION 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.

WHEREAS, the City Council of the City of St. Cloud, adopted Resolution 2026-095R adopting a preliminary assessment for Cane Break;

WHEREAS, Notice as required by the City Code and Floridia Statutes was provided by publication and individual mailings notifying the owners of real property at Cane Break of a public hearing on August 20, 2026 to adopt the Final Assessment;

WHEREAS, on August 20, 2026, the City Council held a public hearing to consider adoption of the Final Assessment and challenges to individual assessments; and

WHEREAS, the City Council desires to approve the Final Assessment Roll for Cane Break Landscape Maintenance and Streetlighting Services in accordance with applicable law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, THAT:

Section I. Authority. This Resolution is adopted pursuant to Section 2(b), Article VIII of the Constitution of the State of Florida and Chapters 166 and 170, Florida Statutes and City Code Chapter 37.

Section II. Final Assessment Roll Adopted. The Final Assessment Roll as set forth in Exhibit "A" attached hereto and incorporated herein is herby approved and adopted by the City Council in order to defray the costs and expenses of certain public maintenance and expenses provided and to be provided by the City by Special Assessments against specially benefitted real property located in Cane Break, St. Cloud, Florida.

Section III. Severability. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion hereof shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

Section IV. Effective Date. This Resolution shall take effect immediately upon adoption.

This Resolution duly adopted this 20th Day of August, 2026.

ATTEST:

_____
Ivy Llauro, City Clerk

City of St. Cloud

By:_____
Christian B. Robertson, Mayor

APPROVED AS TO FORM:

By:_____
Daniel F. Mantzaris, City Attorney

Parcel	Tax District Code	Number of Units	Unit Type	Assessment Rate	Assessment Amount	Override			
31253042630001065O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2215	ACREE	LN
31253042630001064O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2219	ACREE	LN
31253042630001054O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2220	ACREE	LN
31253042630001055O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2224	ACREE	LN
31253042630001056O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2228	ACREE	LN
31253042630001063O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2229	ACREE	LN
31253042630001057O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2232	ACREE	LN
31253042630001062O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2233	ACREE	LN
31253042630001058O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2236	ACREE	LN
31253042630001061O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2237	ACREE	LN
31253042630001059O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2238	ACREE	LN
31253042630001060O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2240	ACREE	LN
31253042610001036O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2050	EMPEROR	DR
31253042630001037O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2060	EMPEROR	DR
31253042630001038O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2070	EMPEROR	DR
31253042630001039O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2080	EMPEROR	DR
31253042630001040O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2090	EMPEROR	DR
31253042630001069O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2095	EMPEROR	DR
31253042630001041O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2100	EMPEROR	DR
31253042630001042O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2110	EMPEROR	DR
31253042630001068O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2115	EMPEROR	DR
31253042630001043O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2120	EMPEROR	DR
31253042630001044O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2130	EMPEROR	DR
31253042630001045O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2140	EMPEROR	DR
31253042630001067O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2145	EMPEROR	DR
31253042630001046O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2150	EMPEROR	DR
31253042630001047O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2170	EMPEROR	DR
31253042630001048O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2180	EMPEROR	DR
31253042630001049O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2190	EMPEROR	DR
31253042630001066O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2195	EMPEROR	DR
31253042630001050O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2200	EMPEROR	DR
31253042630001051O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2210	EMPEROR	DR
31253042630001052O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2220	EMPEROR	DR
31253042630001053O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2230	EMPEROR	DR
31253042610001000B0	100 - ST CLOUD	1	MUNICIPAL-IMP	$	209.81		2234	EMPEROR	DR
31253042610001028O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2235	EMPEROR	DR
31253042610001027O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2240	EMPEROR	DR
31253042610001029O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2245	EMPEROR	DR
31253042610001026O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2250	EMPEROR	DR
31253042610001030O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2255	EMPEROR	DR
31253042610001025O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2260	EMPEROR	DR
31253042610001031O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2265	EMPEROR	DR
31253042610001024O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2270	EMPEROR	DR
31253042610001032O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2275	EMPEROR	DR
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31253042610001021O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2300	EMPEROR	DR
31253042610001005O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2305	EMPEROR	DR
31253042610001020O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2306	EMPEROR	DR
31253042610001006O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2309	EMPEROR	DR
31253042610001019O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2310	EMPEROR	DR
31253042610001011O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2313	EMPEROR	DR
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31253042610001012O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2317	EMPEROR	DR
31253042610001016O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2318	EMPEROR	DR
31253042610001015O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2320	EMPEROR	DR
31253042610001013O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2321	EMPEROR	DR
31253042610001014O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		2324	EMPEROR	DR
31253042610001009O	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81		1407	SLIM	CT
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31253042610001001	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81	1385	SUGAR CANE	DR
31253042610001002	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81	1395	SUGAR CANE	DR
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31253042610001034	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81	1410	SUGAR CANE	DR
31253042610001033	100 - ST CLOUD	1	SINGLE FAMILY-IMPROVED	$	209.81	1420	SUGAR CANE	DR
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Meeting: August 20, 2026

Agenda Item Type: Council Action Resolution No. 2026-128R Updating Rules of Conduct — Council Travel and Vehicle Policies

City Manager Agenda Item:
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.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Per Council direction, staff developed a policy for Council travel and city-owned vehicle use. This includes $3,000 per fiscal year on council-related travel for Deputy Mayor and Council Members. $4,000 per fiscal year on council-related travel for the Mayor. Unused funds do not carry over and cannot be transferred or reassigned to another Member. Travel related to board and/or committee assignments as an appointed member of a local government association or travel related to lobbying efforts at the state capitol or Capitol Hill come out of a separate 'Special Assignment/Training Fund'. Special Assignment/Training Fund authorizes each member to use up to $1,800 per fiscal year.

Council vehicle policy allows each member to receive $500 per month in a vehicle allowance, in lieu of using a city-owned vehicle for the performance of their duties of office. Alternatively, members can use a city-owned pool vehicle in lieu of receiving the vehicle allowance. On or before October 1 of each year, each member shall notify the City Manager of the option they have chosen. Newly elected or appointed members shall notify the City Manager as soon as possible of their selection. Members shall follow the City's Operations of City Vehicles Policy set forth in Section 11.05 of the Employee Handbook, as may be amended.

Legal Authority:
Article III, Section 3.05 & Article III, Section 3.14

Budget and Recommendation:
COST: The General Fund budget for Council Travel & Special Assignment/Training Funds is $25,000 per fiscal year.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
8/20/2026 - Final Action

Attachments:
1. City Council Rules of Conduct - 2026

RESOLUTION NUMBER 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.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

CITY OF ST. CLOUD
RULES OF CONDUCT

SECTION I. Council Agenda preparation - distribution.

A. **Agenda**. The City Manager shall prepare an agenda, as more particularly set forth in Exhibit "A" attached, for all formal and informal meetings, except Special Meetings where time does not permit or it is deemed unnecessary by the Mayor.

B. **Formal Meetings.** The agenda for formal meetings, whether regular or special, shall include such matters as the Council or a member thereof may have directed from a previous council meeting or workshop meeting, together with issues presented by a member of the Council, the City Attorney or the City Manager.

C. **Time for Requests.** All requests for items to be placed on the Council Agenda shall be made by such time and date that the City Manager shall designate.

D. **Distribution.** Each member of the City Council, City Attorney as well as news media, shall be provided with a copy of the agenda and supporting documentation as far in advance of the meeting as time will permit. As soon as practical after distribution of the agenda, a copy of the agenda shall be posted on the City Hall bulletin board and on the City's website at www.stcloud.org. A complete copy of the agenda, including all supporting documentation shall also be available for review at the City Clerk's office during normal business hours and on the City's website. A reasonable number of copies of the agenda and consent agenda shall be provided for the public.

SECTION II. General Rules of Conduct

A. All members of the City Council, including the Mayor and Deputy Mayor, have equal votes. No Council member has more power than any other Council member, and all should be treated with equal respect. All Council members and members of appointed boards and commissions should:

i. Fully participate in applicable meetings and other duly advertised public meetings while demonstrating dignity, respect, kindness, consideration, and courtesy to all.
ii. Prepare in advance of meetings and be familiar with issues on the agenda. Address clarifications prior to meeting with applicable staff.
iii. Be respectful of other people's time. Stay focused and act efficiently during meetings.
iv. Serve as a model of leadership and civility to the community.
v. Should inspire public confidence in St. Cloud's city government and its employees.
vi. Shall provide contact information with the City Clerk in case of an emergency or an urgent situation arises while the Council member is otherwise not available.
vii. Demonstrate honesty and integrity in every action and statement.
viii. Follow Federal, State and Municipal Laws guiding public officials, including, but not limited to, the State of Florida Code of Ethics for Public Officers and Employees, the Honest Services Act, Florida's Sunshine and Public Records Law, the City Charter, this Resolution, and any other policies that may be adopted by a majority vote of the City Council.

SECTION III. Policies and Protocol Related to Conduct

A. **Ceremonial Events** – City Charter designates the Mayor to represent the City at all official functions and events. If the Mayor is unavailable, then the Deputy Mayor will represent the City. If the Mayor and Deputy Mayor are unavailable, City staff will determine if the event organizers would like another representative from the Council.
B. **Council Member Hosted Events** – This policy establishes guidelines for community events initiated and hosted by individual members of the City Council.
i. Council Member-hosted community events must be approved in advance by a simple majority of Council members at a regular or special meeting; or by consensus of the City Council at a publicly noticed workshop; or by inclusion as a line item in the City Council budget.
ii. Use of City funds must be approved in the budget.
iii. Events may be held on City property or in City facilities.
iv. The event must fully align with the City's mission, vision, and values.

v. City staff from various departments may be tasked with assisting with the event. Cost for City staff will be included in the budget funds approved by Council.

vi. The Administrative Assistant to the City Council will serve as the point of contact for scheduling Council Member-hosted events. The Administrative Assistant will coordinate event dates and times with the City Council calendar to avoid conflicts with City meetings, events, or other Council Member-hosted events. The Administrative Assistant will notify the Communications Department and any relevant City Departments once an event has been approved, to ensure coordination of staff support and promotion. Invitations and notices related to the event will be distributed through the City Council's Administrative Assistant.

C. **Correspondence Signatures** – Council members do not need to acknowledge the receipt of correspondence, or copies of correspondence, during Council meetings (exception: comprehensive planning, land use and zoning ex parte contact). City staff will prepare official letters, as may be appropriate, in response to public inquiries and concerns. These letters will carry the signature of the Mayor or the appropriate City staff.

D. **Endorsements of Candidates** – Council, board and commission members have the right to endorse candidates for all Council seats or other elected offices. It is inappropriate to mention endorsements during official City meetings or functions.

E. **Intergovernmental Relations** – The Council values intergovernmental relations with neighboring communities and other entities. As a result, Council members should make a concerted effort to attend scheduled meetings with other entities to further promote intergovernmental relations.

F. **Legislative Process** - The City follows Roberts Rule of Order for meeting management, provided, however, that Roberts Rule of Order shall not be used to prevent the full and complete discussion or consideration of any final action item by the any board, commission or council of the City.

G. **Council-Related Travel** – Subject to appropriation through the budget process including any budget amendments, each member of the City Council, excluding the Mayor, without further approval from Council, may expend a maximum of $3,000 per fiscal year on travel to conduct city-related business. The Mayor, without further approval from Council, may expend a maximum of $4,000 per fiscal year on travel to conduct city-related business. Unused funds will not carry over to the following fiscal year and cannot be transferred or reassigned to another Council Member. Travel related to boards and/or committee assignments as a council-appointed member of a local government board, committee or association and council-approved travel related to lobbying efforts at the state capitol or Capitol Hill shall not be included in either fiscal year caps.; these travel expenses shall be paid out of the special assignment/training fund. For purposes

herein, travel expenses shall include air transportation, personal vehicle (mileage reimbursement), rental vehicle, lodging, parking, taxi/rideshare, tolls, and meals (during travel – excluding payment for alcoholic beverages).. To receive reimbursement or prepayment for travel expenses a

""Council Member Travel Expense" form (Exhibit B) shall be completed and submitted to the City Manager. The City Manager, or her designee, will review the request and confirm that funds are available to the Council Member for travel. Prepayment or reimbursement shall be reviewed and approved in accordance with Chapter 112, *Florida Statutes*, Section 32-2 of the City Code and the most current travel policy adopted by Resolution of the City Council.

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H. **Special Assignment/Training Fund** – In addition to the applicable foregoing expense allocation, each member of the City Council may expend a maximum of $1,800 per fiscal year on special assignment/training related expenses. Special assignment/training expenses are expenses related to attending a meeting and/or conference as a council-appointed member of a local government board, committee or association. Special assignment/training expenses also include expenses related to meetings held lobbying members of Congress or members of the Florida Legislature.

To receive prepayment or reimbursement members of the City Council shall submit form in Exhibit "B" to the City Manager. The City Manager, or her designee, will review the request and confirm that funds are available to the Council Member for travel. Prepayment or reimbursement shall be reviewed and approved in accordance with Chapter 112, *Florida Statutes*, Section 32-2 of the City Code and the most current travel policy adopted by Resolution of the City Council.

I. **City Council Vehicle Allowance** – Each member of the City Council shall have the option to receive a $500 per month vehicle allowance to use their personal vehicle or to use a city-owned vehicle, for the performance of their duties of office. On or before October 1 of each year, each member of the City Council shall notify the City Manager of the option they have chosen. A newly elected or appointed council member shall notify the City Manager of their chosen option as soon as practical after they have been elected or appointed. The Council member may at any time elect to change options provided that the notice is provided to the City Manager at least thirty (30) days prior to the first day of the month the change is to take effect.

J. **Pool City Vehicle Usage** – Each member of the City Council who has elected the option to use a city-owned vehicle shall be authorized to use a vehicle from the pool of available city-owned vehicles for the performance of their duties of office. At the conclusion of using a city-owned vehicle for official function, the Councilmember shall return the city-owned vehicle to city property. At all times that a council member is operating a city-owned vehicle and at such times that a council member is operating his or her personal vehicle on or related to City-

business, the council member shall fully and strictly comply with the City's Operation of City Vehicles Policy set forth in Section 11.05, of the Employee Handbook, as may be amended.

SECTION IV. Public Meeting and Hearing Protocol and Conduct

A. **Council Meeting.** The council shall meet regularly at least once in every month and at other times as the Council may prescribe. Except as may otherwise be directed by the Council, all regular and special meetings shall be held in the Council Chambers at 6:30 P.M.

B. **Conduct of Council and Appointed Board and Commission Members**. The Mayor or presiding officer of any appointed board or committee has the responsibility to open and run an efficient public meeting and has the discretion to modify the public hearing or meeting process in order to make the meeting run smoothly. With the exception of asking relevant questions, Council or board members should withhold comment during the public hearing portion of the meeting until the conclusion of the public's portion of the hearing. Council or board members should refrain from arguing or debating with the public during a public hearing and shall always show respect for different points of view.

C. **Motions.** All action items shall be considered and voted upon by motion duly seconded. Except as may be prescribed by applicable conflict laws the Presiding Officer may make or second any motion.

D. **Public Conduct.** The general public attending council, commission, board or committee meetings shall observe the same rules of propriety, decorum and good conduct applicable to council and board members.

i. Except during such periods of time at meetings as may be set aside for public discussion, it shall be unlawful for any person present as a spectator to interrupt or disturb the proceedings in any manner by voice, actions or otherwise, excepting any orderly attempt to gain recognition.

ii. Any person desiring to address the Council or board shall first secure the permission of the Mayor or presiding officer. At Council meetings, for agenda items: Citizen Forum, Public Hearings, Consent and Council Action, as set forth in sub-sections 5, 6 and 7 below, any person may address the Council at the time designated for public comment and upon recognition by the Mayor or presiding officer. Each such person shall be requested to fully complete a sign-in form as provided by the Council to be presented to the city clerk prior to, or as soon as is practical thereafter, the person addresses the Council.

iii. Manner of Addressing Council or Appointed Board. Each person recognized for the purpose of addressing the Council or appointed board or commission

shall step forward to the podium, with microphone thereon, and shall give his name and address in an audible tone for the record. All remarks shall be addressed to the Council or board as a body and not to any member thereof. No person, other than the Council or board and the person having the floor, shall be permitted to enter into any debate or discussion, either directly or through a member of the Council or board, without the permission of the Mayor or presiding officer. Council and board members shall comply with this rule, except that they are permitted to address the Council or board from their seats, as may the City Manager, City Attorney.

iv. It shall be the duty of any police officer, upon the order of the presiding officer at any such meeting, to forcibly if necessary, evict any person violating the provisions of this section from the council meeting hall. Any such violation shall subject the offender to prosecution as prescribed by the City Code and/or Florida Statutes.

E. **Public's Right to be Heard.** Members of the public shall be given a reasonable opportunity to be heard on a proposition before the City Council or any appointed City board or commission. The opportunity to be heard need not occur at the same meeting at which the Council, board or commission takes official action on the proposition if the opportunity occurs at a meeting that is during the decision making process and is within reasonable proximity in time before the meeting at which the Council, board or commission takes the official action. This section does not prohibit the presiding officer of the Council, board or commission from maintaining orderly conduct or proper decorum in a public meeting.

F. **Rules Related to the Public's Right to be Heard.** In addition to any other reasonable restrictions that may be imposed by the Mayor or presiding member of the Council, board or commission to ensure decorum, good conduct and efficiency, the following shall apply to all public meetings:

i. Prior to the consideration of any action items contained on the Consent Agenda portion of the agenda, if applicable, the Mayor or presiding member shall publicly read a notice substantially advising the public of the following:

G. The next portion of the 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.

i. For items listed on the agenda, each non-applicant speaker will be permitted 3 minutes to address the Council, board or commission. For non-agenda items, each speaker will be permitted 3 minutes to address the Council, board or commission. These time limits may be extended by the

Mayor or presiding member. A person may not yield his or her allotted time or any portion thereof, to another speaker so as to extend a speaker's time beyond the limits set forth herein. Groups shall designate a spokesperson to avoid repetition of comments.

ii. Each speaker is requested to complete a sign-in form to be provided to the city clerk prior to, or as soon as is practical thereafter, the person addresses the Council.

H. Exemptions. The requirements in Section G above do not apply to:

i. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the Council, board or commission to act;

ii. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;

iii. A meeting that is exempt from Florida Statute Sec. 286.011; or

iv. A meeting during which the Council, board or commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

SECTION V. Council and Appointed Members Conduct with One Another

The City Council and appointed boards and commissions are composed of individuals with a wide variety of backgrounds, personalities, values, opinions, and goals. Despite this diversity, all have chosen to serve in public office in order to preserve, protect and enhance the present and the future of the City of St. Cloud community. In all cases, this common goal should be acknowledged even as members may "agree to disagree" on contentious issues.

A. **In Public Meetings**:

i. Practice civility, professionalism and decorum in discussions and debate - Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. This does not allow, however, Council or appointed board or commission members to make belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments. No shouting or physical actions that could be construed as threatening will be tolerated. Members should conduct themselves in a professional manner at all times, including physical appearance.

ii. Honor the role of the Mayor or presiding officer in maintaining order - It is the responsibility of the Mayor and the presiding officer to keep the comments of all persons, including but not limited to, the Council or appointed board or commission members on track during public meetings. Members should honor efforts by the Mayor or presiding officer to focus discussions on current agenda items. If there is disagreement about the agenda or the Mayor or presiding officer's actions in refraining staff, public or members from speaking, those objections should be voiced politely and with reason.

iii. Avoid personal comments that could offend other members - If a Council member or appointed board or commission member is personally offended by the remarks of another member, the offended member should make notes of the actual words used and call for a "point of personal privilege" that challenges the other member to justify or apologize for the language used. The Mayor or presiding officer will maintain order of this discussion.

iv. Demonstrate effective problem-solving approaches – Council members and appointed board and commission members have a public stage to show how individuals with disparate points of view can find common ground and seek a compromise that benefits the community as a whole.

v. Be punctual and keep comments relative to topics discussed – Council members and appointed board or commission members have made a commitment to attend meetings and partake in discussions. Therefore, it is important that members be punctual and that meetings start on time. It is equally important that discussions on issues be relative to the topic at hand to allow adequate time to fully discuss scheduled issues. If a member has an item requested to be on the agenda, it is important they set the example by providing timely written materials.

B. **In Private Encounters**:

i. Continue respectful behavior in private - The same level of respect and consideration of differing points of view that is deemed appropriate for public discussions should be maintained in private conversations.

ii. Be aware of the insecurity of written notes, voice and electronic messages, and e-mail - Technology allows words written or said without much forethought to be distributed wide and far. The Public Records Law mandates that any material made or received by an agency in connection with official business be used to perpetuate, communicate or formalize knowledge is a public record, and unless exempt, must be turned over to someone requesting to see that material. Before you create a document, ask yourself: Would you feel comfortable to have this note faxed or PDF'd

to others? How would you feel if this voicemail message was played on a speaker phone in a full office? What would happen if this email message was forwarded to others? Written notes, voicemail messages and email related to City business are public communication subject to disclosure.

iii. Even private conversations can have a public presence – Elected officials are always on display – their actions, mannerisms, and language are monitored by people around them that they may not know. Lunch table conversations will be eavesdropped upon, parking lot debates will be watched, and casual comments between individuals before and after public meetings noted.

SECTION VI. Conduct with City Staff

Governance of a City relies on the cooperative efforts of elected officials, who create laws and set policy, and City staff members, who implement and administer the law and Council policies. Therefore, every effort should be made to be cooperative and show mutual respect for the contributions made by each individual for the good of the community.

A. **Treat all staff as professionals** - Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards staff is not acceptable.

B. **Limited contact with City staff** – Section 3.06 (c) of the City Charter provides that council members shall deal with City staff solely through the City Manager and shall not give orders or direction to individuals under the supervision of the City manager. Therefore, questions of, or directions to, City staff and/or requests for information should be directed to the City Manager. When in doubt about what staff contact is appropriate, Council members should ask the City Manager or City Attorney for direction. Materials supplied to a Council member in response to a request will be made available to all members of the Council so that all have equal access to information.

C. **Do not disrupt City staff from their jobs** – Staff wants to be accessible for City Council, but Council members should avoid disrupting City staff while they are in meetings, on the phone, or engrossed in performing their job functions.

D. **Avoid publicly criticizing an individual employee** – Except for as provided in section 3.06 (b) and when discussing as a body at a public meeting, Council members should avoid expressing concerns about the performance of a City employee in public. Individual council members should never criticize an employee directly, or to the employee's supervisor. Comments about staff performance should only be made to the City Manager.

E. **Do not get involved in administrative functions** – Council members must not attempt to influence City Staff on the making of appointments, awarding of contracts, selecting of consultants, processing of development applications, or granting of City licenses and permits. The City Charter, Section 3.06 also contains information about the prohibition of Council interference in administrative functions.

F. **Check with City staff on correspondence before taking action** - Before sending correspondence, Council members should check with City staff to see if an official City response has already been sent or is in progress.

G. **Do not attend staff meetings (with or without public) unless requested by staff or City Council** - Even if the Council member does not say anything, the Council member's presence can imply support, show partiality, intimidate staff, and hamper staff's ability to do their job objectively.

H. **Limit requests for staff support** - Even in high priority or emergency situations, requests for additional staff support should be made to the City Manager who is responsible for allocating City resources in order to maintain a professional, well-run City government and following City Council direction.

I. **Do not solicit political support from staff** – Council members should not solicit any type of political support (financial contributions, display of poster or lawn signs, name on support list, etc.) from City staff. City staff may, as private citizens with constitutional rights, support political candidates but all such activities must be done away from the workplace.

SECTION VII. Administrative Staff Conduct at Public Meeting.

Members of the Administrative Staff and employees of the City shall observe the same rules of procedure and decorum applicable to members of the Council and appointed board members. While the Mayor or presiding officer shall have the authority to preserve decorum in meetings as far as staff members and city employees are concerned, the City Manager shall also be responsible for the orderly conduct and decorum of all city employees under his direction and control. The City Manager shall take such disciplinary action as may be necessary to insure that such decorum is preserved at all times by city employees in Council, commission, board or committee meetings. Any staff member desiring to address the Council or members of the public shall be recognized by the Mayor or presiding officer, shall state his name for the record, and shall limit his remarks to the matter under discussion. All remarks and questions shall be addressed to the council, commission, board or committee as a whole and not to any individual member thereof. No staff member, other than staff member having the floor, shall enter into any discussion either directly or indirectly without permission of the presiding officer.

SECTION VIII. Conduct with the Public

A. **In Public Meetings**. Making the public feel welcome is an important part of the local governing process. No signs of partiality prejudice or disrespect should be evident on the part of individual Council, board or commission members toward an individual participating in a public forum. Every effort should be made to be fair and impartial in listening to public comment.

i. Be welcoming to speakers - Speaking in front of the Council, board or commission can be a difficult experience for some people. Some issues undertaken may affect people's daily lives and homes. Some decisions are emotional. The way that members treat people during public hearings can do a lot to make them relax or to push their emotions to a higher level of intensity.

ii. Be fair and equitable in allocating public hearing time to individual speakers - The Mayor or presiding officer will determine and announce limits on speakers at the start of the meeting or the public hearing process. Generally, for non-agenda items speakers will be allotted three (3) minutes to address the Council. For agenda items speaker will be allotted three minutes (3) with applicants and appellants or their designated representatives allowed more time. If many speakers are anticipated, the Mayor or presiding officer may shorten the time limit and/or ask speakers to limit themselves to new information and points of view not already covered by previous speakers. No speaker will be turned away unless he or she exhibits inappropriate or disruptive behavior. Each non-applicant speaker may only speak once during the public comment unless the Council requests additional clarification. After the close of any public comment portion, no more public testimony will be accepted unless the Mayor or presiding officer reopens the public hearing for a limited and specific purpose.

iii. Avoid appearing as if you are not listening - It is disconcerting to speakers to have Council, board or commission members not look at them when they are speaking. It is fine to look down at documents or to make notes, but reading for a long period of time, gazing around the room or getting up from your seat gives the appearance of disinterest. Be aware of facial expressions and body language (e.g., head and arm movements), especially those that could be interpreted as "smirking", disbelief, anger or boredom.

iv. Ask for clarification, but avoid debate and argument with the public - Only the Mayor or presiding officer – not individual members – can interrupt a speaker during a presentation. However, a member can ask the Mayor or presiding officer for a point of order if the speaker is off the topic or exhibiting behavior or language the member finds disturbing. If

speakers become flustered or defensive, it is the responsibility of the Mayor or presiding officer to calm and focus the speaker and to maintain the order and decorum of the meeting. Questions by Council, board or commission members to members of the public testifying should seek to clarify or expand information. It is never appropriate to belligerently challenge or belittle the speaker.

v. No personal attacks of any kind, under any circumstance.

vi. Follow parliamentary procedure in conducting public meetings – The City Attorney serves as advisory parliamentarian for the City and is available to answer questions or interpret situations according to parliamentary procedures. Final rulings on parliamentary procedure are made by the Mayor or presiding officer, subject to the immediate appeal to the full Council, board or commission.

B. **In Unofficial Settings**.

i. Make no promise on behalf of the Council – Council members will frequently be asked to explain a Council action or to give their opinion about an issue as they meet and talk with constituents in the community. It is appropriate to give a brief overview of City policy and to refer to City staff for further information. It is inappropriate to overtly or implicitly promise Council action, or to promise City staff will do something specific.

ii. Make no personal comments about other Council members - It is acceptable to disagree publicly about an issue, but it is unacceptable to make derogatory comments about other Councilmembers, their opinions and actions.

iii. Remember St. Cloud is a small community at heart – Council members are constantly being observed by the community every day that they serve in office. Their behaviors and comments serve as models for proper behavior in the City of St. Cloud. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by Council members, 24 hours a day, seven days a week. It is an important and continuous responsibility.

SECTION IX. Council Conduct with Other Public Agencies

A. **Be clear about representing the City or personal interests** - If a Council member appears before another governmental agency or organization to give a statement on an issue, the Council member must clearly state:

i. If his or her statement reflects personal opinion or is the official stance of the City. Even if the Council member is representing his or her own personal opinions, remember that this still may reflect upon the City as an organization.

ii. Whether this is the majority or minority opinion of the Council. If the Council member is representing the City, the Council member must support and advocate the official City position on an issue, not a personal viewpoint.

iii. Correspondence also should be equally clear about representation - City letterhead may be used when the Council member is representing the City and the City's official position. A copy of official correspondence should be given to the City Clerk to be filed as part of the permanent public record. To avoid confusion regarding City Council's position, City letterhead should not be used for correspondence of Council members representing a personal point of view, or a dissenting point of view from an official Council position.

SECTION X. Council Conduct with Appointed Boards or Commissions

A. The City has established several boards and commissions as a means of gathering more community input. Citizens who serve on advisory boards and commissions become more involved in government and serve as advisors to the City Council. They are a valuable resource to the City's leadership and should be treated with appreciation and respect.

i. If attending an appointed board or commission meeting, and you are not an appointed the liaison, be careful to only express personal opinions – Council members may attend any appointed board meeting, which are always open to any member of the public. However, if the appointed board or commission is conducting a quasi-judicial public hearing, the Council member should refrain from attending. Council members should be sensitive to the way their participation could be viewed as unfairly affecting the process. Any public comments by a Council member at an appointed board meeting should be clearly made as individual opinion and not a representation of the feelings of the entire City Council. Also be cognizant of the Sunshine Law, precluding discussion by two or more members of City Council on any item that may take action upon. A

council member's presence may affect the conduct of the appointed boards and limit their role and function.

ii. Limit contact with appointed board and commission members - It is inappropriate for a Council member to contact an appointed board member to lobby on behalf of an individual, business, or developer. Council members should contact the City Manager in order to clarify a position taken by the advisory boards.

iii. Appointed board and commissions serve the City Council, not individual Council members - City Council appoints individuals to serve on these boards, and it is the responsibility of board and commission members to follow applicable law and policy established by the Council. But board and commission members do not report to individual Council members, nor should Council members feel they have the power or right to threaten board members with removal if they disagree about an issue. Appointment and re-appointment to an appointed board or commission should be based on such criteria as expertise, ability to work with staff and the public, and commitment to fulfilling official duties. A board appointment should not be used as a political "reward".

iv. Be respectful of diverse opinions - A primary role of appointed boards is to represent many points of view in the community and to provide the Council with advice based on a full spectrum of concerns and perspectives. Council members must be fair and respectful of any citizens serving on appointed boards.

v. Keep election issues away from public forums and appointed board meetings – While Council members are free to participate in politics when not conducting official business, they should refrain from campaigning for office or providing political support or non-support for those who are running for any elected office (national, state or local) while conducting official duties or when attending appointed board meetings.

SECTION XI. Council Conduct with the Media and Use of Social Media

A. Council member interactions with the Media regarding city business should only occur if the interaction or conduct is in the best interests of the City. Except for comments regarding reporting official action taking by the council, a council member should not express an opinion or comment on behalf of the council as a whole or any other council members, unless specifically authorized to do so.

B. The best advice for dealing with the media is to avoid going "off the record" - Most members of the media represent the highest levels of journalistic integrity and ethics, and can be trusted to keep their word. But one bad experience can be catastrophic. Words that are not said cannot be quoted.

C. Elected officials have public lives as a legislators and public officials, political lives (that is the work of getting reelected), and private lives. As each of these roles involves a different kind of communication, when communicating through social media, council members must keep these different roles in mind.

D. Council members must choose words carefully and cautiously as inaccurate or comments taken out of context can cause problems. Be especially cautious about humor, sardonic asides, sarcasm, or word play. It is never appropriate to use personal slurs or swear words when talking with the media.

E. Use of Social Media:

i. Social media can be fully interactive or can be more limited. A Facebook page or blog can be set up to allow comment and feedback from constituents, or it can be information only, not allowing comment. Fully interactive pages or blogs should be carefully used and monitored to avoid risks such as disseminating inaccurate, incomplete, inflammatory or outdated information and failure to comply with Florida's Public Records Law.

ii. The biggest problem in social media is the fact that the send button is easy to use and cannot be "unsent". Council members must be thoughtful, accurate and deliberate in all communications. Council members should think about each post as if it were written on their personal stationary and should not hit send if the post was written in anger or in a hurry. Well-written communications without typos or grammatical errors and inflammatory language or statement's, indicate that a communication is from a credible source.

iii. Use of social media invokes certain requirements and restrictions under Florida's Public Records and Sunshine laws. Communications posted on social media sites or on a blog are likely public records that need to be retained and disclosed if requested. Additionally, social media sites and blogs should not be used to solicit or exchange comments with other members of the Council so as to act as a "meeting" subject to the Sunshine Law.

SECTION XII. Procedure for Adoption of Ordinances and Resolutions.

A. Laws of Florida. The City does hereby adopt the procedure for adoption of ordinances and resolutions set forth in the Laws of Florida.

B. Preparation of Ordinances. Any subject requiring an ordinance may be introduced by any member of the Council, upon his or her own volition or at the request of the City Manager, or the City Attorney.

C. Substances and Form. All ordinances, resolutions and contract documents before adoption by the City Council, shall have been reviewed by, or under the direction of, the City Manager for substantive matters and a staff memorandum in regard thereto presented to the Council; and shall have been reviewed by the City Attorney as to “form and legality."

D. Non-Agenda Item. The City Council shall not consider any matter for formal action that has not been included as part of the formal Council meeting agenda, unless such consideration has been ordered by act of the Mayor or by a majority vote of the Council upon motion by any Council Member. This provision shall not apply to the consideration of ordinances and resolutions as provided by law.

SECTION XIII. Citizens Forum.

The Citizen Forum sections of the Agenda shall occur in the order as set forth in Exhibit “A”. Unless otherwise prohibited by these Rules or applicable law, any member of the general public may speak about any subject that is not on the Agenda during the Citizen Forum sections of the Agenda in accordance with the requirements of Section IV above. Comments by members of the general public shall be limited to no more than three (3) minutes, unless additional time is allowed by the Mayor or presiding officer.

SECTION XIV. Sanctions

The Council is the judge of its own qualifications (City Charter Section 3.08) and Council members who intentionally and repeatedly do not follow proper conduct may be reprimanded or formally censured by the Council. Serious infractions of this Code of Conduct could lead to other sanctions as deemed appropriate by Council, including forfeiture of office. It is the responsibility of City Council to initiate action if a Council member’s behavior may warrant sanction due to a breach of these written standards of conduct. Any action taken on the alleged violation(s) must be brought up with the City Council in a public meeting.

SECTION XV. All resolutions or policies of the City in conflict herewith are hereby repealed to the extent of the conflict.

SECTION XVI. Severability.

Should any provision of this resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the resolution ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION XVII. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida on the 20th day of August, 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:

_____
Daniel F. Mantzaris, City Attorney

Exhibit “A”

ST. CLOUD CITY COUNCIL REGULAR MEETING AGENDA OUTLINE

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 - Mayor

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

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

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.

VIII. Citizen’s 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

X. Council Action

XI. First Readings and Introduction

XII. City Attorney

XIII. City Manager

XIV. Mayor & Council Members

XV. Information and Report Section

XVI. Adjournment

Exhibit “B”

COUNCIL MEMBER TRAVEL

Date: <Insert Date>
To: <Insert name, City Manager>
From: <Insert name, Councilmember>

I request authorization and funding for travel expenses to attend the following:

DESTINATION (City, State):
DATE(S) OF TRAVEL:
PURPOSE OF TRAVEL:
APPROXIMATE TOTAL COST (including lodging, transportation, registration, mileage & meals):

$_____

FUNDING SOURCE:___ Councilmember/Mayor/Deputy Mayor Fiscal Year Allocation
___ Out of Pocket
___ Special Assignment/Training Fund

_____
<Insert Name> (Mayor, Deputy Mayor, or Councilmember)

APPROVAL:

_____ _____
Funding Availability Verified by: Date

_____ _____
<Insert Name>, City Manager Date

Exhibit “C”

TRAVEL CONCLUDED FORM

Date: <Insert Date>
To: <Insert name, City Manager>
From: <Insert name, Councilmember>

Travel expenses and information:
DESTINATION (City, State):
DEPARTURE DATE:
RETURN DATE:

ODOMETER READING: _____ _____
(Only if Personal Vehicle Used) Prior to Departure Upon Return

MEALS PROVIDED AT NO COST TO TRAVEL:

(No Reimbursement)	Date	Meal Type (Breakfast, Lunch, or Dinner)
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

I certify that all information and receipts provided for expenses related to this travel event are correct.

_____ _____
<Traveler’s Signature> Date

Meeting: August 20, 2026

Agenda Item Type: Council Action Veterans Council appointments

City Clerk Agenda Item:
Discussion and possible action regarding the appointment to seats on the Veterans Council.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
As a result of a recent recruitment effort by City Council Members, applications have been submitted for nominations to seats on the Veterans Council to be considered for appointment.

Legal Authority:
Veterans Council – Resolution No. 2025-29R

Budget and Recommendation:
No cost associated with this item.

Recommend Council act as deemed appropriate.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
Recommend Council act as deemed appropriate.

City Council Action:
8/20/2026-Final Action

Attachments:
1. Veterans Council
2. Copy of Veterans Advisory Committee Attendance Log 2025-2026
3. Francesca Langston Online Form Submittal_ Boards and Committees Application
4. Kevin Martin Online Form Submittal_ Boards and Committees Application
5. Heather Stockdill Online Form Submittal_ Boards and Committees Application
6. Robert Mailhot Online Form Submittal_ Boards and Committees Application
7. Tony Campbell Online Form Submittal_ Boards and Committees Application

VETERANS COUNCIL

Department	Administrative Support
City Manager's Office	Scott Davidoff Sandra Singh

-10 members-2 appointed by each Council Member
-Seats one (1) and two (2) correspond to council seat one (1); seats three (3) and four (4) correspond to council seat two (2); seats five (5) and six (6) correspond to council seat three (3); seats seven (7) and eight (8) correspond to council seat four (4); seats nine (9) and ten (10) correspond to council seat five (5)
-1-year terms from the date of appointment
-At least one of each council member's appointees shall be a registered elector of the City of St. Cloud
-Terms non-conterminous

Seat #	Name	Attendance	Appointed by	Term Expires
1	Steven Montiero (expired)	0/5 meetings	Mayor Robertson	08/2026
2	Francesca Langston (expired)	3/5 meetings	Mayor Robertson	08/2026
3	Casablanca Warren (expired)	0/5 meetings	Member Paul	08/2026
4	Tony Campbell (expired)	4/5 meetings	Member Paul	08/2026
5	Heather Stockdill (expired)	2/4 meetings (since appt)	Member Urban	08/2026
6	David Kastner (expired)	4/5 meetings	Member Urban	08/2026
7	Brian Wetzel (expired)	2/5 meetings	Deputy Mayor Gilbert	08/2026
8	Amy Van Riper (expired)	3/5 meetings	Deputy Mayor Gilbert	08/2026
9	Rafael DeJesus (expired)	1/5 meetings	Member Fletcher	08/2026
10	Ed Mateo (expired)	2/5 meetings	Member Fletcher	08/2026

APPLICANTS:

Francesca Langston	**Nominated by Mayor Robertson**
Kevin Martin	**Nominated by Mayor Robertson**
Heather Stockdill	**Nominated by Council Member Urban**
Robert Mailhot	**Nominated by Council Member Urban**
Tony Campbell	**Nominated by Council Member Paul**

Veterans Council – Resolution No. 2025-29R

Veterans Advisory Committee Attendance Log 2025 - 2026
Committee Member Name
Chair Chris Robertson
Vice Chair Steven Montiero
Member Alex DeJorge – representing John Newstreet, Osceol
Member Heather Kitner - St. Cloud Chamber
Member Amy Van Riper
Member Brian Wetzel
Member Casablanca Warren
Member David Kastner
Member Ed Mateo
Member Francesca Langston
Member Heather Stockdill
Member John Newstreet, Osceola Chamber
Member Rafael DeJesus
Member Tony Campbell
Member Monica Smith, Ana Villalobos, Frances Briones– rep
Member Paula Stark – State Representative - Rocky Haag -
Member Stanassia Sammy - representing Congressman Soto
City Attorney Dan Mantzaris
Dirk Webb – St. Cloud Chamber
Josh Bowes – representing Congressman Soto (no longer at
Member Carlton Davidson (resigned)
Member Garrett Bonidy
Member Joshua Stenkamp (resigned)

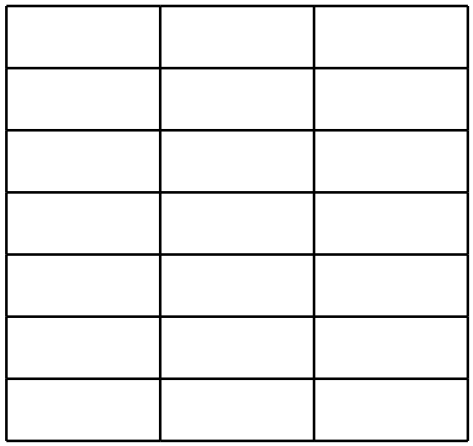
Legend:
A – Absent
C – Cancelled Meeting
P – Present
R – Resigned
V – Virtual

08/21/25	09/12/25	10/02/25	10/30/25
P	P	P	P
P	V	P	A
P	P	P	P
P	P	P	P
P	A	P	P
P	P	P	P
P	P	V	V
P	P	V	P
V	P	P	P
A	A	P	A
P	A	A	A
P	P	P	A
P	A	A	A
P	P	P	P
P			
P	A	P	A
P	P	R	R
P	V	P	V

11/21/25	12/19/25	01/09/26	02/13/26
P	P	P	P
A	A	P	A
V	A	A	P
P	P	P	P
P	P	P	P
P	A	P	A
A	A	A	A
P	V	P	P
		P	P
P	P	P	P
V	A	A	A
P	P	P	P
A	A	P	P
P	A	A	P
A	A	A	A
A	A	A	
R	R	R	R
A	A	A	A
R	R	R	R

03/13/26	04/10/26	05/08/26
P	P	C
A	A	C
A	A	C
P	P	C
A	A	C
P	A	C
A	A	C
A	P	C
P	A	C
P	A	C
P	P	C
		C
P	A	C
P	A	C
P	P	C
P	A	C
	P	C
A	A	C
		C
		C
R	R	C
A	A	C
R	R	C

06/12/26	07/17/26		
P	P		
A	A		
V	P		
P	P		
P	P		
A	P		
A	A		
P	P		
A	A		
A	V		
A	A		
P	A		
A	A		
P	P		
P	V		
P (NATHAN ENVALL)	P (NATHAN ENVALL)		
A	A		
R	R		
R	R		
R	R		



From: noreply@civicplus.com
To: Stacey Wilde; City Clerk
Subject: Online Form Submittal: Boards and Committees Application
Date: Monday, August 10, 2026 9:22:07 AM

Boards and Committees Application

City of St. Cloud Committee Online Application Form

Date	8/10/2026
Last Name	Langston
First Name	Francesca
Middle Name	*Field not completed.*
Date of Birth	10/17/1981
Phone #	8632459531
Cell Phone #	*Field not completed.*
Email address	frankie@mccormick.us
Physical Address	3866 Cedar Hammock Trail
City	St. Cloud
State	FL
Zip Code	34772
Public Records Exemption	No
Mailing Address if different from above	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
How Did You Hear About This Opportunity?	Word of Mouth

(Section Break)

Committee(s) desired in order of preference: (Do not write "ANY")

Boards and Committees List and Criteria	Click here
1st choice	Veterans Council**
2nd choice	Veterans Council**
3rd choice	Veterans Council**

(Section Break)

Employer	McCormick Research Institute
Address	4651 Rummel Rd
City	St. Cloud
State	FL
Zip	34771
Education	
High School	Haines City High School
Years Completed	4
Degree	Diploma
College	Valencia
Years Completed	2
Degree	*Field not completed.*
Other	*Field not completed.*
Years Completed	*Field not completed.*
Degree	*Field not completed.*

(Section Break)

NOTE: Please answer question 1 & 2 ONLY if you are applying to the CRA Board. *Eligibility criteria for appointment to the Community Redevelopment Agency: Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or*

other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part. (FS 163.356)

1. Do you reside within the boundary of the CRA ?	No
CRA Map	CRA Map
2. Do you engage in business in the CRA district?	No

(Section Break)

GENERAL INFORMATION SECTION

1. Are you a City of St. Cloud resident (inside the City limits)?	Yes
2. Are you registered to vote in Osceola County?	Yes
3. Do you own property or a business in St. Cloud?	Property
Is this property or business located within the boundary of the CRA?	*Field not completed.*
Location of Property or Business	*Field not completed.*
4. Are you currently serving on a City board?	Yes
If yes, which one?	Veteran
5. Have you ever served on a City Board?	Yes
If yes, when and which	Veteran

board?	
6. Have you attended the City of St. Cloud Citizen's Academy?	No
If not, would you be interested in attending?	*Field not completed.*
8. How long have you lived in Central Florida?	35 years
	(Section Break)
EXPERIENCE: Due to their unique functions, some boards/committees seek certain fields of expertise from prospective members. Please check any of the following criteria relevant to your work experience (This information only applies to certain boards/committees):	*Field not completed.*
List any professional licenses/certificates you hold and attach copies:	*Field not completed.*
	Field not completed.
List hobbies, interests, and/or community activities:	*Field not completed.*
	(Section Break)
REFERENCES: (Please include name, address, and phone number)	
1.	Melody Breaux-5780 Deer park rd st. cloud 34773 407-908-2229
2.	Caity Wall 4701 Turnaround bay rd. st. cloud 34773
	Colette Langston-1755 eldorado ct saint cloud 34771

3.

A resume or additional information is preferred. Please do not attach any documents that can lead to identity theft for example: Drivers License, Social Security numbers, etc.	*Field not completed.*

I understand the responsibilities associated with being a Board member and I have adequate time to serve on the board(s). APPLICATIONS WILL BE KEPT ON FILE FOR 1 YEAR

First Name	Frankie
Last Name	langston
Date	8/10/2026

If you have any questions please contact:
City Clerk's Office 1300 9th Street Building A, 3rd floor, St. Cloud, FL 34769 Email: Stacey.wilde@stcloudfl.gov Phone: 407-957-7388 Fax: 407-957-7385

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CAUTION: This email originated from outside of The City of St. Cloud. Do not click links or open attachments unless you know the content is safe.

From: noreply@civicplus.com
To: Stacey Wilde; City Clerk
Subject: Online Form Submittal: Boards and Committees Application
Date: Sunday, August 9, 2026 5:05:01 PM

Boards and Committees Application

City of St. Cloud Committee Online Application Form

Date	8/9/2026
Last Name	Martin
First Name	Kevin
Middle Name	Dwight
Date of Birth	5/16/1976
Phone #	2534410991
Cell Phone #	*Field not completed.*
Email address	kevinm242@gmail.com
Physical Address	3397 Wauseon dr
City	St Cloud
State	Florida
Zip Code	34772
Public Records Exemption	No
Mailing Address if different from above	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
How Did You Hear About This Opportunity?	Word of Mouth

(Section Break)

Committee(s) desired in order of preference: (Do not write "ANY")

Boards and Committees List and Criteria	Click here
1st choice	Veterans Council**
2nd choice	Historic Preservation Board
3rd choice	Recreation Advisory Committee

(Section Break)

Employer	MAG Aerospace
Address	12730 Fair Lakes Cir
City	Fairfax
State	VA
Zip	22033
Education	
High School	Royal High School
Years Completed	4
Degree	Yes
College	American Military University
Years Completed	4
Degree	BA in Criminal Justice
Other	*Field not completed.*
Years Completed	*Field not completed.*
Degree	*Field not completed.*

(Section Break)

NOTE: Please answer question 1 & 2 ONLY if you are applying to the CRA Board. *Eligibility criteria for appointment to the Community Redevelopment Agency: Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or*

other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part. (FS 163.356)

1. Do you reside within the boundary of the CRA ?	*Field not completed.*
CRA Map	CRA Map
2. Do you engage in business in the CRA district?	*Field not completed.*

(Section Break)

GENERAL INFORMATION SECTION

1. Are you a City of St. Cloud resident (inside the City limits)?	Yes
2. Are you registered to vote in Osceola County?	Yes
3. Do you own property or a business in St. Cloud?	*Field not completed.*
Is this property or business located within the boundary of the CRA?	*Field not completed.*
Location of Property or Business	*Field not completed.*
4. Are you currently serving on a City board?	No
If yes, which one?	*Field not completed.*
5. Have you ever served on a City Board?	No
If yes, when and which	*Field not completed.*

board?	
6. Have you attended the City of St. Cloud Citizen's Academy?	No
If not, would you be interested in attending?	Yes
8. How long have you lived in Central Florida?	3 years
	(Section Break)
EXPERIENCE: Due to their unique functions, some boards/committees seek certain fields of expertise from prospective members. Please check any of the following criteria relevant to your work experience (This information only applies to certain boards/committees):	*Field not completed.*
List any professional licenses/certificates you hold and attach copies:	*Field not completed.*
	Field not completed.
List hobbies, interests, and/or community activities:	*Field not completed.*
	(Section Break)
REFERENCES: (Please include name, address, and phone number)	
1.	Tony LeBrec, 4209 Floating Orchard Court, Saint Cloud FL, 34772 (253) 222-6109
2.	Josette LeBrec, 4209 Floating Orchard Court, Saint Cloud FL, 34772 (253) 224-9590

3.	Keith Johnson, 2273 Tay Wes Drine, Saint Cloud FL, 34771 (630) 518-5717
A resume or additional information is preferred. Please do not attach any documents that can lead to identity theft for example: Drivers License, Social Security numbers, etc.	K.Martin_2026_Resume.pdf

I understand the responsibilities associated with being a Board member and I have adequate time to serve on the board(s). APPLICATIONS WILL BE KEPT ON FILE FOR 1 YEAR

First Name	Kevin
Last Name	Martin
Date	8/9/2026

If you have any questions please contact:
City Clerk's Office 1300 9th Street Building A, 3rd floor, St. Cloud, FL 34769 Email: Stacey.wilde@stcloudfl.gov Phone: 407-957-7388 Fax: 407-957-7385

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Contact

Saint Cloud, FL
kevinm242@gmail.com

www.linkedin.com/in/kevin-martin-b6a68969 (LinkedIn)
www.magaero.com/build-your-career/ (Company)

Top Skills

Tactical Operations
Project Management
Data Analysis

Certifications

Unmanned Aircraft General - Small

Kevin Martin

Program Supervisor / Joint Fires
Greater Orlando



Summary

I’m a dedicated mission-focused professional with over two decades of service in U.S. Special Operations and law enforcement. Throughout 20+ years in the military—including 16 combat deployments—I served as a Targeting Officer, JTAC, Fire Support NCO, Instructor, Evaluator, and leader across elite units such as the 75th Ranger Regiment and U.S. Army Special Forces. I’ve managed and developed high-impact training programs, producing hundreds of Special Operations Terminal Attack Controllers and elevating joint fires proficiency across multiple commands. After transitioning from active duty, I continued serving my community as a police officer, earning recognition including a Police Officer of the Year award.I’m passionate about training development, operational excellence, and building high-performing teams capable of succeeding in complex environments. Whether managing multi-million-dollar equipment, advising senior leaders, or mentoring the next generation of operators, I bring a calm, solutions-focused approach grounded in real-world experience.Outside of work, I’m an avid surfer and traveler who enjoys exploring new places, cultures, and coastlines wherever I can find a good wave.

Experience

MAG Aerospace

Special Mission Training JTAC Supervisor
March 2019 - Present (7 years 6 months)
United States

Provide on-site and remote mentoring and support to Special Operations Forces (SOF) Joint Terminal Attack Controllers (JTACs), guiding their professional development through direct instruction, telephonic and email engagement, and continuous operational advisement. Lead coordination of JTAC training programs and deliver weekly SITREPs outlining current and emerging JTAC tactics, techniques, and procedures to inform command-level decision-making.

Serve as JTAC Supervisor, Chief Instructor, and Standards Evaluator, overseeing all lesson plans, training records, evaluation processes, and training effectiveness across U.S. Army Special Forces Command. Develop and refine curriculum to meet evolving operational requirements, ensuring standardization and excellence in JTAC capabilities.
Provide leadership and oversight for all JTAC contractor personnel assigned to Special Forces Groups, serving as the primary manager for contract support across the command. Act as the lead curriculum writer responsible for establishing and maintaining JTAC training standards and evaluations enterprise-wide, directly shaping the development and readiness of SOF JTACs.

Sumner Police Department
Police Officer
November 2016 - March 2019 (2 years 5 months)
Sumner, WA

Performed law-enforcement duties related to crime prevention, public safety, and community engagement. Provided critical support to citizens while enforcing state and local laws.
- Advanced roadside and impaired-driving enforcement
- Regional Auto Theft Task Force support

Court Systems
Community Accountability Board Member (Volunteer)
March 2014 - November 2016 (2 years 9 months)
Tacoma, WA

Served on a three-person board conducting diversion meetings with juvenile offenders and guardians. Helped create meaningful consequences that encouraged responsibility and provided accountability to victims and the community.

1st Special Forces Group (Airborne) U.S Army
Special Operations Targeting Officer
February 2011 - November 2016 (5 years 10 months)
Tacoma, WA

Special Operations Army Officer with two decades of experience leading complex global missions. Directed operations, managed large teams, and maintained accountability for more than $50M in equipment with no loss under austere conditions. Expert at cross-functional leadership, interagency collaboration, and strategic communication.

- Lethal and non-lethal targeting lead
- JTAC Program Manager and primary trainer for a Special Forces Group

75th Ranger Regiment, U.S. Army

14 years 5 months

Targeting Officer and JTAC Program Manager

June 2007 - February 2011 (3 years 9 months)

Fort Benning, Georgia

Led a training program that produced 44 Army Special Operations Terminal Attack Controllers (SOTACs), giving Special Operations teams fully organic targeting capabilities and reducing reliance on external service support.
Selected as the Senior Fire Support Subject Matter Expert, responsible for delivering high-risk, high-impact mission support with exceptional precision and risk mitigation.
Executed lethal and non-lethal targeting operations as a Special Operations Targeting Officer, integrating intelligence, fires, and maneuver to support strategic mission objectives.
Directed cross-functional targeting and intelligence teams, coordinating efforts with interagency and partner-nation organizations to ensure mission success.
Provided senior advisory to Command leadership on targeting strategy, fires integration, and operational planning.

Fire Support Sergeant (2/75)

October 1996 - June 2007 (10 years 9 months)

Fort Lewis, WA

Served in multiple progressive leadership roles within the 2nd Battalion, 75th Ranger Regiment, specializing in fire support, joint fires integration, and operational training management. Provided expert JTAC capabilities and advanced mentorship across team-level and platoon-level operations.
Led Fire Support NCO responsibilities at every level, ensuring precision fires integration during high-risk, time-sensitive missions.
Certified Joint Terminal Attack Controller (JTAC) supporting combat operations and advanced training events.
Served as Team Leader, Operations & Training Manager, Supervisor, Instructor, and Evaluator, developing Rangers in fire support, mission planning, and operational execution.
Drove training readiness through curriculum development, hands-on instruction, and performance evaluation in complex mission environments.
Strengthened unit lethality and targeting precision through real-time coordination with aviation, intelligence, and joint fires assets.

Education

American Military University

Bachelor of Arts, Criminal Justice · (March 2004 - January 2008)

From: noreply@civicplus.com
To: Stacey Wilde; City Clerk
Subject: Online Form Submittal: Boards and Committees Application
Date: Friday, July 31, 2026 9:20:28 AM

Boards and Committees Application

City of St. Cloud Committee Online Application Form

Date	7/31/2026
Last Name	Stockdill
First Name	Heather
Middle Name	*Field not completed.*
Date of Birth	7/16/1984
Phone #	5109261846
Cell Phone #	*Field not completed.*
Email address	heatheruscg@icloud.com
Physical Address	3308 Grande Heron Dr.
City	St. Cloud
State	FL
Zip Code	34773
Public Records Exemption	No
Mailing Address if different from above	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
How Did You Hear About This Opportunity?	Word of Mouth

(Section Break)

Committee(s) desired in order of preference: (Do not write "ANY")

Boards and Committees List and Criteria	Click here
1st choice	Veterans Council**
2nd choice	Veterans Council**
3rd choice	Veterans Council**

(Section Break)

Employer	United States Coast Guard
Address	8257 S John Young Pkwy
City	Orlando
State	FL
Zip	32819
Education	
High School	West Shore Jr./Sr. High School
Years Completed	4
Degree	HS Diploma
College	United States Merchant Marine Academy
Years Completed	4
Degree	BS in Logistics
Other	National University
Years Completed	2
Degree	MS in Leadership Studies

(Section Break)

NOTE: Please answer question 1 & 2 ONLY if you are applying to the CRA Board. *Eligibility criteria for appointment to the Community Redevelopment Agency: Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or*

other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part. (FS 163.356)

1. Do you reside within the boundary of the CRA ?	No
CRA Map	CRA Map
2. Do you engage in business in the CRA district?	No

(Section Break)

GENERAL INFORMATION SECTION

1. Are you a City of St. Cloud resident (inside the City limits)?	No
2. Are you registered to vote in Osceola County?	Yes
3. Do you own property or a business in St. Cloud?	*Field not completed.*
Is this property or business located within the boundary of the CRA?	*Field not completed.*
Location of Property or Business	*Field not completed.*
4. Are you currently serving on a City board?	Yes
If yes, which one?	Veterans Council
5. Have you ever served on a City Board?	Yes
If yes, when and which	Currently on the Veterans Council

board?	
6. Have you attended the City of St. Cloud Citizen's Academy?	No
If not, would you be interested in attending?	Yes
8. How long have you lived in Central Florida?	30 years
	(Section Break)
EXPERIENCE: Due to their unique functions, some boards/committees seek certain fields of expertise from prospective members. Please check any of the following criteria relevant to your work experience (This information only applies to certain boards/committees):	*Field not completed.*
List any professional licenses/certificates you hold and attach copies:	*Field not completed.*
	Field not completed.
List hobbies, interests, and/or community activities:	Hobbies - fitness, crafting Interests - volunteering, working with veterans and kids
	(Section Break)
REFERENCES: (Please include name, address, and phone number)	
1.	Amanda Yachmetz - 4101 Albritton Rd St. Cloud, FL - 813-842-6473
2.	Shelby Wright - 6111 Oak Shore Drive St. Cloud, FL - 407-460-7757

3.	Mitzzii Quintana - 8646 Turnstone Shore Lane, Riverview, FL 33578 - 347-366-4404
A resume or additional information is preferred. Please do not attach any documents that can lead to identity theft for example: Drivers License, Social Security numbers, etc.	Heather Gomes Resume - revised.docx

I understand the responsibilities associated with being a Board member and I have adequate time to serve on the board(s). APPLICATIONS WILL BE KEPT ON FILE FOR 1 YEAR

First Name	Heather
Last Name	Stockdill
Date	7/31/2026

If you have any questions please contact:
City Clerk's Office 1300 9th Street Building A, 3rd floor, St. Cloud, FL 34769 Email: Stacey.wilde@stcloudfl.gov Phone: 407-957-7388 Fax: 407-957-7385

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HEATHER D. STOCKDILL

Saint Cloud, FL • (510) 926-1846 • heatheruscg@icloud.com • linkedin.com/in/heather-gomes

Professional Summary

Mission-driven senior Coast Guard officer (O-4, select for O-5) with 14+ years of leadership experience across active duty, reserve, and interagency environments. Proven ability to lead complex national programs, managing officer recruiting operations supporting 300+ annual accessions and a pipeline of 400+ candidates. Demonstrated success driving measurable results, including improving recruiting conversion rates from <3% to 10%+ and executing 30,000+ outreach engagements. Adept at translating strategic objectives into actionable plans, building high-performing teams, and influencing senior leaders across Department of Defense and Homeland Security organizations.

Core Competencies

- Strategic Leadership & Talent Development
- Recruiting Operations & Pipeline Management
- University Partnerships & Academic Outreach
- Government & Community Relations
- Program & Project Management
- Stakeholder Engagement
- Maritime Safety & Security
- Logistics & Risk Management

Professional Experience

U.S. Coast Guard – Chief, Officer Programs - Active Duty (ADOS Orders), 2023 – Present

- Lead national officer accession programs across 56 recruiting offices, directing Officer Candidate School and Direct Commission pipelines that deliver 300+ officer accessions annually while improving applicant quality and processing consistency.
- Oversee execution of 9 national selection panels, streamlining coordination and evaluation processes to efficiently select 300+ candidates with reduced administrative errors and faster decision timelines.
- Developed and implemented targeted outreach strategies for Minority Serving Institutions and national events, increasing qualified applicant leads by an estimated 25–30%.
- Manage and mentor officer recruiters nationwide, standardizing training and performance expectations to improve recruiter effectiveness and reduce application discrepancies.
- Partnered with senior leadership and FORCECOM to design and implement a formal Officer Recruiter Training Program, modernizing onboarding and increasing recruiter readiness across the force.
- Enhanced recruiting pipeline visibility and workflow processes, enabling more effective management of 400+ candidates through improved tracking and data-driven decision-making.

U.S. Coast Guard Reserve – Lieutenant Commander - 2014 – 2023

- Directed maritime safety, security, and regulatory operations at Port Canaveral, leading teams of up to 12 personnel across a 7,800 sq. mile area of responsibility to ensure mission readiness and multi-agency coordination.
- Executed and supported 750+ mission hours, coordinating Marine Duty Officer watches, harbor patrols, and response operations to maintain continuous operational coverage.
- Oversaw 221+ maritime safety and security activities and 150+ launch operations, delivering 600+ hours of mission support to NASA, SpaceX, and ULA while ensuring operational compliance and safety.
- Increased recruiting conversion rates from <3% to 10%+ by analyzing call data and reallocating outreach strategies, resulting in 2,000+ candidate interviews generated from 30,000+ calls.
- Led a geographically dispersed team of 18 personnel, implementing structured communication and accountability processes that improved productivity and overall team performance.
- Designed and executed training programs for reserve and auxiliary personnel, increasing qualification rates and strengthening operational readiness across the unit.

U.S. Coast Guard – Active Duty Roles - 2010 – 2014

Surge Staff Assistant Branch Chief

- Managed personnel readiness and contingency assignments across multiple mission areas, improving deployment responsiveness and operational support capabilities.
- Revitalized the Coast Guard Foreign Language Interpreter Program, increasing availability of qualified personnel to support mission-critical operations.

Port Safety & Security Branch Chief

- Directed inspections of 80+ facilities and 2,100+ containers, ensuring compliance with federal maritime safety and security regulations while maintaining uninterrupted port operations.
- Led multi-agency strike force operations, strengthening interagency coordination and improving response effectiveness across complex maritime missions.
- Served as Public Affairs Officer for high-visibility search and rescue cases, delivering clear and effective media communications that enhanced public trust and awareness.

Domestic Vessel Inspector

- Developed and implemented parasail safety regulations, improving compliance and reducing risk across recreational maritime operations.
- Coordinated multi-agency emergency response exercises, strengthening readiness and interoperability among partner agencies.

Ports America Group – Superintendent, Port of Oakland - 2006 – 2009

- Directed daily vessel and terminal operations at a high-volume container port, leading 100+ union longshore personnel and coordinating ships carrying 2,000–5,000+ TEUs**,** ensuring on-time departures and minimizing berth delays.
- Optimized yard flow, crane utilization, and labor allocation during peak operations, improving throughput efficiency and reducing vessel turnaround times by an estimated 10–15%**.**
- Coordinated logistics across shipping lines, trucking companies, rail providers, U.S. Customs, and Coast Guard, enabling the seamless movement of thousands of containers weekly across the supply chain.
- Resolved real-time operational disruptions, including labor shortages and equipment issues, maintaining continuity of operations and preventing costly delays.
- Enforced safety, security, and regulatory compliance across terminal operations, sustaining a strong safety record with zero major compliance violations**.**
- Supported large-scale international trade operations, contributing to the movement of billions of dollars in goods annually through the Port of Oakland.

Selected Achievements

- Planned and executed international port security engagements for senior government officials from Peru and the Republic of Congo, strengthening partnerships and advancing U.S. maritime security cooperation.
- Delivered national media interviews during high-profile search and rescue operations, including coverage ranked among the top 10 most-searched U.S. news stories, enhancing public awareness and trust in Coast Guard operations.
- Led multi-agency strike force operations involving 10+ federal and local partners**,** improving regulatory compliance while minimizing operational disruption across port activities.
- Directed planning and execution of a senior officer retirement ceremony, overseeing protocol, awards, and logistics for a large-scale event, ensuring seamless coordination and senior leader engagement.

Education

Master of Science in Leadership Studies

National University, San Diego, CA

Bachelor of Science in Logistics and Intermodal Transportation
United States Merchant Marine Academy, Kings Point, NY

Clearance
Active Secret Security Clearance

Local Government
Member of the City of St. Cloud Veterans Council

Military Career Progression
U.S. Navy Reserve: Ensign - Lieutenant (2006–2010)
U.S. Coast Guard Active Duty: LTJG - LT (2010–2014)
U.S. Coast Guard Reserve: LT - LCDR (2014–Present)

From: noreply@civicplus.com
To: Stacey Wilde; City Clerk
Subject: Online Form Submittal: Boards and Committees Application
Date: Tuesday, July 28, 2026 5:41:40 AM

Boards and Committees Application

City of St. Cloud Committee Online Application Form

Date	7/27/2026
Last Name	Mailhot
First Name	Robert
Middle Name	*Field not completed.*
Date of Birth	1/12/1966
Phone #	4073402216
Cell Phone #	*Field not completed.*
Email address	dirtyharly@aol.com
Physical Address	2924 Cool Breeze Circle
City	Saint Cloud
State	FL
Zip Code	34769
Public Records Exemption	No
Mailing Address if different from above	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
How Did You Hear About This Opportunity?	Word of Mouth

(Section Break)

Committee(s) desired in order of preference: (Do not write "ANY")

Boards and Committees List and Criteria	Click here
1st choice	Veterans Council**
2nd choice	Veterans Council**
3rd choice	Veterans Council**

(Section Break)

Employer	Retired
Address	2924 Cool Breeze Circle
City	Saint Cloud
State	FL
Zip	34769
Education	
High School	Goffstown High
Years Completed	4
Degree	*Field not completed.*
College	South Western
Years Completed	3
Degree	*Field not completed.*
Other	*Field not completed.*
Years Completed	*Field not completed.*
Degree	*Field not completed.*

(Section Break)

NOTE: Please answer question 1 & 2 ONLY if you are applying to the CRA Board.
Eligibility criteria for appointment to the Community Redevelopment Agency: Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or

other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part. (FS 163.356)

1. Do you reside within the boundary of the CRA ?	No
CRA Map	CRA Map
2. Do you engage in business in the CRA district?	No

(Section Break)

GENERAL INFORMATION SECTION

1. Are you a City of St. Cloud resident (inside the City limits)?	Yes
2. Are you registered to vote in Osceola County?	Yes
3. Do you own property or a business in St. Cloud?	Property
Is this property or business located within the boundary of the CRA?	No
Location of Property or Business	2924 Copl breeze circle
4. Are you currently serving on a City board?	No
If yes, which one?	*Field not completed.*
5. Have you ever served on a City Board?	No
If yes, when and which	*Field not completed.*

board?	
6. Have you attended the City of St. Cloud Citizen's Academy?	Yes
If not, would you be interested in attending?	*Field not completed.*
8. How long have you lived in Central Florida?	17 years
	(Section Break)
EXPERIENCE: Due to their unique functions, some boards/committees seek certain fields of expertise from prospective members. Please check any of the following criteria relevant to your work experience (This information only applies to certain boards/committees):	*Field not completed.*
List any professional licenses/certificates you hold and attach copies:	*Field not completed.*
	Field not completed.
List hobbies, interests, and/or community activities:	*Field not completed.*
	(Section Break)
REFERENCES: (Please include name, address, and phone number)	
1.	Christine Ladas Drake 2455 Pine Chase Cir. St cloud 407-443-5256
2.	Phillip Lantry 3316 Cypress Point Cir St Cloud Fl 34772 407-873-7843

3.	David Garcia 1820 W Virginia Ave kissimmee fl 34744. 407-414-8842
A resume or additional information is preferred. Please do not attach any documents that can lead to identity theft for example: Drivers License, Social Security numbers, etc.	*Field not completed.*

I understand the responsibilities associated with being a Board member and I have adequate time to serve on the board(s). APPLICATIONS WILL BE KEPT ON FILE FOR 1 YEAR

First Name	Robert
Last Name	Mailhot
Date	7/28/2026

If you have any questions please contact:
City Clerk's Office 1300 9th Street Building A, 3rd floor, St. Cloud, FL 34769 Email: Stacey.wilde@stcloudfl.gov Phone: 407-957-7388 Fax: 407-957-7385

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From: noreply@civicplus.com
To: Stacey Wilde; City Clerk
Subject: Online Form Submittal: Boards and Committees Application
Date: Wednesday, July 22, 2026 8:42:59 PM

Boards and Committees Application

City of St. Cloud Committee Online Application Form

Date	7/22/2026
Last Name	Campbell
First Name	Tony
Middle Name	*Field not completed.*
Date of Birth	12/2/1949
Phone #	4079222020
Cell Phone #	4079222020
Email address	tonycampbell@cfl.rr.com
Physical Address	402 Florida Av
City	Saint Cloud
State	FL
Zip Code	34769
Public Records Exemption	No
Mailing Address if different from above	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
How Did You Hear About This Opportunity?	Word of Mouth

(Section Break)

Committee(s) desired in order of preference: (Do not write "ANY")

Boards and Committees List and Criteria	Click here
1st choice	Veterans Council**
2nd choice	Veterans Council**
3rd choice	Veterans Council**

(Section Break)

Employer	N/A
Address	N/A
City	N/a
State	N/A
Zip	N/A
Education	
High School	*Field not completed.*
Years Completed	*Field not completed.*
Degree	*Field not completed.*
College	*Field not completed.*
Years Completed	*Field not completed.*
Degree	*Field not completed.*
Other	*Field not completed.*
Years Completed	*Field not completed.*
Degree	*Field not completed.*

(Section Break)

NOTE: Please answer question 1 & 2 ONLY if you are applying to the CRA Board. *Eligibility criteria for appointment to the Community Redevelopment Agency: Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or*

other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part. (FS 163.356)

1. Do you reside within the boundary of the CRA ?	*Field not completed.*
CRA Map	CRA Map
2. Do you engage in business in the CRA district?	*Field not completed.*

(Section Break)

GENERAL INFORMATION SECTION

1. Are you a City of St. Cloud resident (inside the City limits)?	Yes
2. Are you registered to vote in Osceola County?	Yes
3. Do you own property or a business in St. Cloud?	Property
Is this property or business located within the boundary of the CRA?	No
Location of Property or Business	*Field not completed.*
4. Are you currently serving on a City board?	Yes
If yes, which one?	Veterans Council
5. Have you ever served on a City Board?	Yes
If yes, when and which	Veterans Council

board?	
6. Have you attended the City of St. Cloud Citizen's Academy?	No
If not, would you be interested in attending?	No
8. How long have you lived in Central Florida?	69 Years
	(Section Break)
EXPERIENCE: Due to their unique functions, some boards/committees seek certain fields of expertise from prospective members. Please check any of the following criteria relevant to your work experience (This information only applies to certain boards/committees):	*Field not completed.*
List any professional licenses/certificates you hold and attach copies:	*Field not completed.*
	Field not completed.
List hobbies, interests, and/or community activities:	Wood Work
	(Section Break)
REFERENCES: (Please include name, address, and phone number)	
1.	Raylynne Ketchum 3361 Westshore Dr St Cloud, FL 34772
2.	Lori Smith 4608 Hickory Tree Lane

	St Cloud, FL 34772
3.	Paula Stark 109 Orange Av. St Cloud, FL 34769
A resume or additional information is preferred. Please do not attach any documents that can lead to identity theft for example: Drivers License, Social Security numbers, etc.	*Field not completed.*

I understand the responsibilities associated with being a Board member and I have adequate time to serve on the board(s). APPLICATIONS WILL BE KEPT ON FILE FOR 1 YEAR

First Name	Tony
Last Name	Campbell
Date	7/22/2026

If you have any questions please contact:
City Clerk's Office 1300 9th Street Building A, 3rd floor, St. Cloud, FL 34769 Email: Stacey.wilde@stcloudfl.gov Phone: 407-957-7388 Fax: 407-957-7385

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Meeting: August 20, 2026

Agenda Item Type: First Readings and Introduction Ordinance No. 2026-35 MG3 Old Canoe Creek Project #ZMA26-00005

Community Development Agenda Item:
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)

Strategic Key Focus Areas:
High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:
There is no cost associated with this item.

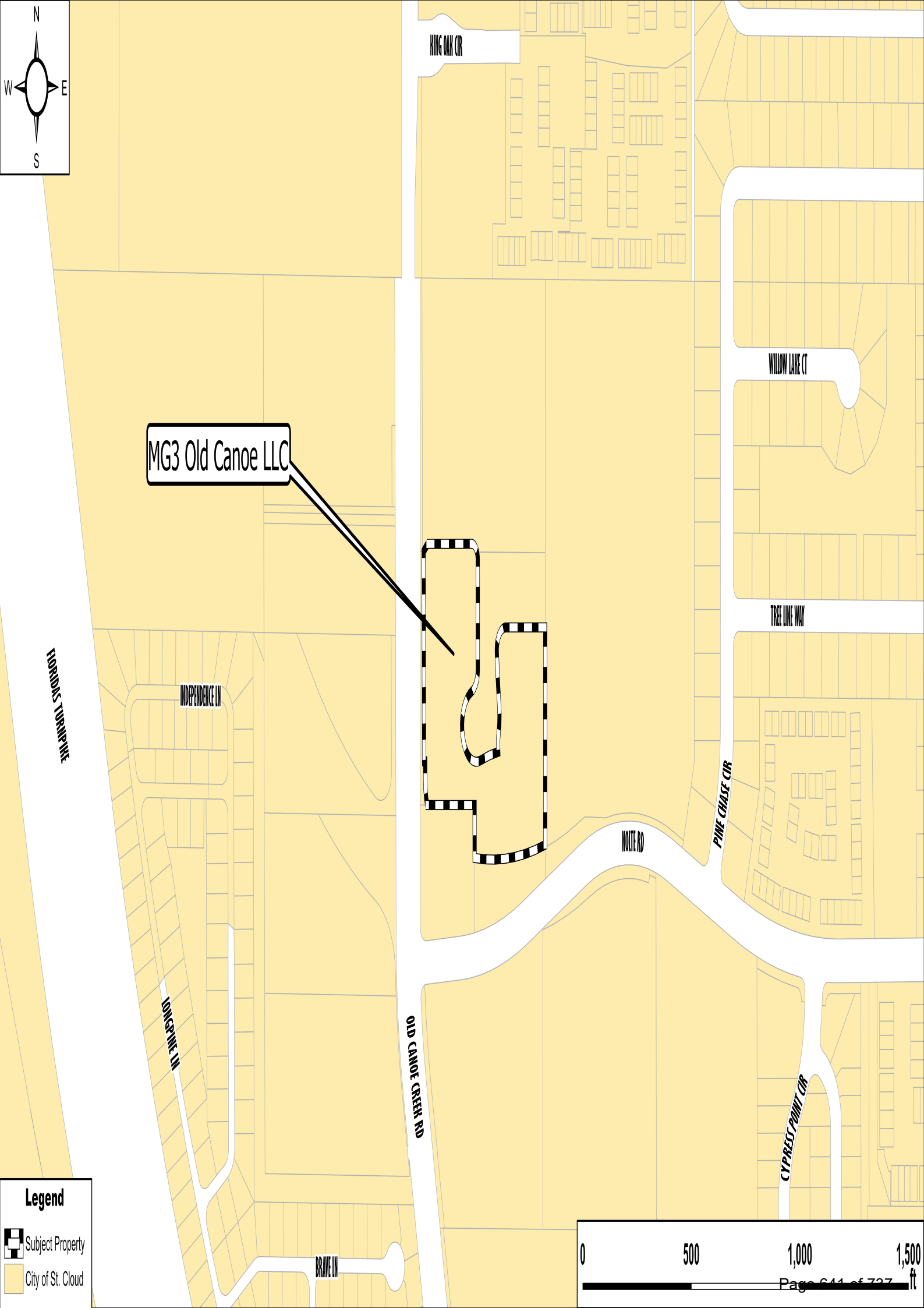
Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
9/10/26 - Final Action

Attachments:
1. ZMA26-00005 LOCATION


N
W
E
S
KING OAK CIR
WILLOW LAKE CT
MG3 Old Canoe LLC
TREE LINE WAY
HORIDAS TURNPIKE
INDEPENDENCE LN
PINE CHASE CIR
NOLTE RD
LONGPINE LN
OLD CANOE CREEK RD
CYPRESS POINT CIR
BRAVE LN
Legend
Subject Property
City of St. Cloud
0
500
1,000
1,500
ft

Meeting: August 20, 2026

Agenda Item Type: First Readings and Introduction Ordinance 2026-36 Amending Chapter 10 Buildings and Building Regulations

City Manager Agenda Item:
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

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Section 10-61 of the City Code establishes the Construction Industry Board of Adjustments and Appeals to hear all appeals pertaining to interpretation of building codes. In order for the city to operate in the most effective and efficient manner possible, Ordinance 2026-36 proposes to amend the Board of Adjustments:

- Establishes the Board of Adjustments as the Construction Industry Board of Adjustments and Appeals.
- Reduces the number of regular board members on the Construction Board from 7 to 5 to make it consistent with the Board of Adjustments.
- Removes the "special qualifications" for the Construction Board and replaces them wit the general language from the IPMC.
- Makes the terms of the members for the Construction Board to be consistent with the Board of Adjustments terms.

Legal Authority:
2021 Edition of the International Property Maintenance Code (IPMC) in Section 10-33 of the City Code, Section 10-61 of the City Code, Florida Statutes and Article VIII of the Florida Constitution

Budget and Recommendation:
There is no cost associated with this item

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
9/10/26 - Final Action

Attachments:
1. Ordinance 2026-36

ORDINANCE NUMBER 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 QUOROM"; 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.

WHEREAS, The City Council adopted the 2021 edition of the International Property Maintenance Code (IPMC) in Section 10-33 of the City Code;

WHEREAS, Section 10-61 of the City Code establishes the Construction Industry Board of Adjustments and Appeals to hear all appeals pertaining to interpretation of building codes;

WHEREAS, to promote the efficient use of public resources and ensure adequate and qualified members are appointed to serve as members of the Construction Industry Board of Adjustments and Appeals, it is necessary that revisions be made to the City Code as authorized and in accordance with the IPMC;

WHEREAS, Florida Statutes and Article VIII of the Florida Constitution authorizes the legislative body of each municipality to enact ordinances to protect the health, safety, and welfare of its residents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ST. CLOUD HEREBY ORDAINS:

Section 1. Chapter 10 "Buildings and Building Regulations, Article III "Construction Industry Board of Adjustments and Appeals, Section 10-61 "Establishment" is hereby amended to read as follows: (underlined indicates added language and ~~strike through~~ indicates deleted language)

Sec. 10-61. Establishment.

The Board of Adjustments established under Sec. 1.3.1 of the St. Cloud Land Development Code, as amended, is hereby appointed to serve as the construction board of adjustments and appeals ~~is hereby established as the board~~ to hear all appeals pertaining to the interpretation by city officials of the building codes adopted by the city.

Section 2. Chapter 10 "Buildings and Building Regulations, Article III "Construction Industry Bard of Adjustments and Appeals, Section 10-63 "Composition; vacancies; quorum" is hereby amended to read as follows: (underlined indicates added language and ~~strike through~~ indicates deleted language)

Sec. 10-64. Composition; terms; vacancies; quorum.

(a) *Composition generally.* The construction board of adjustments and appeals shall consist of ~~seven~~ five regular members and two alternate members appointed by the city council. Membership of the construction board of adjustments and appeals shall, to the greatest extent possible, be composed of city residents who are qualified by experience and training on matters pertaining to the provisions of the Building Code and/or the International Property Maintenance Code and are not employees of the city ~~and include persons experienced in the following fields:~~

~~(1) One architect.~~

~~(2) One engineer.~~

~~(3) One member at large from the building industry.~~

~~(4) One building contractor.~~

~~(5) One member at large from the public who shall be a resident of the city.~~

~~(6) One electrician.~~

~~(7) One member with expertise and knowledge of fire safety standards.~~

(b) *Appointments.* The ~~initial~~ appointments and terms of the ~~seven regular~~ regular and alternate members to the construction board of adjustments shall be for two years and shall be concurrent to the member's appointment to the Board of Adjustments ~~and appeals and two alternate members shall be as follows:~~

~~(1) Two members shall be appointed for a term of one year.~~

~~(2) Two members shall be appointed for a term of two years.~~

~~(3) Two members shall be appointed for a term of three years.~~

~~(4) One member shall be appointed for a term of four years.~~

~~(5) Alternate members shall be annually appointed for a term of one year.~~

~~Thereafter, all appointments except alternate members shall be made by the city council for a term of four years.~~

(c) *Vacancies.* Vacancies on the construction board of adjustments and appeals shall be filled for an unexpired term in the manner in which original appointments are required to be made.

(d) *Attendance.* Members of the construction board of adjustments and appeals who fail to attend two of three consecutive meetings without cause and without prior approval of the board chairperson shall automatically forfeit their appointments. The chairperson of the construction board of adjustments and appeals shall notify the city council of any vacancy, at which time the process to fill the vacancy shall be implemented.

(e) *Quorum.* The presence of three ~~four~~ or more members of the construction board of adjustments and appeals shall constitute a quorum of the board. However, to modify a

decision of the city official, affirmative votes of the majority of the construction board of adjustments and appeals, not less than four, shall be required.

(f) *Records.* The secretary of the construction board of adjustments and appeals shall make a detailed record of all its proceedings, which record shall set forth the reasons for its decisions, the vote of each member participating therein, and the absence of any member.

(g) *Officers.* The duly elected chairman and vice-chairman of the Board of Adjustments shall serve in those capacities for the construction board of adjustments and appeals. ~~shall meet as soon as practical after the appointment of its members and organize by electing a chairperson and vice-chairperson. Thereafter, officers of the construction board of adjustments and appeals shall be elected by the members at the first annual meeting of the board.~~

Section 3. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Section 5. Administrative Correction. Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, this Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

Section 6. Codification. The text of Section 1 of this ordinance shall be codified as a part of the St. Cloud City Code. The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

Section 6. Publication and Effective Date. This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

FIRST READING ON THE 20th DAY OF AUGUST, 2026
SECOND READING ON THE ___ DAY OF _____, 2026

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this ___ day of _____, 2026.

_____
Christian B. Roberston, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
deBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

City of St. Cloud

FY26 Warrant List #10

07/01/26 to 07/31/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/1/2026	22893 ANN MARIE KNOWLTON		90.00
	PRC022 ZUMBA CLASSES	ZUMBA CLASSES MAY26	
7/1/2026	22894 BOUNDTREE MEDICAL, LLC		1,810.78
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICALL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
7/1/2026	22895 BUMPUS AND ASSOCIATES, INC.		4,000.00
		OFFICE RENOVATION DRAWING COMMUNITY CENTER	
7/1/2026	22896 CENTRAL FLORIDA IRISH DANCE		340.50
	PRC002 IRISH STEP DANCING	IRISH DANCE CLASSES MAY26	
7/1/2026	22897 CHAPCO FENCE, LLC		3,843.67
		INSTALL ENCLOSURE POLICE TRAINING BLDG CORD AVE	
7/1/2026	22898 CLARKS CONSTRUCTION, LLC		9,726.83
		CIVIC CENTER BREAKROOM RENOVATION	
7/1/2026	22899 DANA SAFETY SUPPLY, INC.		16,190.22
		UPGRADES FOR UNIT 03-43	
		FIRE EQUIPMENT/SUPPLIES	
		FIRE EQUIPMENT/SUPPLIES	
		FIRE EQUIPMENT/SUPPLIES	
		FIRE EQUIPMENT/SUPPLIES	
7/1/2026	22900 DUVAL FORD, LLC		152,706.00
		POLICE UNIT 12-536	
		POLICE UNIT 12-538	
		POLICE UNIT 12-537	
7/1/2026	22901 EXOTIC EMBROIDERY OF CENTRAL FL.		2,437.50
	PRE007 4TH OF JULY CELEBRATION	T-SHIRT GIVEAWAYS FOR 4TH ON THE LAKE EVENT	
7/1/2026	22902 FIFTH THIRD BANK		559,043.58
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
7/1/2026	22903 FISHER SAFETY		6,725.50
		FIRE SUPPLIES/EQUIPMENT	
7/1/2026	22904 FL STATE LODGE FRAT.ORDER POLICE		1,277.50
		PAYROLL SUMMARY	
7/1/2026	22905 GRAYROBINSON, P.A.		12,000.00
		FEDERAL LOBBYING JUN26	
		STATE LOBBYING JUN26	
7/1/2026	22906 HIGH STANDARD CONSTRUCTION INC		39,031.53
	PS2109 FIRE STATION 33 PRE-EMP	FRIARS COVE LANE TRAFFIC SIGNAL-CANOE CREEK RD	
7/1/2026	22907 MISSIONSQUARE RETIREMENT		14,749.09
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
7/1/2026	22908 NAFECO, INC.		5,278.30
		BELT D.HUNTER	
		TRUCKER CAP J.ROBINSON	
		CREWNECK S.DILEONARDO	
		GLOVE D.THIBODEAU	
		TRUCKER CAP R.COOKE	
		RAIN SHELL T.DENNY	
		GLOVE E.WISE	
		TRUCKER CAP WETZEL	
		TRUCKER CAP	
		SHORT J.RODRIGUEZ	
		GLOVE T.DENNY	
		TRUCKER CAP L.PERDOMO	
		BOMBER R.BERRIOS	
		SHIRTS IVEY	
		BELT R.IRVIN	
		SHORT A.MEEKER	
		GLOVE M.MARTINEZ	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PANTS B.CARTER	
		SHIRTS C.ESPINAL	
		TRUCKER CAP S.BOGUS	
		TRUCKER CAP J.YEAGER	
		GLOVE P.BARTLETT	
		RAINCOAT C.DE LA CRUZ	
		MULTI TOOL M.SOTO	
		GLOVE S.STEELE	
		PANT R.ENNIS	
		NAMEBARS	
		PANT J.LUZZI	
		SHORT G.JHONSON	
		SOCKS P.TROMBINO	
		PANT N.SMITH	
		BUFFLE BAG D.THIBODEAU	
		RAINCOAT T.FRANCIS	
		RAINCOAT K.SERRANO	
		SOCKS R.SILVER	
		RAINCOAT I.BRINLEY	
		PANT T.PETERSON	
		SOCKS J.DAWNSON	
7/1/2026	22909 NATIONWIDE RETIREMENT SOLUTIONS INC		26,913.08
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
7/1/2026	22910 NEXTRAN TRUCK CENTER		432,534.50
		26 MACK LR 64R UNIT#5128 VIN#012016	
7/1/2026	22911 OSCEOLA ENGINEERING, LLC		5,445.00
	PS2401 PUBLIC SAFETY COMPLEX-PH1	SERVICE CONSULTANT MAY26 24-007-2 PUBLIC SAFETY	
7/1/2026	22912 POINT AND PAY, LLC.		9.00
		MAY 2026 INVOICE 18 ECHECKS	
7/1/2026	22913 SPIES POOL, LLC		1,347.25
		LABOR, SERVICE & FUEL CAHRGE	
		REBUILD KIT & SOLENOID KIT	
		PVC PIPE & MALE ADAPTER	
		PILOT SCREW & WASHER LIGHT	

City of St. Cloud

FY26 Warrant List #10

07/01/26 to 07/31/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/1/2026	22914 SUMMIT GROUP CONSULTING, LLC		737.50
		FEMA CONSULTING SERVICES 5/1/26 - 5/31/26	
7/1/2026	22915 TESSAH IVEY ENTERPRISES, LLC		721.88
	PRC010 BATON LESSONS	BATON TWIRLING APR26	
7/1/2026	22916 THE LUNZ GROUP		6,035.00
	PR2302 HOPKINS PARK MASTER PLAN	CONSTRUCTION DOCS HOPKINS PARK 23254.01	
7/1/2026	22917 TRANSPORTATION CONTROL SYSTEMS, INC		1,832.00
		CABINET, SOLAR PANEL & BATTERY FOR SIGN	
7/1/2026	22918 WRIGHT-PIERCE		7,829.46
	ST2604 RUMMELL ROAD ROUNDABOUT	RUMMEL ROUNDABOUT SERVICDE TRU 5/29/26	
	ST2307 17TH STREET EXTENSION	17TH STREET EXTENSION SRVICE THRU 5/29/26	
7/1/2026	22919 YOUR EVENTS BY L&L LLC		830.00
	PRC024 YOUR EVENTS BY L&L	RANCH COORDINATION 5/1/26 - 5/24/26	
7/1/2026	22920 FITNESS CF		3,328.96
		JUNE 2026 PREMIUM FOR EMPLOYEE GYM MEMBERSHIPS	
7/1/2026	22921 JOHNS EASTERN COMPANY, INC.		5,651.50
		CLAIMS HANDLING 2ND QRTR 07-01-26 THRU 09-30-26	
7/1/2026	22922 STANDARD INSURANCE COMPANY		18,909.00
		LOMG TERM DISABILITY INSURANCE JUNE 2026	
		CITY PAID LIFE INSURANCE JUNE 2026	
		VOLUNTARY LIFE INSURANCE JUNE 2026	
7/1/2026	22923 ARNCO CONSTRUCTION, INC.		399,691.91
		FIRE ADMIN 50% RETAINAGE PAYOUT PROJ PS2409	
	PS2409 FIRE HEADQUARTERS RENOV	FIRE ADMIN BUILDING	
7/9/2026	22924 ARNCO CONSTRUCTION, INC.		1,775.00
		REPAIR FOR SWAT DAMAGE 1340 WOOD LAKE CIRCLE	

City of St. Cloud

FY26 Warrant List #10

07/01/26 to 07/31/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/9/2026	22925 BIG DOG EXPRESS OF SOUTH FL INC		3,320.68
		VEGETATIVE WASTE DISPOSAL	
7/9/2026	22926 BOUNDTREE MEDICAL, LLC		3,610.20
		FIRE MEDICAL SUPPLIES	
7/9/2026	22927 DANA SAFETY SUPPLY, INC.		41,032.91
		ADDITIONS TO UNIT 12-528 POLICE DEPT	
		ADDITIONS TO UNIT 12-532 POLICE DEPT	
		ADDITIONS TO UNIT 12-532 POLICE DEPT	
7/9/2026	22928 EXOTIC EMBROIDERY OF CENTRAL FL.		2,036.95
	PRE002 SUMMER CAMP	NAVY STAFF UNIFORM DRIFIT SUMMR CMP SHIRT FPO 07890	
	PRE002 SUMMER CAMP	NAVY STAFF UNIFORM DRIFIT SUMMER CAMP SHIRTS	
		NAVY STAFF UNIFORM DRIFIT SUMMR CMP SHIRT FPO 07890	
7/9/2026	22929 GEORGE E. ALVARADO		2,707.50
	PRC023 FUTSAL TERRA INDR SOCCER	FUTSAL INDOOR SOCCR MAY26	
7/9/2026	22930 HUMANA INSURANCE COMPANY		4,192.20
		JUNE 2026 RETIREE COBRA GROUP VISION INSURANCE	
		JUNE 2026 EE CONTRIBUTION GROUP VISION INSURANCE	
7/9/2026	22931 JOHNS EASTERN COMPANY, INC (CLAIMS)		32,258.11
		JUNE 2026 END OF MONTH CLAIMS	
7/9/2026	22932 LYNCH OIL		1,766.37
		FUEL DELIVERY 06/09/26	
		FUEL DELIVERY 06/05/26	
7/9/2026	22933 NEXTRAN TRUCK CENTER		240,663.50
		2027 MACK GRANITE 64BR UNIT#5-129 v#057343	
7/9/2026	22934 RAFTELIS		850.00
		MUNICIPALITY IMPACT FEE STUDY 5/1/26-5/31/26	
		MUNICIPALITY IMPACT FEE STUDY 5/1/26-5/31/26	
		MUNICIPALITY IMPACT FEE STUDY 5/1/26-5/31/26	
7/9/2026	22935 SCHOOL DISTRICT OF OSCEOLA COUNTY		4,234.60

Date	Check Number	Vendor Name / Project	Transaction Description	Amount
		PRE002 SUMMER CAMP	TRIP #7631 DAVE & BUSTER	
		PRE002 SUMMER CAMP	TRIP #7925 ST.CLOUD CIVIC CENTER	
		PRE002 SUMMER CAMP	TRIP #7630 WILD FLORIDA	
7/9/2026	22936	SCHOOL DISTRICT OF OSCEOLA COUNTY		12.00
			CITATION FEES DUE TO SDOC WEEK ENDING (06/26/2026)	
7/9/2026	22937	SCHOOL DISTRICT OF OSCEOLA COUNTY		988,290.00
			EDUCATION IMPACT FEES COLLECTED JUNE 2026	
7/9/2026	22938	SHENANDOAH GENERAL CONSTRUCTION LLC		5,580.00
			2-51152 4TH ST & MISSISSIPPI AVE	
7/9/2026	22939	STEPHANIE C. ROLDAN		25.65
			STEPHNIE ROLDAN, SHRM 26, T26231, 103	
7/9/2026	22940	TEN-8 FIRE EQUIPMENT		1,260,000.00
			FIRE TRUCK PIERCE MFG ENFORCER UNIT#11-75	
7/9/2026	22941	WRIGHT-PIERCE		14,172.57
			TRANSFER STATION DESIGN SRVCS THRU 5/29/26	
7/9/2026	22942	24SEVEN GRAPHIC DESIGN & SUPPLY, IN		2,300.00
			REMOVE GRAPHICS F250 v#c25798 REF:11-47	
7/16/2026	22943	ARNCO CONSTRUCTION, INC.		1,437,669.65
		PS2103 FIRE STATION 35 NEW BUILD	FIRE STATION #35	
		PS2409 FIRE HEADQUARTERS RENOV	FIRE ADMINISTRATION BLDG	
		PS2104 FIRE STATION 32 REBUILD	CMAR FIRE STATION #32	
7/16/2026	22944	BIG DOG EXPRESS OF SOUTH FL INC		9,816.87
			VEGETATIVE WASTE DISPOSAL 6/8/26-6/12/26	
7/16/2026	22945	BOUNDTREE MEDICAL, LLC		1,253.16
			FIRE MEDICAL SUPPLIES	
			FIRE MEDICAL SUPPLIES	
			FIRE MEDICAL SUPPLIES	

City of St. Cloud

FY26 Warrant List #10

07/01/26 to 07/31/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/16/2026	22946 BUD'S SEPTIC SERVICE, INC.		6,750.00
		REPLACE DRAINFIELD 1375 S. LAKE AVENUE	
7/16/2026	22947 DEBEAUBIEN, KNIGHT, SIMMONS		16,732.00
		LEGAL SERV THRU 06/30/26	
7/16/2026	22948 DIGITECH COMPUTER LLC		30,968.32
		MEDICAID BILLING MAR26	
		MEDICAID BILLING APR26	
		MEDICAID BILLING MAY26	
7/16/2026	22949 FIFTH THIRD BANK		618,555.80
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
7/16/2026	22950 FL STATE LODGE FRAT.ORDER POLICE		1,347.50
		PAYROLL SUMMARY	
7/16/2026	22951 GAME OFFICIALS, INC.		3,570.00
		YOUTH BASKETBALL 6/29/26-7/4/26	
		YOUTH BASKETBLL 6/8-13/26	
		YOUTH BASKETBALL 6/22/26-6/27/26	
7/16/2026	22952 GUARDIAN COMMUNITY RESOURCE MAN INC		19,817.72
		GRANT SERVICES MAR-APR26 REUSE EXPANSION POND PRJ	
		GRANT SERVICES MAR-APR26 SEPTIC TO SEWER PROJECT	
7/16/2026	22953 HALO BUILDING SERVICES, LLC		34,346.50
		JANATORIAL SERVICES JUN26	
7/16/2026	22954 JOHNSTON'S SURVEYING, LLC		5,895.00
	PS2401 PUBLIC SAFETY COMPLEX-PH1	UTILITY LOCATES-PUBLIC SAFETY COMPLEX	
7/16/2026	22955 KISSIMMEE/OSCEOLA COUNTY CHAMBER OF		5,000.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		VISIONARY LEVEL MEMBERSHP INVESTMENT	
7/16/2026	22956 LYNCH OIL		2,053.79
		FUEL DELIVERY 06/12/26	
		FUEL DELIVERY 06/16/26	
7/16/2026	22957 METROPOLITIAN LIFE INSURANCE CO.		42,000.94
		JUNE 2026 RETIREE COBRA GROUP DENTAL INSURANCE	
		JUNE 2026 EE CONTRIBUTION GROUP DENTAL INSURANCE	
		JUNE 2026 EE/COBRA ADJUST GROUP DENTAL INSURANCE	
		JUNE 2026 CITY CONTRIBUTE GROUP DENTAL INSURANCE	
7/16/2026	22958 MISSIONSQUARE RETIREMENT		14,844.85
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
7/16/2026	22959 MOTOROLA SOLUTIONS, INC.		40,000.00
	GR2602 LPR'S JAG-C	SOLAR PANELS-CAMERA,CASE BATTERY	
		SOLAR PANELS-CAMERA,CASE, BATTERY	
7/16/2026	22960 NATIONWIDE RETIREMENT SOLUTIONS INC		27,175.84
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
7/16/2026	22961 ORLANDO UTILITIES COMMISSION		102,404.89
		JUN 2026 ELECTRIC BILL JUFCOMTECH	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL JUFCOMTECH	
		JUN 2026 ELECTRIC BILL JUFCOMTECH	
		JUN 2026 ELECTRIC BILL JUFCOMTECH	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL ALLOCATION	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL ALLOCATION	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL	
		JUN 2026 ELECTRIC BILL ALLOCATION	
7/16/2026	22962 OSCEOLA ENGINEERING, LLC		**37,982.50**
	PR2301 CHISHOLM PARK MASTER PLAN	22-040 CHISHOLM PARK	
	PR2302 HOPKINS PARK MASTER PLAN	23-031 HOPKINS	
	ST2605 MUTTER ROAD EXTENSION	26-010 MUTTER RD EXTENSION MAY26	
7/16/2026	22963 PETROLEUM TRADERS CORP.		**84,770.32**
		87 CONVENTIONAL GAS PO NUM 085724	
		ULTRA LOW SULFUR #2 DIESEL PO NUM 085820	
		ULTRA LOW SULFUR #2 DIESEL PO 085821	
7/16/2026	22964 SHENANDOAH GENERAL CONSTRUCTION LLC		**358,805.00**
	SW2601 STORMWATER PIPE LINING	5-32722 1115 CRAWFORD AVE	
7/16/2026	22965 STRYKER SALES CORPORATION		**6,823.21**
		KIT REPLACEMENT BATTERY	
		4WIRE LIMB LEAD	
7/16/2026	22966 THOMPSON PUMP & MANUFACTURING		**0.00**
		HEAD PUMP UNIT#4-143 VOID & REISSUE EFT 22966	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		HEAD PUMP UNIT#4-143 S#6JSVEE-275	
7/16/2026	22967 WASTE CONNECTIONS OF OSCEOLA COUNTY		150,600.01
		CONSTRUCTION DEMOLITION 6/15/26 - 6/20/26	
		CONSTUCTION DEMOLITION 06/09/26 - 06/13/26	
		MSW DISPOSAL 6/8/26 - 6/13/26	
		MSW DISPOSAL 6/15/26 - 6/20/26	
		TIRES DISPOSAL 6/15/26	
7/23/2026	22968 ANN MARIE KNOWLTON		97.50
	PRC022 ZUMBA CLASSES	ZUMBA CLASSES JUN26	
7/23/2026	22969 BIG DOG EXPRESS OF SOUTH FL INC		14,625.32
		VEGETATIVE WASTE DISPOSAL	
		VEGETATIVE WASTE DISPOSAL 6/22/26-6/26/26	
7/23/2026	22970 CARDIO PARTNERS INC.		19,600.00
		PC-AED CR2 SEMI-AUTOMATIC WIFI ENGLISH, BAG	
7/23/2026	22971 CENTRAL FLORIDA IRISH DANCE		59.25
	PRC002 IRISH STEP DANCING	IRISH DANCE CLASSES JUN26	
7/23/2026	22972 CIVITAS LLC		8,467.50
		CONSULTING SERICES APR26 HOUSING AND COMMUNITY DEV	
		CONSULTING SERVICE JUN26 HOUSING AND COMMUNITY DEV	
		CONSULTING SERVICE MAY25 HOUSING AND COMMUNITY DEV	
7/23/2026	22973 DANA SAFETY SUPPLY, INC.		79,864.11
		POLICE UNIT #12-534	
		POLICE UNIT #12-534	
		POLICE UNIT #12-530	
		POLICE UNIT #12-513	
		POLICE UNIT #12-513	
		POLICE UNIT #12-531	
7/23/2026	22974 ESO SOLUTIONS, INC.		3,089.35
		3RD PARTY SCHEDULING DATA FIRE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/23/2026	22975 FIRST RESPONSE TRAINING GROUP		9,180.00
		PARAMEDIC COURSE-J.PUERTO	
		CPR COURSE FOR CADETS AND FIRE INSPECTOR	
7/23/2026	22976 GAI CONSULTANTS INC.		3,183.00
		SERVICES 5/10/26-6/13/26 STC PRMP UPDATE	
7/23/2026	22977 GEORGE E. ALVARADO		2,047.50
	PRC023 FUTSAL TERRA INDR SOCCER	FUTSAL INDOOR SOCCR JUN26	
7/23/2026	22978 GLORIA R. EMANUEL		128.90
		GLORIA EMANUEL, FGFOA CONFERENCE, T26238, 103	
7/23/2026	22979 KISSIMMEE UTILITY AUTHORITY		753.87
		METER SERVICE-CANE BRAKE 6/8/26-7/7/26	
		METER SERVICE-MACY ISLAND 6/8/26-7/7/26	
		METER SERVICE-KINGS CREST 6/8/26-7/7/26	
7/23/2026	22980 LYNCH OIL		805.25
		FUEL DELIVERY 06/19/26	
7/23/2026	22981 MERMAID AQUATICS, LLC		656.25
	PRC026 MERMAID AQUATICS	RED CROSS CLASSES JUN26	
7/23/2026	22982 MIDDLETON FARMS		11,000.00
		45 GALLON TREES-LIVE OAK	
7/23/2026	22983 PETROLEUM TRADERS CORP.		27,659.13
		87 CONVENTIONAL UNLEADED GAS PO NUM 085824	
7/23/2026	22984 STANDARD INSURANCE COMPANY		18,984.56
		CITY PAID LIFE INSURANCE	
		VOLUNTARY LIFE INSURANCE	
		LONG TERM DISABILITY INSURANCE	
7/30/2026	22985 BOUNDTREE MEDICAL, LLC		6,469.78
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	

Date	Check Number	Vendor Name / Project	Transaction Description	Amount
7/30/2026	22986	DANA SAFETY SUPPLY, INC.		65,699.98
			MODIFICATIONS TO POLICE UNIT 12-533	
			MODIFICATIONS TO POLICE UNIT 12-536	
			MODIFICATIONS TO POLICE UNIT 12-537	
			MODIFICATIONS TO POLICE UNIT 12-537	
			MODIFICATIONS TO POLICE UNIT 12-536	
7/30/2026	22987	FIFTH THIRD BANK		546,888.13
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
7/30/2026	22988	FL STATE LODGE FRAT.ORDER POLICE		1,347.50
			PAYROLL SUMMARY	
7/30/2026	22989	GRAYROBINSON, P.A.		12,000.00
			STATE LOBBYING JUL26	
			FEDERAL LOBBYING JUL26	
7/30/2026	22990	HUMANA INSURANCE COMPANY		4,207.44
			JULY 2026 EE CONTRIBUTE GROUP VISION INS. #591872	
			JULY 2026 RETIREE COBRA GROUP VISION INS. #591872	
7/30/2026	22991	LANGTON ASSOCIATES, INC.		4,333.33
			GRANT WRITING FOR JUN26	
7/30/2026	22992	LYNCH OIL		3,543.42
			FUEL DELIVERY 07/02/26	
			FUEL DELIVERY 06/23/26	
			FUEL DELIVERY 7/7/26	
			FUEL DELIVERY 06/26/26	
			FUEL DELIVERY 06/30/26	
7/30/2026	22993	METROPOLITIAN LIFE INSURANCE CO.		41,286.44
			JULY 2026 EE CONTRIBUTION GROUP DENTAL INSURANCE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		JULY 2026 EE COBRA ADJUST GROUP DENTAL INSURANCE	
		JULY 2026 CITY CONTRIBUTE GROUP DENTAL INSURANCE	
		JULY 2026 RETIREE COBRA GROUP DENTAL INSURANCE	
7/30/2026	22994 MILLER ELECTRIC COMPANY		2,356.00
		HID PROX CARDS BOX	
7/30/2026	22995 MISSIONSQUARE RETIREMENT		14,156.98
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
7/30/2026	22996 MOTOROLA SOLUTIONS, INC.		50,219.75
		PD PORTABLE RADIOS AND SYSTEMS	
		PD PORTABLE RADIOS AND SYSTEMS	
7/30/2026	22997 NAFECO, INC.		166.50
		SOCKS J.PUERTO	
		PANTS B.TAYLOR	
		SHORT F.CURADO	
		PANTS T.SMOLETT	
7/30/2026	22998 NATIONWIDE RETIREMENT SOLUTIONS INC		25,942.96
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
7/30/2026	22999 OPERATIVE IQ		2,284.93
		LICENSE 6/30/26-4/4/27	
7/30/2026	23000 PETROLEUM TRADERS CORP.		34,773.22
		ULTRA LOW SULFUR #2 PO NUM 085822	
7/30/2026	23001 POINT AND PAY, LLC.		22.00
		JUNE 2026 INVOICE 44 ECHECKS	
7/30/2026	23002 QUALITY LAWN SERVICES UNLIMITED,INC		6,828.00
		LAWN MOWED MULTIPLE LOCATIONS JUN26	
		LAWN MOWED MULTIPLEATIONS LOCATIONS APR26	
		LAWN MOWED MULTIPLE LOCATIONS MAY26	

City of St. Cloud

FY26 Warrant List #10

07/01/26 to 07/31/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/30/2026	23003 SCHOOL DISTRICT OF OSCEOLA COUNTY		7,280.67
	PRE002 SUMMER CAMP	TRIP#7633 ORLANDO SCIENCE CENTER	
	PRE002 SUMMER CAMP	TRIP#7634 CRAYOLA EXPERIENCE	
	PRE002 SUMMER CAMP	TRIP#7927 ST.CLOUD CIVIC CENTER	
	PRE002 SUMMER CAMP	TRIP#7632 BREVARD ZOO	
	PRE002 SUMMER CAMP	TRIP#7926 ST.CLOUD CIVIC CENTER	
	PRE002 SUMMER CAMP	TRIP#7990 OUTBACK STEAKHOUSE	
7/30/2026	23004 SPIES POOL, LLC		1,179.00
		MOTOR, SEAL, PUMP & LABOR SPLASH PAD LAKEFRONT	
		SEAL,LABOR & SERVICE SPLASH PAD LAKEFRONT	
7/30/2026	23005 STRYKER SALES CORPORATION		5,831.04
		KIT-CARRY BAG & REAR POUCH	
		ROHS LP12-LP15 & USB CABLE	
		APPLICATION,LIFENET PCGATEWAY 6.4.0	
7/30/2026	23006 SUMMIT GROUP CONSULTING, LLC		862.50
		FEMA CONSULTING SERVICES 6/1/26 - 6/31/26	
7/30/2026	23007 TEN-8 FIRE EQUIPMENT		1,861.97
		TRUCK ADAPTER FEMALE & STORZ	
7/30/2026	23008 TYLER TECHNOLOGIES, INC.		9,372.91
		TIME & ATTENDANCE 5/1/26-4/30/27 PO 085876	
		TIME & ATTENDANCE 5/1/26-4/30/27 PO 085876	
		TIME & ATTENDANCE 5/1/26 - 4/30/27	
7/30/2026	23009 UNIVERSAL PROTECTION SERVICE, LLC		1,711.20
		SECURITY SERVICES 06/01/26-06/30/26	
7/30/2026	23010 WASTE CONNECTIONS OF OSCEOLA COUNTY		144,720.46
		CONTRUCTIOND DEMOLITION 6/29/26 - 6/30/26	
		CONSTRUCTION DEMOLITION 7/1/26 - 7/3/26	
		MSW DISPOSAL 7/1/26 - 7/3/26	
		TIRE DISPOSAL 6/26/26	
		MSW DISPOSAL 6/22/26 - 6/27/26	
		MSW DISPOSAL 6/29/26 - 6/30/26	
		CONTRUCTION DEMOLITION 6/22/26 - 6/27/26	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/30/2026	23011 WRIGHT-PIERCE		7,565.60
		LONG TERM CARE REDUCTION SRVCS THRU 6/26/26	
		TRANSFER STATION DESIGN SRVCS THRU 6/26/26	
7/30/2026	23012 YOUR EVENTS BY L&L LLC		940.00
	PRC024 YOUR EVENTS BY L&L	RANCH COORDINATOR JUN 6/3/26-6/29/26	
7/30/2026	23013 24SEVEN GRAPHIC DESIGN & SUPPLY, IN		1,050.00
		REMOVE EXIATING GRAPHICS	
7/1/2026	302462 ALABAMA CHILD SUPPORT PAYMENT		23.08
		PAYROLL SUMMARY	
7/1/2026	302463 ANDREW SULLIVAN		90.50
		A.SULLIVAN NAGC 2026 T26111 102	
7/1/2026	302464 APEC LLC		694,500.40
	ST2601 MASTER PLAN PAVING	ASPHALT OVERLAY-SOUTHERN PINES AND ESPIRT	
	ST2602 PAVING (FRANCHISE FEES)	ASPHALT OVERLAY-SOUTHERN PINES AND ESPRIT	
	ST2501 MASTER PLAN PAVING	ASPHALT OVERLAY PINEWOODS GARDENS,SOUTHERN PINES	
7/1/2026	302465 AT&T AUTHORIZED RETAILER #2282		1,333.61
		SERVICE 5/5/26-6/4/26 PD DATA SUBS/INTEL LPR'S	
7/1/2026	302466 BLACK TIE STEREO		5,500.00
	PRE007 4TH OF JULY CELEBRATION	LIVE MUSIC FOR JULY 4TH EVENT	
7/1/2026	302467 BRANDON SNOW		64.90
		B.SNOW FBI LEEDA COMMAND LEVEL T26186 102	
7/1/2026	302468 CARLY JOHNSON		112.10
		C.JOHNSON CNT LEVEL 1 T26114 102	
7/1/2026	302469 CASSANDRA HILL		47.85
		C.HILL IEAD NAVIGATOR 2026 T26129 102	
7/1/2026	302470 CHRIS ROBERTSON		35.40

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		C.ROBERTSON FL LEAGUE OF MAYORS T26202 101	
7/1/2026	302471 EARTH NETWORKS,INC.		4,495.20
		LIGHTING ALERTING SUBSCRP 10/1/24-9/30/28	
7/1/2026	302472 GEOTECHNICAL & ENVIRONMENTAL		7,000.00
		ENVIRO ENGINEERING SERV THRU 5/30/26	
7/1/2026	302473 KELLY L. LACOE		378.40
		L.LACOE 2026 ESRI USERS CONFERENCE T26134 101	
7/1/2026	302475 KONICA MINOLTA BUSINESS SOLUTIONS		2,496.09
		COPIER LEASE 5/1-31/26 FIRE DEPT	
		COPIER LEASE 5/1-31/26 COMMUNITY DEVELOPMENT	
		COPIER LEASE 5/1-31/26 FIRE HEADQUARTERS	
		COPIER LEASE 5/1-31/26 IT	
		COPIER LEASE 5/1-31/26 STREETS	
		COPIER LEASE 5/1-31/26 BUILDING DEPT	
		COPIER LEASE 5/1-31/26 BUILDING DEPT	
		COPIER LEASE 5/1-31/26 STREETS	
		COPIER LEASE 5/1-31/26 FIRE STATION 31	
		COPIER LEASE 5/1-31/26 FIRE CORD AVE	
		COPIER LEASE 4/1-30/26 COMMUNITY DEVELOPMENT	
7/1/2026	302476 LECEDRIC JOHNSON		59.81
		L.JOHNSON LASERFICHE EMPOWER 2026 T26069 102	
7/1/2026	302477 MEDLINE INDUSTRIES, LP		4,884.69
		FIRE MEDICAL SUPPLIES	
7/1/2026	302478 OMA MATHURA		68.22
		O.MATHURA FGFOA CHAPTER LOCAL MILES,TOLLS,PARKING	
7/1/2026	302479 PACT OF FAITH		375.00
	PRC032 JAPANESE LANGUAGE PROGRM	JAPANESE CLASSES MAY26	
7/1/2026	302480 PATRICK MANNIX		259.60
		P.MANNIX FASRO CONFERENCE 2026 T26228 101	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/1/2026	302481 PREFERRED MATERIALS, INC.		106.08
		ASPHALT RCVD 6/8/26	
7/1/2026	302482 SHINE YOUR LIGHT ACADEMY OF DANCE		1,948.19
	PRC020 SHINE YOUR LIGHT DANCE	DANCE CLASSES MAY26	
7/1/2026	302483 STACEY WILDE		246.10
		S.WILDE FACC CONFERENCE 2026 T26157 102	
7/1/2026	302484 STEPHANIE RAMIREZ		329.39
		S.RAMIREZ FMCA 2026 CONFERENCE T26164 102	
7/1/2026	302485 STEPHANIE STREETER		303.25
		STEPHANIE STREETER, NTAL ALLIANCE, T26118, 101	
7/1/2026	302486 SWARTZ ASSOCIATES, INC.		3,860.00
		CHISHOLM PRK & LAKEFFRONT GRILLS	
7/1/2026	302487 WE DARE TO CARE INC.		50.00
		PAYROLL SUMMARY	
7/1/2026	302493 AFLAC		4,941.52
		JUNE 2026 EMPLY VOLUNTARY AFLAC INS. ACCOUNT 0RP71	
7/1/2026	302494 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT FEES COMMUNITY CENTER MAGNOLIA	
7/1/2026	302495 CIGNA HEALTH AND LIFE INSURANCE CO		113,917.60
		RETIREE COBRA ADMIN FEE INSURANCE JUNE 2026	
		RETIREE COBRA STOP LOSS INSURANCE JUNE 2026	
		EMPLOYEE ADMIN FEE INSURANCE JUNE 2026	
		EMPLOYEE STOP LOSS INSURANCE JUNE 2026	
7/1/2026	302496 DEPARTMENT OF LEGAL AFFAIRS - FL		740.60
		ELECTION ASSESSMENT FEE KEN GILBERT CHK #192	
		ELECTION ASSESSMENT FEE JAMES MOORE II CHK #3003	
		ELECTION ASSESSMENT FEE KIRKE ZILKE CHK #1052	
		ELECTION ASSESSMENT FEE ALEX RODRIGUEZ CHK #2007	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/1/2026	302497 MISC CUSTOMER REFUNDS		340.00
		REFUND OF DEPOSIT FEES LAKEFRONT BANQUET HALL	
7/1/2026	302498 MISC CUSTOMER REFUNDS		556.75
		BILLING ACCT # DSTCL8439 D. SMITH DOS:06232025	
7/1/2026	302499 EMERGENCY MEDICAL SERVICES		30.00
		ADDRESS CHANGE FEE	
7/1/2026	302500 MISC CUSTOMER REFUNDS		1,527.50
		REFUND OF DEPOSIT FEES LAKEFRONT PARK BUILDING	
		REFUND OF DEPOSIT FEES LAKEFRONT PARK BUILDING	
		REFUND OF DEPOSIT FEES LAKEFRONT PARK BUILDING	
		REFUND OF DEPOSIT FEES LAKEFRONT PARK BUILDING	
		REFUND OF DEPOSIT FEES LAKEFRONT PARK BUILDING	
7/1/2026	302501 MISC CUSTOMER REFUNDS		884.00
		BILLING ACCT # DSTCL4035 M.ASCENCIO DOS:06262025	
7/1/2026	302502 HOPKINS HEROES INC.		1,500.00
		HOPKINS HEROES COMMUNITY EMPOWERMENT FUNDS	
7/1/2026	302503 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT FEES COMMUNITY CENTER MAGNOLIA	
7/1/2026	302504 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT FEES LAKEFRONT PARK BANQUET	
7/1/2026	302505 LIBERTY NATIONAL LIFE INSURANCE CO		1,853.57
		JUNE 2026 GLOBE LIFE/ LINERTY INSURANCE PREMIUM	
7/1/2026	302506 MEDCOM BENEFIT SOLUTIONS		262.50
		JUNE 2026 FSA MONTHLY FEE FOR 70 PARTICIPANTS	
7/1/2026	302507 POLICE AND FIREMANS INSURANCE ASSOC		2,867.63
		JUNE 2026 POLICE AND FIRE ASSOC. INSURANCE (POLICE)	
		JUNE 2026 POLICE AND FIRE ASSOC. INSURANCE (FIRE)	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/1/2026	302508 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT FEES CANNERY PARK BUILDING	
7/9/2026	302510 ADAM FARI		259.60
		A.FARI FL ASSOCIATION FASRO T26198 101	
7/9/2026	302511 MISC CUSTOMER REFUNDS		100.00
		SUMMER CAMP WEEK 6 REFUND FOR CAMPER CANCELLATION	
7/9/2026	302512 APD CONSTRUCTION LLC		55,281.27
		EOC ROOF REPLACEMENT	
7/9/2026	302513 APEC LLC		447,683.96
	ST2601 MASTER PLAN PAVING	ASPHALT OVERLAY ON 8 STREETS-WORKORDER 2026	
	ST2602 PAVING (FRANCHISE FEES)	ASPHALT OVERLAY ON 8 STREETS-WORKORDER 2026	
7/9/2026	302514 ASHTON TYSON		20.40
		ASHTON TYSON, INSPECTION OF NEW ENGINE,T26200, 102	
7/9/2026	302515 BULK EXPRESS TRANSPORT, LLC		7,133.01
		SUPPLEMENTAL HAULING 5/26/26	
		SUPPLEMENTAL HAULING	
7/9/2026	302516 DANIEL A. FERNANDEZ		675.00
	PRE007 4TH OF JULY CELEBRATION	4TH ON THE LAKE-FINAL PAYMENT RECVD 5/28/26	
7/9/2026	302517 DONALD ROSE		70.44
		DONALD ROSE, SHRM 26, T26230, 103	
7/9/2026	302518 MISC CUSTOMER REFUNDS		5.00
		PATIENT OVER PAID CO-INSURANCE	
7/9/2026	302519 FOREST PENNINGTON		0.00
		F.PENNINGTON DID NOT ATTN CONF T26205 CK#302519	
		F.PENNINGTON FLGISA 2026 CONFERENCE T26205 101	
7/9/2026	302520 GABRIELLE TAYLOR		259.60

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		G.TAYLOR 2026 FL FASRO CONFERENCE T26221 101	
7/9/2026	302521 GOMAN YORK PROPERTY ADVISERS LLC		9,037.50
		ECONOMIC DEVELOPMENT CONSULTNG-TASK 2 CRE ADV	
		ECONOMIC DEVELOPMENT CONSULTING-TASK 1	
7/9/2026	302522 GREENSCAPE MOWING, INC.		3,450.00
		LANDFILL MOWING JUN26	
7/9/2026	302523 JEFFREY COOPER		96.20
		JEFFREY COOPER, FGFOA CONFERENCE, T26223, 103	
		JEFFREY COOPER, FGFOA CONFERENCE, T26233, 103	
7/9/2026	302524 JESSICA WILE		259.60
		J.WILE 2026 FL FASRO CONFERENCE T26220 101	
7/9/2026	302525 JULIANNE SOLLAZZO		120.19
		JULIANNE SOLLAZZO, SHRM 26, T26232, 103	
7/9/2026	302526 KEITH A. SABISCH		32.47
		KEITH SABISCH, TREES FLORIDA 2026, T26141, 102	
7/9/2026	302527 KONICA MINOLTA BUSINESS SOLUTIONS		56.33
		COPIER SERVICE 6/1-26/26 BUILDING MAINT	
7/9/2026	302528 MASCHMEYER CONCRETE CO. OF FLORIDA		1,215.00
		READY MIX CONCRETE-SW	
		READY MIX CONCRETE-ROADS	
		READY MIX CONCRETE-SW	
7/9/2026	302529 MILLET SOFTWARE		60.00
		VISUAL CUT ANNUAL SUPPORT 08/30/26 TO 08/30/27	
7/9/2026	302530 NOLAN RISTAU		58.48
		NOLAN RISTAU, GOVERNORS HURRICANE, T26144, 102	
7/9/2026	302531 PREFERRED MATERIALS, INC.		197.88
		ASPHALT RCVD 6/9/26	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/9/2026	302532 RENEE ADAMS		500.00
	PRE026 SAMI'S BIRTHDAY CELEBRATN	INTERACTIVE DJ 07/18/2026 SAMMI'S BDAY BASH	
7/9/2026	302533 ROBERT GARRETT		32.47
		ROBERT GARRETT, PRIMA NATIONAL CONF,T26155, 102	
7/9/2026	302534 ROBERTO E. SMITH		137.98
		R.SMITH FLGISA 2026 CONFERENCE T26187 101	
7/9/2026	302535 SARA RIVERA ORTIZ		100.00
		UNDERPD LEGAL LINE ERROR PD 061826 CK439400 SARA R	
7/9/2026	302536 SSD INTERNATIONAL IC.		9,540.00
		UTM 5.56 MM RVR RED 900 RD CS	
7/9/2026	302537 STAN WEAVER & COMPANY, INC		6,775.00
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 KEF-1 ROOF CURB	
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 BF-3,4 HVLS FANS	
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 ROOF JACKS	
7/9/2026	302538 TOHOPEKALIGA WATER AUTHORITY		36,225.00
		BILLING AND COLLECTION SERVICES FOR JUL 2026	
		BILLING AND COLLECTION SERVICES FOR JUL 2026	
7/9/2026	302539 VISUAL EDGE IT, INC.		585.32
		PLOTTER MAINTENANCE 7/1/26 - 9/30/26	
		FREIGHT	
		COVERAGE CHARGE FROM 4/1/26 - 6/30/26	
7/9/2026	302540 WEX BANK		4,671.29
		FUEL PURCHASE JUNE26	
7/9/2026	302541 WILD FLORIDA AIRBOATS,LLC		8,325.00
	PRE002 SUMMER CAMP	30 MIN AIRBOAT TOUR ADULT & CHILD & BOXED LUNCH	
7/9/2026	302542 ZAMBELLI FIREWORKS MANUFACTURING CO		25,500.00
	PRE007 4TH OF JULY CELEBRATION	4TH OF JULY FIREWORKS FINALL PAYMENT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/16/2026	302544 ADVENTHEALTH CENTRA CARE (ADVENTIST		84,142.00
		FIRE ANNUAL PHYSICALS	
		FIRE ANNUAL PHYSICALS	
		FIRE ANNUAL PHYSICALS	
		FIRE ANNUAL PHYSICALS	
7/16/2026	302545 MISC CUSTOMER REFUNDS		975.00
		REFUND OF SUMMER CAMP FEE WEEK 9	
		REFUND OF SUMMER CAMP FEE WEEK 10	
		REFUND OF SUMMER CAMP FEE WEEK 8	
		REFUND OF SUMMER CAMP FEE WEEK 10	
		REFUND OF SUMMER CAMP FEE WEEK 7	
		REFUND OF SUMMER CAMP FEE WEEK 8	
		REFUND OF SUMMER CAMP FEE WEEK 9	
		REFUND OF SUMMER CAMP FEE WEEK 7	
7/16/2026	302546 ALABAMA CHILD SUPPORT PAYMENT		23.08
		PAYROLL SUMMARY	
7/16/2026	302547 MISC CUSTOMER REFUNDS		76.82
		PERMIT B25-00003615, REC67546, DBPR	
		PERMIT B25-00003615, REC67546, DCA	
		PERMIT B25-00003615, REC67546, TECH FEE	
		PERMIT B25-00003598, REC67547, DBPR	
		PERMIT B25-00003598, REC67547, DCA	
		PERMIT B25-00003598, REC67547, TECH FEE	
7/16/2026	302548 AXON ENTERPRISE, INC.		5,600.00
		AIR-SKYDIO NIGHTSENSE IR FILTER FOR X10	
7/16/2026	302549 BULK EXPRESS TRANSPORT, LLC		5,114.05
		SUPPLEMENTAL HAULING	
7/16/2026	302550 CIGNA HEALTH AND LIFE INSURANCE CO		18,522.00
		CIGNA HEALTH & LIFE INS. ASO CANCELLATION	
7/16/2026	302551 CITY OF ST CLOUD		12,923.00
		ASSESSED IN ERROR, BUILDER HAS CREDITS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/16/2026	302552 COASTALWIDE LLC		6,415.00
		FLOODPLAN/CRS PROGRAM COMPLIANCE	
7/16/2026	302553 CONFESSIONS OF THE HAND LLC		1,117.80
	PRE026 SAMI'S BIRTHDAY CELEBRATN	KIDS FACE PAINTING FOR SAMI BDAY BASH	
7/16/2026	302554 COSTAR REALTY INFORMATION, INC.		2,441.04
		SERVICES 4/1/26-4/30/26	
		SERVICE 7/1/26-7/31/26	
7/16/2026	302555 CRS, INC.		40,980.98
	PS2103 FIRE STATION 35 NEW BUILD	GAFISO2 ISO INSULATION FOR FS#35 ROOF INSTALL	
	PS2103 FIRE STATION 35 NEW BUILD	ROOF FOR FS# 35	
7/16/2026	302556 MISC CUSTOMER REFUNDS		10.92
		PERMIT B25-00000062, REC67554,DCA	
		PERMIT B25-00000062, REC67554, TECH FEE	
		PERMIT B25-00000062, REC67554,DBPR	
7/16/2026	302557 DOUGLAS GOERKE		178.50
		D.GOERKE FBI ACADEMY RETRAINER T26173 101	
7/16/2026	302558 MISC CUSTOMER REFUNDS		4.04
		PERMIT B24-00003323, REC67549,DBPR	
		PERMIT B24-00003323, REC67549, TECH FEE	
7/16/2026	302559 MISC CUSTOMER REFUNDS		119.04
		PERMIT B25-00004864, REC67562, TECH FEE	
		PERMIT B25-00004864, REC67562, DCA	
		PERMIT B25-00004864, REC67562, DBPR	
7/16/2026	302560 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT FEES LAKEFRONT BANQUET HALL	
7/16/2026	302561 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT FEES LAKEFRONT BANQUET HALL	

City of St. Cloud

FY26 Warrant List #10

07/01/26 to 07/31/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/16/2026	302562 EVERNORTH DIRECT HEALTH, LLC		62,796.85
		EMPL HEALTHCLINIC 5/31/26	
7/16/2026	302563 GALLS, LLC		131.67
		FIRE UNIFORMS-COAT	
		FIRE UNIFORMS-KNEE PADS	
		FIRE UNIFORMS-KNEE PADS	
7/16/2026	302564 MISC CUSTOMER REFUNDS		7.29
		PERMIT F23-00000166, REC67557, DBPR	
		PERMIT F23-00000166, REC67557, DCA	
		PERMIT F23-00000166, REC67557, TECH FEE	
7/16/2026	302565 INTEGRATED POWER SERVICES		21,102.00
	PS2409 FIRE HEADQUARTERS RENOV	FIRE ADMIN BLDG GENERATOR AND INSTALL	
7/16/2026	302566 INTERNAL REVENUE SERVICE		2,759.08
		CITY 720 TAX RETURN AND PCORI FEES PAYMENT	
7/16/2026	302567 MISC CUSTOMER REFUNDS		2.95
		PERMIT B25-00001777, REC67552, DBPR	
		PERMIT B25-00001777, REC67552,TECH FEE	
7/16/2026	302568 IVY LLAURO		165.20
		I.LLAURO CPM LEVEL 8 & GRADUATION T26185 101	
7/16/2026	302569 MISC CUSTOMER REFUNDS		0.00
		PERMIT B25-00005158, REC67548,REISSUE CK302569	
		PERMIT B25-00005158, REC67548,REISSUE CK302569	
		PERMIT B25-00005158, REC67548, TECH FEE	
		PERMIT B25-00005158, REC67548, DBPR	
7/16/2026	302570 KELVIN SOTO, ESQ.		1,407.00
		CODE COMPLIANCE RECORDING FEES	
		COMMUNITY DEVELOPMENT RECORDING FEES	
		COMMUNITY DEVELOPMENT RECORDING FEES	
		COMMUNITY DEVELOPMENT RECORDING FEES	
		COMMUNITY DEVELOPMENT RECORDING FEES	
		CODE COMPLIANCE RECORDING FEES	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		COMMUNITY DEVELOPMENT RECORDING FEES	
7/16/2026	302571 KONICA MINOLTA BUSINESS SOLUTIONS		3,085.31
		COPIER LEASE 5/1-31/26 AQUATICS DECKHOUSE	
		COPIER LEASE 5/1-31/26 CIVIC CENTER	
		COPIER LEASE 5/1-31/26 CANNERY PARK	
		COPIER LEASE 5/1-31/26 COMMUNITY CENTER	
		COPIER LEASE 5/1-31/26 PROCUREMENT	
		COPIER LEASE 4/1-30/26 COMMUNITY CENTER	
		COPIER LEASE 4/1-24/26 CODE ENFORCEMENT	
		COPIER LEASE 4/1-30/26 CIVIC CENTER	
		COPIER LEASE 4/1-30/26 AQUATICS DECKHOUSE	
		COPIER LEASE 4/1-30/26 CANNERY PARK	
7/16/2026	302572 MISC CUSTOMER REFUNDS		3.25
		PERMIT B25-00004487, REC67543, TECH FEE	
		PERMIT B25-00004484, REC67545, TECH FEE	
7/16/2026	302573 MISC CUSTOMER REFUNDS		35.62
		PERMIT F24-00000081, REC67550, DBPR	
		PERMIT F24-00000203, REC67558, TECH FEE	
		PERMIT F24-00000203, REC67558,DCA	
		PERMIT F24-00000203, REC67558,DBPR	
		PERMIT F24-00000081, REC67550, DCA	
		PERMIT F24-00000081, REC67550, TECH FEE	
7/16/2026	302574 LEXISNEXIS RISK SOLUTIONS FL, INC.		23,303.44
		AVCC SUBSP 3/1/26-1/31/26 PO 085831	
		AVCC SUBSP 3/1/26-1/31/26 PO 085831	
		AVCC SUBSP 3/1/26-1/31/26	
7/16/2026	302575 MISC CUSTOMER REFUNDS		475.00
		REFUND OF SUMMER CAMP FEE WEEK 8	
		REFUND OF SUMMER CAMP FEE WEEK 7	
		REFUND OF SUMMER CAMP FEE WEEK 9	
		REFUND OF SUMMER CAMP FEE WEEK 10	
7/16/2026	302576 MARYEMMA BACHELDER		308.01
		M.BACHELDER CERTIFIED PUBLIC COMM T26192 101	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/16/2026	302577 MASCHMEYER CONCRETE CO. OF FLORIDA		724.50
		READY MIX CONCRETE-ROADS	
7/16/2026	302578 MECHANICAL SERVICES OF CENTRAL		7,401.00
		INSTALL A/C ZONE CONTROLS FOR 3RD FLOOR CITY HALL	
7/16/2026	302579 MEDLINE INDUSTRIES, LP		1,235.30
		FIRE MEDICAL SUPPLIES	
7/16/2026	302580 MES SERVICE COMPANY, LLC		1,319.65
		FIRE EQUIPMENT/SUPPLIES	
		FIRE EQUIPMENT/SUPPLIES	
7/16/2026	302581 MISC CUSTOMER REFUNDS		183.97
		PERMIT F25-00000030, REC67556, DBPR	
		PERMIT F25-00000030, REC67556, DCA	
		PERMIT F25-00000030, REC67556, TECH FEE	
7/16/2026	302582 MVB & ASSOCIATES, INC.		85,060.00
	PW2601 CITY HALL SECURITY	CITY HALL DOOR REPLACEMNT	
7/16/2026	302583 NATHAN R. IRVING		105.16
		NATHAN IRVING, FLORIDA CPM LEVEL 8, T26179, 101	
7/16/2026	302584 OAKLEY GRAY		134.43
		OAKLEY GRAY, FLORIDA FESTIVAL CONF,T26222, 101	
7/16/2026	302585 PFM ASSET MANAGEMENT LLC		12,068.56
		ARBITRAGE RPT FOR 2024 FLGFC NOTE	
		INVESTMENT/PORTFOLIO FEE 5/1/26 - 5/31/26	
7/16/2026	302586 MISC CUSTOMER REFUNDS		4.60
		PERMIT F25-00000066, REC67560, DBPR	
		PERMIT F25-00000066, REC67560, DCA	
		PERMIT F25-00000066, REC67560, TECH FEE	
7/16/2026	302587 PREFERRED MATERIALS, INC.		821.10

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		RCVD ASPHALT 6/23/26	
		ASPHALT RCVD 6/10/26	
		ASPHALT RCVD 6/11/26	
		ASPHALT RCVD 6/15/26	
7/16/2026	302588 REHRIG PACIFIC COMPANY		43,304.50
		GARBAGE ROC BURGUNDY	
7/16/2026	302589 RINGCENTRAL, INC		9,215.52
		JULY 2026 BILLING FOR 06/30/2026-07/30/2026	
7/16/2026	302590 MISC CUSTOMER REFUNDS		1.25
		PERMIT F25-00000054, REC67553, TECH FEE	
7/16/2026	302591 ROBERTO E. SMITH		118.00
		R.SMITH FCPM LEVEL 8 & GRADUATION T26160 101	
7/16/2026	302592 ROSE TESTERMAN		134.43
		ROSE TESTERMAN, FLORIDA FESTIVAL CONF,T26234, 101	
7/16/2026	302593 SHEPARD,SMITH,HAND & BRACKINS, P.A.		446.03
		LEGAL SERVICES JUNE2026	
7/16/2026	302594 SHI INTERNATIONAL CORP		1,235.70
		UBIQUITI UICARE 4/29/16 - 4/28/31	
7/16/2026	302595 STAN WEAVER & COMPANY, INC		43,556.00
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 KITCHEN EXHAUST HOOD	
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 HVLS FANS	
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 ESHAUST FAN	
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 ONLINE FANS	
7/16/2026	302596 TELEFLEX LLC		3,850.00
		EZ-IO 25MM & 15MM NEEDLE	
7/16/2026	302597 TISHA MANNING		105.16
		TISHA MANNING, FLORIDA CPM LEVEL 8, T26207, 101	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
7/16/2026	302598	MISC CUSTOMER REFUNDS		1,014.44
			REFUND OF TO CLOSE LANDFILL CHARGE ACCOUNT	
			REFUND OF DEPOSIT TO CLOSE LANDFILL CHARGE ACC	
7/16/2026	302599	WE DARE TO CARE INC.		55.00
			PAYROLL SUMMARY	
7/16/2026	302600	YELLOWSTONE LANDSCAPE-SOUTHEAST LLC		5,805.00
			LANDSCAPE MAINTENANCE MAY26	
			LANDSCAPE MAINTENANCE JUN26	
7/23/2026	302602	ACCESS SOLUTIONS CORP.		1,456.27
			CITY HALL DOOR REPLACEMNT	
			DOOR REPAIRS AT CITY HALL	
			CITY HALL DOOR REPAIRS.	
			CITY HALL DOOR REPLACEMNT	
			REKEYS AT CIVIC CENTER.	
7/23/2026	302603	ANTHONY J. MONDELLO		55.01
			A.MONDELLO FBINAA RETRAIN 2026 T26191 101	
7/23/2026	302604	BOZARD FORD COMPANY		101,812.00
			POLICE UNIT 12-540	
			POLICE UNIT #12-539	
7/23/2026	302605	BULK EXPRESS TRANSPORT, LLC		6,040.55
			SUPPLEMENTAL HAULING	
7/23/2026	302606	CARAHSOFT TECHNOLOGY CORPORATION		42,330.16
			PROFESSIONAL SERVICES FOR TRAINING AVOLVE SOFTWARE	
			PROJECTDOX SOFTWARE AND TRAINING	
			PRO SERVICES/TRAINING	
7/23/2026	302607	CHOPPER'S LAWN EQUIPMENT LLC		24,799.98
			CLASSIC 60IN MOWERS	
7/23/2026	302608	CHRIS ROBERTSON		88.80
			C.ROBERTSON FL LEAGUE OF MAYORS T26202 102	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/23/2026	302609 DENISE ROBERTS		87.31
		D.ROBERTS FBINAA RETRAIN 2026 T26188 101	
7/23/2026	302610 MISC CUSTOMER REFUNDS		160.00
		REFUND OF DEPOSIT FEES LAKEFRONT BANQUET HALL	
7/23/2026	302611 MISC CUSTOMER REFUNDS		556.75
		BILLING ACCT # DSTCL8439 DOUGLAS S. DOS:06/23/2025	
7/23/2026	302612 EMERALD EDGE AUTO BODY LLC		9,437.50
		REPAIRS TO UNITS #11-43 AND #11-66	
7/23/2026	302613 EVERNORTH DIRECT HEALTH, LLC		44,345.56
		EMPL HEALTHCLINIC 6/30/26	
7/23/2026	302614 FIRE HOUSE INNOVATIONS LI INC.		9,430.00
		TRAINING DOOR/CUTTING STATION/WHEEL SYSTEM	
7/23/2026	302615 MISC CUSTOMER REFUNDS		884.00
		BILLING ACCT # DSTCL4035 MERCEDES A.DOS:06/26/2025	
7/23/2026	302616 MISC CUSTOMER REFUNDS		534.07
		BILLING ACCT # DSTCL10767 BONNIE T. DOS:04/04/2026	
7/23/2026	302617 MISC CUSTOMER REFUNDS		488.48
		BILLING ACCT # DSTCL11253 RUBEN G. DOS:11/30/2025	
7/23/2026	302618 MISC CUSTOMER REFUNDS		111.01
		BILLING ACCT # DSTCL10650 NANCY H. DOS:03/02/2026	
7/23/2026	302619 MISC CUSTOMER REFUNDS		120.71
		BILLING ACCT # DSTCL10404 ALLEN W. DOS:03/24/2026	
7/23/2026	302620 MISC CUSTOMER REFUNDS		350.66
		BILLING ACCT # DSTCL10656 ROBERTA B. DOS:03/31/2026	
7/23/2026	302621 MISC CUSTOMER REFUNDS		96.84

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		BILLING ACCT # DSTCL9387 WALTER C. DOS:02/19/2026	
7/23/2026	302623 GENUINE PARTS COMPANY		109,458.18
		FLEET RO CLEARING MAY 2026	
		MAY 2026 FLEET PARTS AND EXPENSES	
		MAY 2026 FLEET PARTS AND EXPENSES	
		MAY 2026 FLEET PARTS AND EXPENSES	
		MAY 2026 FLEET PARTS AND EXPENSES	
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		MAY 2026 FLEET PARTS AND EXPENSES	
		MAY 2026 FLEET PARTS AND EXPENSES	
7/23/2026	302624 GREEN BEHR PEST CONTROL & TERMITES		1,755.00
		PEST CONTROL APR26	
		PEST CONTROL JUN26	
		PEST CONTROL MAY26	
7/23/2026	302625 HENRY SCHEIN, INC.		2,259.34
		EMS MEDICAL SUPPLIES	
		EMS MEDICAL SUPPLIES	
		EMS MEDICAL SUPPLIES	
7/23/2026	302626 HEWLETT PACKARD ENTERPRISE CO.		5,460.84
		SERV 5/1/26-5/31/26 HPE GREELAKE FOR STC	
7/23/2026	302627 MISC CUSTOMER REFUNDS		353.07
		BILLING ACCT # DSTCL11085 BENEDICTA L. DOS:10/31/25	
7/23/2026	302628 MISC CUSTOMER REFUNDS		405.43
		BILLING ACCT # DSTCL11222 RAMONITA A DOS:10/17/2025	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/23/2026	302629 MISC CUSTOMER REFUNDS		351.10
		BILLING ACCT # DSTCL12353 JOHN T. DOS:11/04/2025	
7/23/2026	302630 IVY LLAURO		164.36
		I.LLAURO CPM LEVEL 7 CLASS C- MEALS T26240	
7/23/2026	302631 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT FEES HOPKINS PARK	
7/23/2026	302632 JENNIFER PAUL		283.08
		J.PAUL IEMO I T26165 102	
7/23/2026	302633 JOSEPH BLOODGOOD		259.60
		J.BLOODGOOD FASRO CONFER T26225 101	
7/23/2026	302634 JOSHUA BATISTA		165.20
		JOSHUA BATISTA, EMERGENCY VEHICLE PREP, T26209, 101	
7/23/2026	302635 MISC CUSTOMER REFUNDS		200.00
		REFUND OF DEPOSIT FEES LAKEFRONT BANQUET HALL	
7/23/2026	302636 KELVIN SOTO, ESQ.		164.50
		RECORDING FOR CITY CLERK RESOLUTION	
		RECORDING FOR PARKS DEPT ORDINANCE	
7/23/2026	302637 LIBERTY NATIONAL LIFE INSURANCE CO		1,853.57
		PREMIUMS DUE FOR 07/2026	
7/23/2026	302638 MARISOL DELAROSA		64.90
		M.DELAROSA FBI LEEDA LEAD INSTITUTE T26195 102	
7/23/2026	302639 MASCHMEYER CONCRETE CO. OF FLORIDA		310.50
		READY MIX CONCRETE-ROADS	
7/23/2026	302640 MATTHEW REDDITT		207.20
		M.REDDITT 836 TECH TRAIN THE TRAINER T26204 101	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/23/2026	302641 MEDLINE INDUSTRIES, LP		109.20
		FIRE MEDICAL SUPPLIES	
7/23/2026	302642 MICHAEL FIGUEROA		165.20
		MICHAEL FIGUEROA, EMRGY VEHICLE PREP, T26208, 101	
7/23/2026	302643 MISSION CRITICAL SYSTEMS, LLC		2,472.00
		SERVICE 05/01/26-04/30/27 FIRE RESCUE DATALINK	
7/23/2026	302644 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT FEES CANNERY PARK BUILDING	
7/23/2026	302645 QUALITY PLUS RECONSTRUCTION LLC		16,748.51
		FINAL RETAINAGE PAYOUT	
		FINAL RETAINAGE PAYOUT	
		WINDOW REPLACEMENT CITY HALL A & B	
7/23/2026	302646 MISC CUSTOMER REFUNDS		105.03
		BILLING ACCT # DSTCL12339 SOLANGE H. DOS:04/02/2026	
7/23/2026	302647 TAWNY BAILEY		279.15
		TAWNY BAILEY, FGFOA CONFERENCE, T26237, 103	
7/23/2026	302648 THOMAS CARTER		165.20
		THOMAS CARTER, EMERGENCY VEHICLE PREP, T26210, 101	
7/23/2026	302649 THOMPSON PUMP & MANUFACTURING		64,412.00
		HEAD PUMP UNIT#4-143 S#6JSVEE-275	
7/23/2026	302652 TOHOPEKALIGA WATER AUTHORITY		48,123.86
		JUNE 26 AUS CITY BILLS	
		JUNE 26 AUS CITY BILLS	
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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		JUNE 26 AUS CITY BILLS	
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		JUNE 26 AUS CITY BILLS	
7/23/2026	302653 MISC CUSTOMER REFUNDS		498.42
		BILLING ACCT # DSTCL11638 DAVID Z. DOS:04/11/2026	
7/23/2026	302654 VFW POST 3227		1,500.00
		COMM EMPOWERMENT FUNDS FLMPCS/FL1158	
7/23/2026	302655 WREATHS ACROSS AMERICA		1,500.00
		COMM EMPOWERMENT FUNDS FLMPCS/FL1158	
7/30/2026	302657 ACCESS SOLUTIONS CORP.		3,694.64
		INSTALL DEADBOLT,REKEY OF OFFICES AT SOLID WASTE	
		REPLACE LOCKS & REKEY TRAILER AT PROGRESS LN	
		PUSH BAR DOOR REPAIR AT CITY HALL	
		DOOR/LOCK IS NOT WORKING AT CITY HALL	
		DOOR REPAIRS AT FS#31	
7/30/2026	302658 AFLAC		4,873.02
		JULY 2026 VOLUNTARY PREMIUM DUE ACCT 0RP71	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/30/2026	302659 ALABAMA CHILD SUPPORT PAYMENT		23.08
		PAYROLL SUMMARY	
7/30/2026	302660 APD CONSTRUCTION LLC		122,037.30
		PROGRESS LANE ROOF REPLACEMENT	
7/30/2026	302661 AYRES ASSOCIATES, INC.		7,500.00
		PROFESSIONAL SERV THROUGH APRIL 18,2026	
7/30/2026	302662 B & H PHOTO & ELECTRONICS CORP		10,000.00
		SONY ALPHA CAMERA & KIT	
7/30/2026	302663 BULK EXPRESS TRANSPORT, LLC		7,718.55
		SUPPLEMENTAL HAULING	
		SUPPLEMENTAL HAULING	
7/30/2026	302664 CAROLINA SOFTWARE, INC.		1,000.00
		SOFTWARE QUARTERLY SUPPRT ENDING 9/30/26	
7/30/2026	302665 CHRIS ROBERTSON		191.34
		C.ROBERTSON FL LEAGUE OF CITIES T26219 101	
7/30/2026	302666 CIGNA HEALTH AND LIFE INSURANCE CO		115,439.40
		JULY 2026 RETIREE COBRA ADMIN FEE & STOP LOSS	
		JULY 2026 EMPLOYEE ADMIN FEE & STOP LOSS	
		JULY 2026 EMPLOYEE ADMIN FEE & STOP LOSS	
		JULY 2026 RETIREE COBRA ADMIN FEE & STOP LOSS	
7/30/2026	302667 MISC CUSTOMER REFUNDS		1,033.49
		PERMIT B2-00003121 REC67477,	
		PERMIT B2-00003121 REC67477,	
		PERMIT B2-00003121 REC67477,	
		PERMIT B2-00003121 REC67477,	
		PERMIT B2-00003121 REC67477,	
		PERMIT B2-00003121 REC67477,	
		PERMIT B2-00003121 REC67477, DCA	
		PERMIT B2-00003121 REC67477, DBPR	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/30/2026	302668 EMERALD EDGE AUTO BODY LLC		7,989.50
		FIRE UNIT 11-43 REPAIRS	
7/30/2026	302669 GEAR WASH		3,400.55
		FIRE UNIFORM MAINTENANCE	
		FIRE UNIFORM MAINTENANCE	
7/30/2026	302670 MISC CUSTOMER REFUNDS		50.00
		REFUND OF FEES SUMMER CAMP WEEK 9	
7/30/2026	302671 GOMAN YORK PROPERTY ADVISERS LLC		20,025.00
		ECONOMIC DEV CONSULTING	
		MARKETING/TRADESHOWS	
		CRE ADVISORY	
7/30/2026	302672 GREENSCAPE MOWING, INC.		3,450.00
		LANDFILL MOWING JUL26	
7/30/2026	302673 MISC CUSTOMER REFUNDS		100.00
		REFUND OF FEES SUMMER CAMP WEEK 9	
7/30/2026	302674 JENNIFER PAUL		191.34
		J.PAUL FL LEAGUE OF CITIES T26239 101	
7/30/2026	302675 KONICA MINOLTA BUSINESS SOLUTIONS		1,253.61
		COPIER LEASE 6/1-30/26 STREETS	
		COPIER LEASE 6/1-30/26 LANDFILL	
		COPIER LEASE 6/1-30/26 PROCUREMENT	
		COPIER LEASE 06/1-30/26 COMMUNITY DEVELOPMENT	
		COPIER LEASE 6/1-30/26 STREETS	
7/30/2026	302676 MEDLINE INDUSTRIES, LP		17,682.91
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/30/2026	302677 POSITIVELY OSCEOLA LLC		15,000.00
		2ND QUARTERLY PAYMENT	
		3RD QUARTERLY PAYMENT	
7/30/2026	302678 PREFERRED MATERIALS, INC.		706.86
		ASPHALT RCVD 7/8/26	
		ASPHALT RCVD 7/1/26	
		ASPHALT RCVD 7/7/26	
7/30/2026	302679 PVP COMMUNICATIONS		7,452.00
		HELMET KIT & WIRELESS SHOULDER MIC	
7/30/2026	302680 QUEST CORPORATION OF AMERICA, INC.		2,832.50
		AFFORDABLE HOUSING MARKETIN & OUTREACH	
7/30/2026	302681 RENEE ADAMS		1,000.00
	PRE002 SUMMER CAMP	DJ FOR FIELD DAY 9AM-12PM 07/30/2026	
	PRE002 SUMMER CAMP	DJ FOR DANCE PARTY 12:30PM-4PM 08/04/2026	
7/30/2026	302682 RJWA, INC.		3,687.50
		PROFESIONAL SERVICES THRU 6/30/26	
7/30/2026	302683 R2 UNIFIED TECHNOLOGIES, LLC		789.94
		MICROSOFT AZURE USAGE APR26	
7/30/2026	302684 SELLMARK CORPORATION		22,100.00
		THERMION 2 LRF XL50	
		SYMBION LFR DXT50	
7/30/2026	302685 SKANSKA USA BUILDING INC.		20,240.18
	PS2103 FIRE STATION 35 NEW BUILD	SERVICE THRU 6/30/26 FS#35	
	PS2402 FIRE STATION 36	FS#22 PRECONSTRUCTION SRVC THRU 6/30/26	
	PS2104 FIRE STATION 32 REBUILD	SERVICE THRU 6/30/26 SF#32	
7/30/2026	302686 STAN WEAVER & COMPANY, INC		15,305.00
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 SPIRAL PIPE AND FITTINGS	
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 LOUVERS	
7/30/2026	302687 TOHOPEKALIGA WATER AUTHORITY		251.54

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CITY OF LAUREL V. CINTAS CLASS ACTION SETTLEMENT	
7/30/2026	302688 VERRA MOBILITY		120.00
		CITATIONS & CERT NOTICES 6/1/26 - 6/31/26	
7/30/2026	302689 WE DARE TO CARE INC.		50.00
		PAYROLL SUMMARY	
7/30/2026	302690 MISC CUSTOMER REFUNDS		2,041.50
		REIMBURSEMENT RETIREE BENEFITS PAID DENTAL	
		REIMBURSEMENT RETIREE BENEFITS PAID MEDICAL	
		REIMBURSEMENT RETIREE BENEFITS PAID VISION	
7/30/2026	302691 MISC CUSTOMER REFUNDS		2.51
		PERMIT B25-00005158, REC67548,REISSUE CK302569	
		PERMIT B25-00005158, REC67548,REISSUE CK302569	
7/30/2026	302692 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT FEES CANNERY PARK BUILDING	
7/1/2026	7007994 AMERICAN EXPRESS TRAVEL RELATED		1.89
		MAY26 FINGERPRINT WT 7007994	
7/2/2026	7007995 INTERNAL REVENUE SERVICE		415,526.41
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY ROUNDING	
7/2/2026	7007996 FLSDU		5,382.03
		PAYROLL SUMMARY	
		PAYROLL SUMMARY PROCESSING FEE	
7/9/2026	7007997 FLORIDA DEPARTMENT OF REVENUE		23.00
		CITATION FEES DUE TO FDOR WEEK ENDING (06/26/2026)	
7/9/2026	7007998 UNITED STATES POSTAL SERVICE		5,000.00
		REPLENISH POSTAGE METER #041L11226351 07/08/2026	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/9/2026	7007999 OSCEOLA COUNTY BOARD OF COUNTY		578,523.44
		19.45% MOBILITY FEE 2024-127R 04/01-06/30/26	
7/9/2026	7008000 FLORIDA DEPARTMENT OF REVENUE		2,187.75
		RENTAL & MISC SALES & USE TAX RETURN JUN26	
		RENTAL & MISC SALES & USE TAX RETURN JUN26	
7/9/2026	7008001 DEPARTMENT OF COMMUNITY AFFAIRS		9,307.57
		3RD QTR SURCHARGE FY26 04012026 - 06302026 DCA	
		3RD QTR SURCHARGE FY26 04012026 - 06302026 DCA	
7/9/2026	7008002 DEPARTMENT OF BUSINESS AND		13,047.37
		3RD QTR SURCHARGE FY26 04012026 - 06302026 DBPR	
		3RD QTR SURCHARGE FY26 04012026 - 06302026 DBPR	
7/16/2026	7008003 CIGNA HEALTH AND LIFE INSURANCE CO		751,073.87
		AUTOMATIC CIGNA MONTHLY BANKING 06/01/26-06/30/26	
		AUTOMATIC CIGNA MONTHLY BANKING 06/01/26-06/30/26	
7/16/2026	7008004 CORE BUSINESS TECHNOLOGIES		36.07
		FINGERPRINTING JUN26 WT 7008004	
7/16/2026	7008005 CORE BUSINESS TECHNOLOGIES		93.51
		POLICE DEPT JUN26 WT 7008005	
7/16/2026	7008006 CORE BUSINESS TECHNOLOGIES		561.54
		MERCH SERV MAY26 WT 7008006	
7/16/2026	7008007 AMERICAN EXPRESS TRAVEL RELATED		0.97
		JUN26 PD WT 7008007	
7/16/2026	7008008 AMERICAN EXPRESS TRAVEL RELATED		0.67
		JUN26 FINGERPRINT WT 7008008	
7/16/2026	7008009 VERMONT SYSTEMS, INC.		896.36
		PAYTRAC RETAIL JUN26 WT 7008009	
		PAYTRAC RETAIL JUN26 WT 7008009	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			PAYTRAC RETAIL JUN26 WT 7008009	
			PAYTRAC RETAIL JUN26 WT 7008009	
			PAYTRAC RETAIL JUN26 WT 7008009	
7/16/2026	7008010	VERMONT SYSTEMS, INC.		1,762.53
			PAYTRAC RETAIL JUN26 WT 7008010	
			PAYTRAC RETAIL JUN26 WT 7008010	
			PAYTRAC RETAIL JUN26 WT 7008010	
			PAYTRAC RETAIL JUN26 WT 7008010	
			PAYTRAC RETAIL JUN26 WT 7008010	
7/16/2026	7008011	GLOBAL PAYMENTS DIRECT, INC.		6,826.41
			MERCHANT CARD SERVICE FEE FOR JUNE 2026	
7/16/2026	7008012	TRUIST BANK		386,609.25
			TO PAY P-CARD CHARGES FOR PERIOD 05/28/26-06/27/26	
7/17/2026	7008013	INTERNAL REVENUE SERVICE		506,030.44
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY ROUNDING	
7/17/2026	7008014	FLSDU		5,397.82
			PAYROLL SUMMARY	
			PAYROLL SUMMARY PROCESSING FEE	
7/23/2026	7008015	STATE BOARD OF ADMINSTRATION OF FLA		6,296,690.00
			RECORD THE 07/17/26 WIRE TRANSFER TRUIST TO S.B.A.	
7/30/2026	7008016	FLORIDA DEPT OF ENVIRONMENTAL		9,288.95
			7/15 P&I PYMNT ON LOAN 68616P-40 FINAL #2007486	
			7/15 P&I PYMNT ON LOAN 68616P-40 FINAL #2007486	
			7/15 P&I PYMNT ON LOAN 68616P-40 FINAL #2007486	
			7/15 P&I PYMNT ON LOAN 68616P-40 FINAL #2007486	
7/30/2026	7008017	FLORIDA DEPT OF ENVIRONMENTAL		55,518.44
			7/15 P&I PYMNT ON LOAN 68618L-40 FINAL #2007487	
			7/15 P&I PYMNT ON LOAN 68618L-40 FINAL #2007487	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		7/15 P&I PYMNT ON LOAN 68618L-40 FINAL #2007487	
		7/15 P&I PYMNT ON LOAN 68618L-40 FINAL #2007487	
7/31/2026	7008018 INTERNAL REVENUE SERVICE		430,670.74
		PAYROLL SUMMARY	
		PAYROLL SUMMARY ROUNDING	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
7/31/2026	7008019 FLSDU		5,545.51
		PAYROLL SUMMARY PROCESSING FEE	
		PAYROLL SUMMARY	
7/20/2026	9109275 A-LINE FIRE & SAFETY, INC.		10,387.40
		12YR TEST &RECHARGE-WELD PAINT BOOTH TANK	
		NEW FIRE EXTINGUISHERS, AND MAINTENANCE	
		ANNUAL FIRE EXTINGUISHER CERT. FOR ALL CITY BLDGS	
		ANNUAL FIRE EXTINGUISHER CERT. FOR ALL CITY BLDGS	
		ANNUAL FIRE EXTINGUISHER MTNC	
		ANN FIRE EXTINGUISHERS MTNC 5 YR HYDRO TEST	
		(45) NEW 2126 LOCKS FOR BALLFIELD COMPLEX	
		6 NEW FIRE EXTINGUISHERS FOR PEGHORN	
7/20/2026	9109276 ALRO METALS SERVICE CENTER CORP.		7,388.74
		RO#67171-1 SIDE WALL MATERIAL ON SEMI 24-61T	
		RO#67171-1 MATERIAL FOR SEMI TRAILER FLOOR 24-61T	
		RO#67171-1 24-61T WALL MATERIAL ON SEMI TRAILER	
		RO#66426 REPLACE MATERIAL ON FD CART UNIT 23-21	
7/20/2026	9109277 AMERICAN PLANNING ASSOCIATION		1,798.90
		REGI, TAMMY REQUE, T27002	
		REG, VERONICA MILLER, T26216	
		07/01/2026-06/30/2027 APA MEMB. RENEWAL L.TOMAINO	
7/20/2026	9109278 CALL ONE, INC.		496.62
		JPL SCOUT 3100 DECT-BASE FOR DISPATCH HEADSET	
7/20/2026	9109279 CHEMTEK, INC.		1,110.77
		PAVEPRO GREEN BIODEGRADAB LE ASPHALT RELEASE + SOL	

Date	Check Number	Vendor Name / Project	Transaction Description	Amount
7/20/2026	9109280	CITY ELECTRIC SUPPLY COMPANY		161.94
			THQB 3 POLE REPLACEMENT WO# 21108	
			BRE-4-SOLID CU REPLACEMNT WO# 21108	
7/20/2026	9109281	CIVICPLUS		320.00
			HOURLY DESIGN RATE	
			HOURLY DESIGN RATE	
			HOURLY DESIGN RATE	
			HOURLY DESIGN RATE	
7/20/2026	9109282	DANA SAFETY SUPPLY, INC.		2,893.90
			SEAT REPAIR - UNIT# 447	
			GRAPICS , GRILL LIGHTS INSTALL - UNIT 03-43	
			UNIFORM EQUIPMENT FOR POLICE OFFICERS	
7/20/2026	9109283	DH PACE DOOR SERVICES OF ORLANDO		2,349.15
			GARAGE DOOR REPAIR FLEET	
			GARAGE DOOR REPAIRS FLEET	
7/20/2026	9109284	EMBROIDERY PLUS PROMOTIONAL INC.		1,160.92
			PD OFFICERS UNIFORM SHIRTS EMBROIDERY	
			SAMPLE SHIRTS FOR PD INVENTORY	
			UNIFORM SHIRTS FOR POLICE OFFICERS	
			UNIFORM SHIRTS FOR POLICE OFFICERS	
7/20/2026	9109285	EVENT DECOR DIRECT		4,174.33
			PANEL PIPE & DRAPE KIT	
		PRE026 SAMI'S BIRTHDAY CELEBRATN	PANEL PIPE & DRAPE KIT	
7/20/2026	9109286	FISHER SAFETY		1,319.20
			FIRE QUARTERLY AIR TEST AND FILTER ASSY	
7/20/2026	9109287	FLORIDA MOBILE SPEED TESTING LLC		3,900.00
			RADAR - SPEEDOMETER CALIBRATION	
			TINT METERS GLASS	
7/20/2026	9109288	GAMETIME (PLAYCORE WISCONSIN, INC.)		1,742.94
			REPLACMENE TUBE SLIDE DUPLICATE - GROUP 3646	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		REPLACEMENT TUBE SLIDE EXIT FOR TED BRODA PARK	
		REPLACEMENT TUBE SLIDE EXIT FOR TED BRODA PARK.	
7/20/2026	9109289 GAS SOUTH, LLC		5.00
		GAS SRVC FEE POOL HEATER SRVC DATES 4/10-5/11.	
7/20/2026	9109290 GUARDIAN FUELING TECHNOLOGIES, INC		1,559.76
		SERVICE CALL: FUEL ALARM FOR THE DIESEL ANNULAR	
		SERVICE CALL:WATER OR GAS IN FUEL DISPENSERS	
7/20/2026	9109291 HODGINS HOME APPLIANCE STORE, LLC		243.00
		TRI RING W/BELT, PULLEY- FIRE STATION 32	
		LID ASSENMBLY-FS #31	
7/20/2026	9109292 KCS FARM STORE LLC		1,915.15
		SHEET METAL, RIDGE CAP TRIM - BARN, CANNERY	
		SAKRETE, LUMBER,FT CORNER COMBO PANEL, BIT, FLEX	
7/20/2026	9109293 LEGAL SHIELD		2,413.10
		MAY 2026 EMPLOYEE PREMIUM LEGAL PLAN	
7/20/2026	9109294 MILLER ELECTRIC COMPANY		920.00
		PARKS & REC DOUBLE DOOR ACCESS REPAIR	
7/20/2026	9109295 NEXTRAN TRUCK CENTER		4,259.96
		SEAL,GASKET,DRIVE YOKE, UNIT# 24-75 RO# 66907-1	
		NEXROAD AND NEXDIAG UNIT#5-125 RO#66753-1	
7/20/2026	9109296 O'REILLY AUTO PARTS		9.99
	PRE002 SUMMER CAMP	AC ADAPTER-SUMMER CAMP	
7/20/2026	9109297 ORLANDO WEEKLY		800.00
	PRE034 ROCKING THE NEW YR 2018	EBLAST - SAMIS BIRTHDAY BASH 2026	
7/20/2026	9109298 QUICKSCORES.COM		189.00
	PRE010 FALL YOUTH BASKETBALL	SUMMER BASKETBALL LEAGUE GAME SCHEDULING	
7/20/2026	9109299 SAFETY PRODUCTS, INC.		555.23

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SURVEY TAPE, ST BOOT CLEATED OUTSOLE	
		PPE BAGS, VEST, HARD HATS	
		GREEN MESH VEST,HOOK&LOOP DUFFLE BAG,RESPIRATOR	
7/20/2026	9109300 ST. CLOUD PRINTING		6,827.23
		BENCH PLAQUE FOR BENCH TRIBUTE PROGRAM.	
		SPANISH VICTIM WITNESS BOOK - REORDER	
		INVENTORY SHIRTS FOR P/R DEPARTMENT	
		POLOS KELLIE BRABANT	
		CHAPLAIN JACKET HEAT PRINTING	
		COMM DEV UNIFORM ORDER	
		DONATION PLAQUE FOR POT BELLY STOVE CANNERY BLDG	
		PAFR Y25-BOOKLET PRINTING 100 UNITS	
		VICTIM WITNESS BOOK - REORDER ENGLISH	
		DESK PLATES - W. PALACIO, L. GRENUS	
		UNIFORM - COUNCIL MEMBER PAUL #2924	
		UNIFORMS -DEPUTY MAYOR GILBERT & SANDRA SINGH	
		SHIRTS FOR T AND L EMPLOYEES	
7/20/2026	9109301 STANLEY STEEMER		1,669.00
		CARPET &GROUT CLEANING- FIRE TRAINING BUILDING	
7/20/2026	9109302 SURPLUS STEEL & SUPPLY, INC.		1,032.10
		ANGLE,REBAR-DRAINBOX GRATES	
7/20/2026	9109303 TEN-8 FIRE EQUIPMENT		178.20
		WATER FIRE EXTINGUISHER FOR NEW ENGINE #36	
7/20/2026	9109304 U.S. WATER SERVICES CORPORATION		24.46
		LIQUID CHLORINE SUPPLY PARTIN TRIANGLE PARK WTT	
7/20/2026	9109305 WITMER PUBLIC SAFETY GROUP, INC.		409.44
		LEATHER FRONTS-HELMET SHIELDS IDENTIFIERS	
7/20/2026	9109306 A TOUCH OF BASIL LLC.		131.40
		CITY COUNCIL MEETING FOOD COUNCIL 6.11.2026	
7/20/2026	9109307 AAA AUTO GLASS, INC.		708.09
		GLASS INSTALL-UNIT# 24-48 RO# 66411-1	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		NEW WINDSHIELD- UNIT# 12-410 RO# 67127-1	
7/20/2026	9109308 ACADEMY SPORTS & OUTDOORS		264.96
		ST SHOES-SCOTT HAIR #2947	
		UNIFORM PANTS - PATRICK RUDDY ID #2947	
		CT BOOTS-LAUREN FLANARY	
7/20/2026	9109309 ACCESS SOLUTIONS CORP.		225.00
		DO NOT DUPLICATE KEYS MADE	
7/20/2026	9109310 ADT, LLC		131.61
		ADT 06/26/26-08/26/26	
7/20/2026	9109311 ADVANCED SYSTEMS CONCEPTS, INC.		3,299.00
		IT-YR 3/3 YR SUB SOFTWARE FILE SHARE SERVER	
7/20/2026	9109312 AIRGAS USA LLC		1,337.55
		OXYGEN USP 125 CGA & 300 CGA-USP MEDICAL PURE	
		OXYGEN RENTAL CYLINDER 05/01/26 TO 05/31/26	
7/20/2026	9109313 P-CARD TRAVEL - HOTEL		740.15
		HOTEL, ROBERTO SMITH, T26187, TAX RFND PND	
		HOTEL, ROBERTO SMITH, T26187, TAX RFND PND	
7/20/2026	9109314 AMAZING FRAMES USA INC.		105.00
		MATEOS GUN SHADOW BOX APPRV BY DC RUIZ	
7/20/2026	9109332 AMAZON.COM		32,376.73
		SAFETY BOOTS - CODY PADRON	
		VELCRO-IM SUPPLIES, HDMI CABLES-ROBBIE	
		O-RINGS PRESSURE WASHER	
		MONITORS-ZULEYKA, DAMA, DESK AT SUB STATION	
		EZ REACHER	
		SHARPIE MARKERS, BINDERS	
		RPMT CHAIR	
		HAMMERMILL PRINTER PAPER	
		LATEX GLOVES	
		UNIFORMS PANTS-E.VASQUEZ, DISCOUNT	
		NEEDLE SCALER TOOL & WORK GLOVES	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SHARPIE, PENS, POST-IT FOR EVIDENCE	
		MONITOR MOUNTS FOR DAMA & ZULEYKA	
		IT - 27IN MONITORS	
		EXCELLENT ELITE SPANKER	
		CUSTOMIZABLE NAME BADGES	
		IT-ADJUSTABLE ARMS FOR MONITORS	
		SAFETY GLASSES FOR PARKS STAFF	
		POLE MOUNT, PHOTO SENSOR, JUNCTION BOX	
		UNIFORM PANTS-D. LEONARD	
		EXIT SIGNS EMERGENCY REPAIRS- CIVIC CENTER	
		CT BOOTS- ISAIAH BROWN	
		IT DELL PRO THUNDERBOLT 4 SMART DOCK	
		HEAVY DUTY TURNBUCKLES FOR PEGHORN SHADE SAILS	
		CAR COVERS FOR EVIDENCE	
		PERSONAL PROTECTIVE EQUIPMENT LUMBAR SUPPORT	
		MED LATEX GLOVES	
		TWEEZERS AND PLASTIC ROD FOR MOBILE PRINTERS	
		RONAN CUTTING TOOL-SWAT BREACHERS	
		CT BOOTS-E.VASQUEZ, DISCOUNT	
		BINDER CLIPS- CLERKS	
		BINDER CLIPS- CLERKS	
		REFLECTIVE HIGH VIS SHIRT -E.VASQUEZ	
		KATBITE PARCHMENT PAPER- EVIDENCE	
		UNIFORM SHIRTS - JAIME ALVAREZ ID #3136	
		NOTEBOOKS - OFFICE USE	
		HDMI CABLES FOR MONITORS -IT EQUIP	
		WIRELESS HEADSET - IT	
		UNIFORMS-J.NOVA	
		IT-NEATBAR-SE CAR BUNDLE- CONF ROOM UPGRADE	
		ANCHORS FOR CITY HALL BANNERS	
		PAPER TOWELS	
		TOOLBOX REPLACEMENT KEYS	
		AEROSOL MULTI-PURPOSE GLUE	
		CARABINERS MAGNIFIER SPOT LIGHT MAGNETIC CLIPS	
		2026 ELECTION SUPPLIES, PRONG FASTENERS	
		BOOTS FOR NEW OFFICER- JOSEPH SANTOS EE#3133	
		SHOES:RAMOS 3140,OLSON 3112,KEVIN 3113,RUIZ 3134	
		GALLOON STORAGE BAGS, TAPE	
		HEAVY DUTY HEADPHONES - TURF MAINTENANCE CREW	
		BOAT LINES ON HAND FOR EMERGENCIES AT MARINA	
		SHUFFLEBOARD CLUB FOLDING TABLE.	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		REQUIRED WORKING GLOVES	
		PAPER TOWELS	
		WATER SHUT OFF TOOL	
	PRE007 4TH OF JULY CELEBRATION	HAND TOWELS FOR MAIN STAGE AT 4TH ON THE LAKE	
		ENVELOPE SEALER	
		TONERS,PENS,BINDER,STICKY NOTES	
		ENVELOPES,PENS	
	PRE002 SUMMER CAMP	SWIM UNIFORM-STAFF MISSED ORIENTATION	
	PRE002 SUMMER CAMP	SCOOTERS	
	PRE002 SUMMER CAMP	TWEEZERS,ICE PACKS,MOPS, UTENSILS,BROOMS	
	PRE002 SUMMER CAMP	COWBOY HATS,BEADS-SUMMER CAMP	
	PRE002 SUMMER CAMP	SWIM UNIFORM-SUMMER CAMP	
	PRE002 SUMMER CAMP	CRAYON TUB,BROOM-SUMMER CAMP	
	PRE002 SUMMER CAMP	ERMX,FABULOSO-SUMMER CAMP	
	PRE002 SUMMER CAMP	PLASTIC BABIES-MINUTE TO WIN CHALLENGE	
	PRE006 HOPKINS PARK SUMMER CAMP	HOPKINS CLEANING- BROOMS WITH DUSTPANS,MOP HEADS,	
		WELLNESS PGRM: JULY UV SUNSCREEN, BAGS, LIP BALM	
	PRE007 4TH OF JULY CELEBRATION	4TH ON THE LAKE FOOD AND SEATING COVERS	
		XSHOT WATER SOAKERS FOR COMMUNITY ENGAGEMENT	
	PRE020 HOPKINS AFTER SCHOOL PRGM	STORAGE SHELVE	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	NOTE PADS, POPCORN BAGS, TABLECLOTH, RECIEPT PADS	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	BRACELETS-SAMIS BIRTHDAY BASH 7.18.26	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	INFLATABLE GAME, CRAYONS, SQUISHIES, KEYCHAINS	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	BUBBLE WANDS, IBLOTIME, SQUEEZANIMAL, FLAG	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	INFLATABLE GAME, CRAYONS, SQUISHIES, KEYCHAINS	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	COTTON CANDY, STAMPS,BAGS FLAGS, SAMI BDAY EVENT	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	GLITTER DUMPLING SQUISHY- SAMIS BDAY 7.18.26.	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	CR APPLD 3466459-1205814 RFND SQUEEZANIMAL, FAVORS	
	PRE040 MOVIE IN THE PARK	POPCORN-MOVIE NIGHT 06.26.26	
	PRE040 MOVIE IN THE PARK	NATIONAL TREASURE DVD MOVIE NIGHT 6.26.26	
	PRE064 SWIM LESSONS	RING RUSH DIVING STICK FOR SWIM LESSONS	
	PRE006 HOPKINS PARK SUMMER CAMP	HOPKINS- MOP AND BUCKET, MOP STICK FOR DAILY CLEAN	
		PRINTER STAND W/STORAGE FOR LOGISTICS DPMT	
		UNIFORM PANTS-D.LEONARD & I.BATIZ	
		SAFETY REFLECTIVE SHIRTS	
		SAFETY REFLECTIVE SHIRTS	
		UNIFORM PANTS-I.BATIZ	
		TONER CARTRIDGE 58A	
		SAFETY REFLECTIVE SHIRTS	
		CONCRETE ANCHORS, STEEL SCREW BOLTS TO HANG BNNRS	
		UNIFORM PANTS-D.LEONARD & I.BATIZ	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		WATER GUNS-SUMMER CAMP- COMMUNITY ENGAGEMENT	
		BATTERY CHARGER	
		GLOVES	
		PAPER TOWELS	
		WATER GUNS, USB, CHARGER- COMM ENGAGEMENT	
		SCREEN PROTECTOR,OTTERBOX CASE FOR DPMT ISSUE PHONE	
		3 GALLON NURSERY POTS FOR PEGHORN.	
		WELLNESS PGRM: BAGS, ELECTROYLTES, WELCHE'S	
		WELLNESS PGRM: BAGS, ELECTROYLTES, WELCHE'S	
		DOG WASTE BAGS, RPLCMNT BACKPACK SPRAYER WAND	
		WATER GUNS, USB, CHARGER- COMM ENGAGEMENT	
		350 PARTY SUPPLIES-FAITH LEADESRHIP MTG-CITY MGR	
		MICROSOFT SURFACE PRO- IT EQUIP	
		MICROSOFT SURFACE SLIM PEN, SURFACE PRO-IT	
		STUD TERMAL COVERS - LAKEFRONT CAMERA PROJECT	
		WELLNESS PGRM: MEN HLTH WK - AIR COMPRESSORS	
		WELLNESS PGRM: MEN HLTH WK ARMOR CAR CARE KIT	
		CR APPLD 8299133-3193048 RFND PROTECTOR SHIPPING	
		PEST CONTROL OF BITING INSECTS AT NURSERY AREA.	
		PILL BOX, MILITARY BACKPACK-SWAT BREACHER	
		JAM PRINTABLE PLACE CARDS	
		NANO STATION ACCESS POINT -GARAGE CAMERAS & PTP	
		APC UPS BATTERY RPMT STOCK	
		SNAKE DRILL ATTACHMENTS FOR RIDGID SNAKE MACHINE	
		WO#21069 REPLACE BAD SWIM SUIT DRYER AT CITY POOL	
		WO#21101 REPLACE CHARGER FOR SCALE HSE GENERATOR	
		BADGE REELS FOR DEPARTMENT USE	
		MASTER ELEVATOR KEYS - FOR EACH ENGINE.	
		LABEL MAKER TAPE	
		APC UPS BATTERY RPMT	
		WORK BOOTS- ADRIANNA MIRAND	
		POE SWITCH, OUTDOOR ELECTRIC BOX - GARAGE	
		FILTER FOR ICE MACHINE AT FIRE DEPT TRAINING BLDNG	
		WELLNESS PGRM:HEALTH FAIR OUTDOOR PIZZA OVEN	
		WELLNESS PGRM: JULY UV AWARENESS-BAGS, POSTCARDS	
		FINGERPRINT CARDS AND LATENT ITEMS	
		WELLNESS PGRM: JULY UV AWARENESS-UMBRELLAS	
		WELLNESS PGRM: JULY UV AWARENESS-FROST BUDDY	
		WELLNESS: JUNE LUNCH & LRN PURE LIFE WTR, PLATES	
		WELLNESS PGRM: HLTH FAIR WALKING PAD, SLOW COOKER	
		WELLNESS PGRM: HLTH FAIR PURIFIER, WALL PLANNER	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		HP TONER-OFFICE PRINTER	
		WELLNESS PGRM: SUNSCREENS JULY UV AWARENESS CAMPAIN	
		LAPTOP BAGS LRG CAPACITY	
		UNIFORM HANGERS INVENORY STORAGE, ICE PACKS	
		KLEENEX FACIAL TISSUE	
		PLANNER, NOTEBOOKS	
		COMM DEV ADDRESS STAMP	
		PANTS-CHARLES BOSTICK	
		LANYARDS-EDAC BUSINESS EXPO	
		STORAGE BAGS	
		FIRST AID ADV. QUICK CLOT GAUZE FOR ACTV SHOOTER KT	
		WORK BOOTS- ADRIANNA MIRAND	
		WELLNESS PGRM: PLATES FOR FRUITS & VEGGIES CAMPAIN	
		GARBAGE CAN FOR UNDER DAIS IN COUNCIL CHAMBERS	
		BATTERIES FOR PD OFFICERS	
		OFFICE SUPPLIES FOR PD, LABEL MAKER TAPE	
		BOOT ALLOWANCE FOR THOMAS CARTER #3086	
		WATER GUNS - COMM EVENTS	
		WATER BALLONS-COMM EVENTS	
		GLASS CLEANER FOR FINGERRINT STATION	
		DESK CALENDAR FOR TRAINING BLDG	
		THERMAL SCALEHOUSE PRINTER PAPER	
		METRIC MASTER SOCKET SET	
		IT-USB C CHARGERS, PHONE CASE	
		SAFETY GLASSES FOR PARKS DUPLICATE-GROUP 3646	
		MAGNETIC NUT &BOLT TRAY	
		CR APPLD 0908748-0769067 RFND EZ REACHER	
		WET/DRY SHOP VAC TOOL FOR HVAC TECH KEVIN DINGEE	
		CR APPLD 2382050-6059410 RFND UNIFORM PANTS	
		CR APPLD 2915637-9217845 RFND TOOLBOX RPMT KEYS	
		CR APPLD 6209980-0915428 RFND NOTEBOOKS OFFICE USE	
		SAFETY GLASSES FOR PARKS STAFF	
		HP TONER-FRONT DESK PRINTER	
		SCIENTIFIC CALCULATOR	
		COPIER PAPER	
		CR APPLD 2382850-6059410 RFND UNIFORM PANTS	
		UNIFORM PANTS-T.CARTER	
		PENS,NOTEBOOKS,POST ITS- CLERKS	
		SHOVEL, GRABBER FOR TRUCKS	
		LEAK DETECTOR,JUMP STARTER	

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7/20/2026	9109333 P-CARD TRAVEL - REGISTRATION		500.00
		REGISTRATION, J. BALL, T27001	
7/20/2026	9109334 AMERICAN RED CROSS		37.00
		RED CROSS TRAINING LIZZY GRENUS, ONLINE	
7/20/2026	9109335 ANYPROMO, INC.		1,544.33
		2 TONE BRACELET-COMMUNITY GIVEAWAYS	
	PRE015 SENIOR PROGRAMS	LIP BALM- SENIOR/CITY EVENTS	
		DRAWSTRING BACKPACK - COMMUNITY GIVEAWAYS	
7/20/2026	9109336 APCO INTERNATIONAL INC.		70.00
		RICHARD HENKEL APCO CTO RECERT	
		CHRIS CUEVAS APCO CTO RECERT	
7/20/2026	9109337 APPLE, INC.		0.99
	PS0304 MONEY LAUNDERING OPERAT.	EXTRA STORAGE- WORK PHONE	
7/20/2026	9109338 APPLIED AQUATIC MANAGEMENT, INC.		1,379.48
		AQUATIC PLANT MANG MAY26 RIP RAP @ EAST LAKE MARIN	
		AQUATIC PLANT MANG MAY26 CHISHOLM PARK	
		AQUATIC PLANT MANG MAY26 BARROW PIT	
		AQUATIC PLANT MANG MAY26 PEGHORN NATURE PARK TRAIL	
		AQUATIC PLANT MANG MAY26 CYPRESS TREES	
		AQUATIC PLANT MANG MAY26 MARINA	
		AQUATIC PLANT MANG MAY26 BARROW PIT	
		AQUATIC PLANT MANG MAY26 EAST LAKE BEACH AREA	
7/20/2026	9109339 AT&T AUTHORIZED RETAILER #2282		17,744.24
		SERVICE 5/17/26-6/17/26 FIRE	
		POLICE MOBILE SERV MAY26	
		SERVICE 5/17/26-6/17/26 FIRE	
7/20/2026	9109340 AVIS BUDGET GROUP		194.06
		RENTAL CAR-ACCIDENTAL CHRG EMP REIMBURSED CITY	
7/20/2026	9109341 AVIS BUDGET GROUP		3,002.26
		CAR RENTAL 5/6/26-6/5/26 POLICE DEPT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CAR RENTAL 5/6/26-6/5/26 POLICE DEPT	
		CAR RENTAL 5/6/26-6/5/26 POLICE DEPT	
		CAR RENTAL 5/6/26-6/5/26 POLICE DEPT	
7/20/2026	9109342 P-CARD TRAVEL - REGISTRATION		229.00
		REG-THOMAS CARTER T26178	
7/20/2026	9109343 B & C MOWER		43.51
		REPAIR BLADE ON CIRCULAR SAW-K12	
7/20/2026	9109344 B & H PHOTO & ELECTRONICS CORP		2,117.40
		CISCO 24-PORT GE POE 4X10 G SFP + SWITCH RPMT	
7/20/2026	9109345 B&M SUPPLIERS LLC		1,274.00
		GLOVES FOR PD/EVIDENCE	
7/20/2026	9109346 BAKER DISTRIBUTING COMPANY LLC		274.68
		ICE MACHINE WATER FILTERS	
7/20/2026	9109347 BARCODES, INC.		4,610.90
		THERMAL RECEIPT PAPER	
		BROTHER POCKETJET PRINTER FOR NEW HIRES	
7/20/2026	9109348 BJ'S WHOLESALE CLUB		436.51
	PRE015 SENIOR PROGRAMS	GOODY BAG SNACK- CHEESE, CHIPS,DONUTS,WATER	
	PRE015 SENIOR PROGRAMS	NAPKIN,PLATES,CUPS,WIPES ORANGES,MINT LEAVES,ROLLS	
	PRE002 SUMMER CAMP	LYSOL WIPES,MASKING TAPE, LYSOL SPRAY ZIPLOCK BAGS	
7/20/2026	9109349 BLOSSMAN GAS & APPLIANCE		189.56
		SERVICE &PROPANE DELIVERY	
		SERVICE &PROPANE DELIVERY	
7/20/2026	9109350 BOOT BARN		909.40
		EMPLOYEE BOOT ALLOWANCE F OR JOSHUA BATISTA #3127	
		CT BOOTS-XAVIER SERRANO	
		DAVID MORGAN WORK BOOTS 2875	
		REQUIRED SAFETY TOE WORK BOOTS FOR JERROD FULLWOOD	
		SAFETY TOE WORK BOOTS FOR CHRISTOPHER ORTIZ	
		CT BOOTS-JEFFREY RAGGI	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/20/2026	9109351 BRADY INDUSTRIES OF FLORIDA, LLC		2,046.55
		FIRE CLEANING SUPPLIES	
		FIRE CLEANING SUPPLIES	
		FIRE CLEANING SUPPLIES	
		FUEL FOR DELIVERY OF SUPPLIES CHARGE FOR PD	
		FIRE CLEANING SUPPLIES	
		SUPPLIES FOR PD	
		FIRE CLEANING SUPPLIES	
7/20/2026	9109352 BRENNTAG MID-SOUTH, INC.		2,196.60
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
7/20/2026	9109353 BREVARD ZOO		5,700.10
	PRE002 SUMMER CAMP	HOT DOG LUNCH MEALS-FIELD TRIP-SECOND DEPOSIT	
	PRE002 SUMMER CAMP	ZOO TICKETS-CAMPERS& ADULTS- FIELD TRIP	
	PRE006 HOPKINS PARK SUMMER CAMP	DEPOSIT-HOPKINS SUMMER CAMP 6/18/26	
7/20/2026	9109354 CALIBRE PRESS		219.00
		REG, GERIK SIWKO, CLASS C TRAVEL	
7/20/2026	9109355 CARD INTEGRITY		1,030.00
		CARD INTEGRITY SERV MAY26	
7/20/2026	9109356 CARRIER ENTERPRISE, LLC		13,440.99
		A/C REPLACEMENT-WAREHOUSE	
		WO#21098 A/C COMPRESSOR REPLACED FIRE STATION 31	
		JUF WAREHOUSE A/C REPLACEMENT W/O 21097	
		R-410A REFRIGERANT STOCK	
7/20/2026	9109357 CENTRAL FL CRIMINAL JUSTICE ASSOC.		170.00
		REG, G. STOCKDILL, N. CARLO - CLASS C TVL	
7/20/2026	9109358 CENTRAL FLORIDA GAS		520.95

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SERVICE 05/12/26-06/10/26 GAS FOR POOL HEATER	
		NATURAL GAS-STATION 31 - 04/11/26 - 05/11/26	
7/20/2026	9109359 CENTRAL FLORIDA SPORTS TURF		70.00
		CFSTMA MEMBERSHIP FOR BILLY GARRETT.	
		CFSTMA MEMBERSHIP FOR ALBERT DORBAT.	
7/20/2026	9109360 CENTURYLINK-EMBARQ FLORIDA, INC		5,750.57
		LOCAL PHONE SERVICE 05/25/2026 TO 06/24/2026	
		LOCAL PHONE SERVICE 05/25/2026 TO 06/24/2026	
		LOCAL PHONE SERVICE 05/25/2026 TO 06/24/2026	
		LOCAL PHONE SERVICE 06/04/2026 TO 07/03/2026	
		LOCAL PHONE SERVICE 06/04/2026 TO 07/03/2026	
		LOCAL PHONE SERVICE 06/07/2026 - 07/06/2026	
		LOCAL PHONE SERVICE 05/25/2026 TO 06/24/2026	
		LOCAL PHONE SERVICE 06/07/2026 - 07/06/2026	
		LOCAL PHONE SERVICE 06/04/2026 TO 07/03/2026	
7/20/2026	9109361 CHEWY INC.		331.35
		INUKSHUK DOG FOOD FOR K-9	
		TASTE OF WILD SIERRA FOR GEORGE	
7/20/2026	9109362 CHOPPER'S LAWN EQUIPMENT LLC		6,170.65
		REPLACEMENT BLOWER FOR TREE TRIMMERS	
		OIL,AIR FILTERS,SPARKPLUG FUEL FILTER,SPACER,LUBE	
		FILTER,DECK ROLLER,WASHER REGULATOR-MOWER 7-193	
		TIRES,BLADES &DECK HANGER BOLTS-MOWER AT CEMETERY	
		REPAIRS & MAINTENANCE TO MOWERS 18-194.	
7/20/2026	9109363 CIRCLE K STORES INC.		96.11
		FUEL UNIT #23-27 JUF FUEL PUMPS NOT IN SVC	
		FUEL-CITY PUMPS DOWN	
7/20/2026	9109364 P-CARD TRAVEL - OTHER EXPENSES		114.48
	PS0304 MONEY LAUNDERING OPERAT.	FUEL FOR SCIRS LEASE	
	PS0304 MONEY LAUNDERING OPERAT.	FUEL FOR SCIRS LEASE	
7/20/2026	9109365 P-CARD TRAVEL - OTHER EXPENSES		40.00
		PARKING T26157 STACEY WILDE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/20/2026	9109366 P-CARD TRAVEL - OTHER EXPENSES		20.00
	PS0304 MONEY LAUNDERING OPERAT.	PARKING-COURTHOUSE CLASS C	
	PS0304 MONEY LAUNDERING OPERAT.	PARKING- COURTHOUSE CLASS C	
7/20/2026	9109367 CITYSPARK, INC.		948.59
	PRE026 SAMI'S BIRTHDAY CELEBRATN	DIGITAL BILLBOARD AD FOR SAMIS BIRTHDAY BASH	
7/20/2026	9109368 P-CARD TRAVEL - REGISTRATION		850.00
		REGISTRATION, L. SERRANO, CLASS C TRAVEL	
		FDLE REG FEE, ROBERTO SMITH, CLASS C TVL	
7/20/2026	9109369 CLIA LABORATORY PROGRAM		248.00
		CLIA LICENSE RENEWAL 12/08/26-12/07/28	
7/20/2026	9109370 COMCAST BUSINESS COMMUNICATIONS,LLC		168.90
		IT-FD COMCAST 05.30.26 - 06.29.26	
7/20/2026	9109371 COMMERCIAL FITNESS PRODUCTS, INC		550.00
		STATION 34 -TRAINER & LAT MACHINE MAINTANCE	
7/20/2026	9109372 COUNTY OF OSCEOLA		1,039.75
		UNIT 5-128 TAG,TITLE, REG	
		UNIT# 3-60, 3-61, 3-62, 3-64 TAGS/TITLES	
		UNIT #12-535 TAG/TITLE	
		12-533, 12-534 TAG, TITLE & REG	
		UNIT 15-100 TAG & REG	
		CDL DRIVER'S LICENSE FOR ARIEL DAVID JESUS	
		UNIT 5-129 TAG, TITLE, REG	
		CDL - ANTHONY JORDAN DIAZ	
7/20/2026	9109373 CREATIVE PRINTING SERVICES, INC		4,988.90
	PRE026 SAMI'S BIRTHDAY CELEBRATN	SAMI CASH FOR SAMI BDAY EVENT 7.18.26	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	EVENT POSTERS, YARD SIGNS BANNERS - SAMI BDAY	
		WORLD'S LARGEST SWIM LESSON BANNERS.	
	PRE007 4TH OF JULY CELEBRATION	YARD SIGNS, WAYFINDING SIGNS, MAPS, POSTERS	
		BUSINESS CARD-W.RESTITUYO	
	PRE007 4TH OF JULY CELEBRATION	BANNERS, YARD SIGNS, EVENT SIGNS - 4TH JULY	
		BUSINESS CARDS-RODRIGUEZ & MILLER	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PRE002 SUMMER CAMP	INCIDENT & ACCIDENT FORM FOR SUMMER CAMP	
7/20/2026	9109374 CROWN AWARDS		400.70
	PRE007 4TH OF JULY CELEBRATION	AWARDS-CAR SHOW,KIDS BIKE PARADE, EATING CONTEST	
7/20/2026	9109375 CROWN TROPHY ORLANDO		409.20
		PLAQUES-LOCAL BUSINESSES APPRV BY SGT. STOCKDILL	
		CAPT. MATEO RETIREMENT PLAQUE APPRV BY DC RUIZ	
7/20/2026	9109376 D'S ACE HARDWARE		228.04
		HAT-PPE-PRESSURE WASHING & SUN PROTECTION	
		FUSE AUTO,KEYKRAFTER	
		TRUCK TOOL FOR 14-57, BITS	
		AC ST BRN,HOSE,CLAMP- WO# 20770	
		PPE - STRAW HAT	
7/20/2026	9109377 DALE R. WILSON ENT INC.		121.00
		JUMP STARTER	
7/20/2026	9109378 DAVE AND BUSTERS INC.		4,896.47
	PRE002 SUMMER CAMP	SUMMER CAMP FIELD TRIP	
7/20/2026	9109379 P-CARD TRAVEL - OTHER EXPENSES		51.88
		PARKING-KEITH SABISCH T26141	
7/20/2026	9109380 DEPARTMENT OF HIGHWAY SAFETY AND		275.20
		CONFIDENTIAL TAG RENEWALS 07/2026- 07/2027 FLDHSM	
		CONFIDENTIAL TAG TRANSFER & RENEWAL FLDHSMV 02-2026	
		CONFIDENTIAL TAG TRANSFER & RENEWAL 07/2026-07/2027	
7/20/2026	9109381 DIRECTV		179.99
		CABLE SERVICE 06/19/26- 07/18/26	
7/20/2026	9109382 DIXIE CLEANERS (SSONAR INC)		749.26
		DRY CLEANING FOR PD	
7/20/2026	9109383 DOBB'S EQUIPMENT, LLC		1,055.65
		SERV UNIT 24-73 RO67105-1 DASH LIGHTS,REAR AXLE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/20/2026	9109384 DOLLAR TREE		26.25
	PRE002 SUMMER CAMP	SCOTCH TAPE	
	PRE002 SUMMER CAMP	GARLAND,GREEN STREAMER- CRAFTS	
		ICE BUCKET, UTENSILS,BOWL ATTORNEY GEN HS INTERNSHP	
7/20/2026	9109385 EARTH NETWORKS,INC.		3,285.00
		WEATHER STATION AND INSTALL AT CIVIC CENTER.	
7/20/2026	9109386 ELEVATED SAFETY LLC		783.84
		KWIKLOCK CARABINER GEAR RPMT TRUCK UNIT #30	
7/20/2026	9109387 ENTENMANN ROVIN CO.		1,383.20
		NEW BADGES FOR OFFICERS	
7/20/2026	9109389 FACEBOOK, INC.		2,133.35
		FACEBOOK META AD SAMI'S BAY BASH AND 4TH ON LAKE	
		FACEBOOK ADS: 4TH ON THE LAKE/SAMI'S BIRTHDAY BASH	
		FACEBOOK META AD SAMI'S BDAY BASH AND 4TH ON LAKE	
		FACEBOOK META AD: SAMI'S B-DAY BASH * 4TH ON LAKE	
		FACEBOOK META AD: SAMI'S BIRTHDAY BASH * 4TH LAKE	
		FB AD SAMS BDAY BASH & 4TH ON THE LAKE	
		FACEBOOK META AD:SAMI'S BDAY BASH 4TH ON THE LAKE	
		FACEBOOK META AD: SAMI'S B-DAY BASH 4TH ON LAKE	
		FACEBOOK META AD SAMI'S BDAY BASH AND 4TH ON LAKE	
		FACEBOOK META AD SAMI'S BDAY BASH AND 4TH ON LAKE	
		FACEBOOK META AD SAMI'S BDAY BASH AND 4TH ON LAKE	
		FACEBOOK META AD: SAMI'S BDAY BASH & 4TH ON LAKE	
		AD SAMI BDAY BASH & 4TH ON THE LAKE	
		FACEBOOK META AD SAMI'S BDAY BASH AND 4TH ON LAKE	
		FACEBOOK META AD SAMI'S BDAY BASH AND 4TH ON LAKE	
		FACEBOOK META AD SAMI'S B-DAY BASH & 4TH ON LAKE	
		FACEBOOK META AD SAMI'S BIRTHDAY BASH * 4TH LAKE	
7/20/2026	9109390 FASTSIGNS 175401		1,519.42
		AMERICA'S 250 BANNERS FOR CITY HALL.	
7/20/2026	9109391 P-CARD TRAVEL - OTHER EXPENSES		21.30
		PARKING-S.DAVIDOFF CLASS C	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/20/2026	9109392 MISC VENDOR PAYMENTS		5.00
		DRONE REGISTRATION FALCON 5	
7/20/2026	9109393 FEDERAL EASTERN INTERNATIONAL, LLC		352.46
		MINI FLASHLIGHT HOLDERS FOR OFFICERS	
7/20/2026	9109394 FERGUSON ENTERPRISES, LLC		2,446.00
		HYDRA PLUG CMNT	
7/20/2026	9109395 FIREBOY EMERGENCY MOBILE SERVICES		6,647.50
		SERVICE FEE,OIL &FILTER UNIT# 11-68 RO# 66253-1	
		UNIT# 11-68 RO# 6253-1 DUPLICATE-GROUP 3281	
		MOBILE SVC, OIL & FILTER- UNIT# 11-68 RO# 66253-1	
		REPAIRS FOR UNIT #11-61, RO #67166-1	
		OIL & FILTER-UNIT# 23-29 RO# 67154-1	
		AIR HORN,SEAL,VALVE-UNIT# 11-67 RO# 67067-1	
		SERVICE FEE,OIL &FILTER UNIT# 23-28 RO# 67071-1	
7/20/2026	9109396 P-CARD TRAVEL - REGISTRATION		107.48
		REG, DEVIN DUNN, CLASS C TRAVEL	
7/20/2026	9109397 FITNESS LOGIC, INC.		205.00
		QUATERLY GENERAL MTNC	
7/20/2026	9109398 FIVE9, INC.		1,375.94
		SERVICE 5/27/26-6/26/26 SURCHARGE PO 085640	
		SERVICE 5/27/26-6/26/26	
7/20/2026	9109399 FLORIDA DEPT OF TRANSPORTATION		5.94
		TOLL - UNIT #20-16	
7/20/2026	9109401 FLORIDA DEPT. OF LAW ENFORCEMENT		600.00
		VOLUNTEER COACH FINGERPRINTS- DAVID ORTIZ	
		VLNTR COACH FINGERPRINTS SYLUS CORY	
		FINGERPRINTS - ISABELLA MOORE	
		FINGERPRINTS - ASHLYNN BATTON	
		VOLUNTEER FINGERPRINTS HOPKINS PARK -E.TORRES	
		VLNTR FNGRPRNTS- DONNA H. HEARTCRY CHRCH/HOPKINS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		VOLUNTEER COACH FINGERPRINTS- J.HAMILTON	
		FINGERPRINTS - CARLOS GONZALES	
		NANCY THOMPSON- HOPKINS PARK VLNTR FNGRPRNTS	
		VOLUNTEER FINGERPRINTS - JENNA VANBUSKIRK	
		VOLUNTEER SWIM AIDE FINGERPRINTS- K.BUTLER	
		VOLUNTEER FINGERPRINTS - EUNICE TORRES	
		FINGERPRINTS - ROBERT RIVERA	
		FINGERPRINTS - JAVIER RIVERA-AYALA	
		VOLUNTEER COACH FINGERPRINTS- J.WILSON	
		FINGERPRINTS FOR WANDA	
		FINGERPRINTS FOR AIRBOAT CAPTAIN- ANDREW CROKE	
		VLNTR FNGRPRNTS-T.REITANO HEARTCRY CHRCH - HOPKINS	
		HOPKINS VOLUNTEER BRIDGET STOVALL FINGERPRINTS	
		VOLUNTEER COACH FINGERPRINTS-JOHN JAMES	
7/20/2026	9109402 FLORIDA FESTIVALS AND EVENTS ASSOC.		550.00
		REGISTRATION, OAKLEY G, T26222	
7/20/2026	9109403 FLORIDA LEAGUE OF CITIES		650.00
		FLC ANNUAL CONFERENCE REG T26219 MAYOR C. ROBERT	
7/20/2026	9109404 FLORIDA POLICE CHIEF ASSOCIATION		750.00
		FL POLICE CHIEF SUMMER 2026 CONF. GOERKE CLASS C	
7/20/2026	9109405 MISC VENDOR PAYMENTS		1,200.00
		ANNUAL FORD SERVICE SUB. 6-22-26 THRU 6-22-2027	
7/20/2026	9109406 FS.COM INC		622.80
		FIBER PATCH CABLE, CONVERTER	
		IT-CISCO GLC-T	
		FIBER PATCH CABLE, CONVERTER	
		IT EQUIPT - CISCO CVR - ADAPTER CONVERTER	
7/20/2026	9109407 FUN EXPRESS, LLC		1,068.91
	PRE026 SAMI'S BIRTHDAY CELEBRATN	PLUSH TOYS, YOYO, FISH GAME, SAND SET, DINO KITS	
7/20/2026	9109408 GALLS, LLC		13,919.96
		POLICE UNIFORMS	
		POLICE DEPT UNIFORMS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		POLICE DEPT UNIFORMS	
		POLICE UNIFORMS	
7/20/2026	9109409 GATOR POOLS & SPAS, INC.		199.98
		ZAPPIT 73 25LB-POOL SHOCK	
7/20/2026	9109410 GOLF VENTURES, INC.		2,788.37
		COMPOST, DITHIOPYR, SOIL TEST, SURCHARGE	
		COMPOST, DITHIOPYR, SOIL TEST, SURCHARGE	
		COMPOST, DITHIOPYR, SOIL TEST, SURCHARGE	
		COMPOST, DITHIOPYR, SOIL TEST, SURCHARGE	
7/20/2026	9109411 GRANITE TELECOMMUNICATIONS, LLC		250.32
		STARLINK SERVICE JUN26	
7/20/2026	9109412 GRIMCO, INC.		1,887.12
		KNIFE FOR PLOTTER, AND BLADES	
		STICKER MATERIAL,SHEETING OVERLAM, RELECTIVE SHEETS	
7/20/2026	9109413 GT DISTRIBUTORS, INC.		1,565.76
		DEF TEC #25, DEF TEC M201A1 FOR SWAT	
7/20/2026	9109414 P-CARD TRAVEL - HOTEL		719.20
		HOTEL T26186	
7/20/2026	9109415 P-CARD TRAVEL - HOTEL		719.20
		HOTEL, MARISOL DE LA ROSA T26195	
7/20/2026	9109417 HANDYMAN HARDWARE		376.15
		PLASTIC BOND EPOXY WO# 21056	
		FASTENERS	
		536 ZN U-BOLT	
		EXTENSION CORDS, TANDEM BREAKER	
		MATERIALS FOR REPAIRS TO TOOLBOX ON TRUCK 14-57,	
		HOSE WASHERS, CLAMP, HOSE REPAIRS AT SHOP	
		BALLFIELD RESTROOM KEY COPIES	
		CORNER BRACE-CIVIC CTR DOOR WO#21086	
		CR APPLD A591087, RFND TANDEM BREAKER	
		RRFB HARDWARE, FASTENERS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PRESSURE RELIEF,CPVC CAP, ELBOW,ADAPTOR-WO# 21023	
		BIT HOLDER, PHILLIPS BIT- PARKS & REC	
7/20/2026	9109418 MISC VENDOR PAYMENTS		1,710.85
		BRIQUETTES, SHIPPING	
		BRIQUETTES, SHIPPING	
7/20/2026	9109419 HILL MANUFACTURING COMPANY, INC.		1,111.50
		NEEDLE OILER LUBE,CLEANER SPRAYER BLASTER,SILICONE	
7/20/2026	9109420 P-CARD TRAVEL - OTHER EXPENSES		601.45
		PARKING, ROB GARRETT, T26155	
		HOTEL, ROB GARRETT, T26155	
7/20/2026	9109427 HOME DEPOT		10,268.73
		KS SIG TUSTIN BRONZE - WO #21033	
		TUBE, NIPPLE, CLAMP, SCRW LAKESHORE CAMERA PROJECT	
		GAL NIPPLE, HANER STRAP LAKEFRONT CAMERA PROJECT	
		HUSY FIREMAN NZL, RESET COMBO LOCK, ZN LOCK PIN	
		SHOP PLUMBING SUPPLIES HOSE, BIBB, SILLCOCKS	
		WO#21032 REPLACE FIRE STATION #32 DISH WASHER	
		GARAGE DOOR OPENER FOR THE CEMETERY	
		STRUT CHANNEL,PLYWOOD, MEND PLATE-KINGS CREST	
		20-16 TOOLS, MEASURING WHEEL, PIPE WRENCH	
		BOX,COUPLING,ADAPTER, OUTLET- WO# 21040	
		WALL PLATES-POOL BATHROOM WO#20771	
		PERFORATED HANGER STRAP- WO# 20770	
		FOR FIRE HEADQUARTERS A/C REPAIRS AND DRAIN.	
		FENCE POST TOP, FENCE POST - CITY HALL PRK LOT	
		FPBS44 BLK, 4X4, 2X6, DEC KMATE HURRICANE-CITY HALL	
		2X6, 18-VOLT LITHIUM, BIT SET, 4X4 - BOARDWALK	
		GLOVES FOR DAILY OPERATIONS	
		AUTOMATIC UTILITY PUMP	
		PD ICE MACHINE INSTALL COMMUNITY OUTREACH BLDNG	
		PARK AND REC ICE MACHINE REPAIR W/O 21023	
		HOLE COVER PRIMECOAT, KEY PAD LEVER- WO #21033	
		LARGE ZIP TIES FOR FLAG BANNER AMERICA 250 YRS	
		SHOVEL/PICKAXE/PRYBAR.	
	PRE002 SUMMER CAMP	SCREWS-GAGA BALL AT CIVIC CENTER	
		CPVC BUSHING,CEMENT,TEE, COUPLING,ADAPTOR	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SIGN CLEANER, THERMO SCRAPER	
		BUCKET FOR OIL ABSORBENT WO 21020	
		TOOLS FOR TRUCK 14-65	
		GYM A&B MAINTENANCE TOOL SET, SCREWS,SCREWDRIVER	
		FIRE EXTINGUSHIER-RESCUE UNIT 34	
		(9) 4FTX8FT VINYL FENCE PANELS PHYRE/CITY HALL	
		SCREW, L ANDGLE ZMAX, 1X8 BOARD-PARKS & REC SHELVES	
		MILWAUKEE TOOL PROJECT - AIR BLOWER FOR STATION 31	
		MOVING BLANKETS FOR LOGISTICS	
		WIRELESS EARPHONES	
		BLEACH,CONCRETE DEGREASER WO# 0172 ASSET ESSENTIAL	
		K-9 OBSTACLE COURSE	
		MALE HOSE,THREAD SEALANT, PIFE TAPE,NIPPLE,SILLCOCK	
		GLOSS BLACK,SPADE BIT- UNIT# 5-115 RO# 66659-2	
		DIABLE GRID HUB	
		SQYARE WASHER,STRUT CHANNEL WO# 20770	
		FD HEADQUARTERS A/C DRAIN LINE REPAIR W/O 19953.	
		5LBS PICK AXE-TRUCK 4-137	
		K9 OBSTACLE COURSE MATERIALS	
		GALV ANGLED FIN, MOULDING BASE - WO# 21066	
		CR APPLD 015818-4081412 RFND FPBS44 BLK, 4X4	
		SLIP JOINT PLIERS, QUIET COMPRESSOR	
		EASYID CARTRIDGE FUSE WO #20816	
		IT-FLIPTOGGLE	
		CABLE TIES, DIY SHIM QUICKIT SONES BATHROOM RE	
		DIM LED LIGHTS WO# 21046	
		DOORLOCK CCTV TRUCK 4-117	
		REPAIRS AT FS#33.	
		REPAIRS AT THE POOL BDLG. WO#21077	
		DRYWALL, TAPE, POWER MIXER, COMPOUND-WO# 21049	
		WO#21024 UNDER DESK LIGHT	
		DRYWALL, LASER MEASURE, SCREW, TAPE - WO #21066	
		TOILET FILL VALVE - WO #21049	
		TAPE, PTC CAP, SLEEVE,TEE COUPLING, CUTTER WO#21042	
		HOSE KIT,SUMP PUMP DISCHARGE	
		JAB SAW, UTILITY BLADES, BUILDERS PAPER-WO# 21066	
		BLEACH SPRAYERS FOR POOL	
		DUCT TAPE, UTL KNIFE SWAT EXPLOSIVE BREACHING PGRM	
		SCREW, HINGE-SWAT EXPLOSIVE BREACHING PGRM	
		JAB SAW, UTILITY BLADES, BUILDERS PAPER-WO# 21066	
		PARK AND REC ICE MACHINE W/O 21023.	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FLEX PASTE, HUSKY SCOOP	
7/20/2026	9109428 P-CARD TRAVEL - HOTEL		2,264.08
		BOAF CONFERENCE HOTEL L.LUGO #T26132	
		HOTEL- C.SOTO T26131	
		BOAF CONFERENCE HOTEL J. LAURENT #T26150	
7/20/2026	9109429 P-CARD TRAVEL - HOTEL		660.24
		ASFPM CONFERENCE HOTEL M. ACOSTA #T26124 BALANCE	
7/20/2026	9109430 IMS ALLIANCE		126.18
		PASSPORT COLLECTORS, NAME TAGS-ENGINE & RESCUE UNIT	
7/20/2026	9109431 INT'L ASSOC OF CHIEFS OF POLICE INC		220.00
		MEMBERSHIP 1 YEAR- 06/01/2026-06/01/2027	
7/20/2026	9109432 INTERNATIONAL CODE COUNCIL, INC.		310.00
		2026 BLDG DEPT MEMBERSHIP RENEWAL 5/26/26	
7/20/2026	9109433 INTERNATIONAL SOCIETY OF		142.59
		REG-K.SABISCH T26141	
7/20/2026	9109434 JEFFERSON CREATIVE MEARS LEASING		1,077.00
	PS0304 MONEY LAUNDERING OPERAT.	SCIRS LEASE VEHICLE 02/01/25-02/10/27	
7/20/2026	9109435 K & M CUSTOM CREATIONS		220.52
		ANDREA C-UNIFORM SHIRTS D.LESTAGE- SILK SCREEN	
		ANDREA C-UNIFORM SHIRTS D.LESTAGE- SILK SCREEN	
7/20/2026	9109436 KAHOOT! AS		708.00
		KAHOOT 06/10/26-06/10/27	
7/20/2026	9109437 KAY PARK RECREATION CORP		2,159.30
		ASH CAN FOR GRILL -CHRIS LYLE POOL -RCVD/INSTALL	
		ASH CAN FOR GRILL -CHRIS LYLE POOL -RCVD/INSTALL	
7/20/2026	9109438 KIMBALL MIDWEST		253.95
		DRILL BIT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/20/2026	9109439 KISSELBACK FORD		108.15
		REPAIRS FOR UNIT #12-444, RO# 67172-1	
7/20/2026	9109440 KISSIMMEE VALLEY FEED		147.91
		CATFISH FLOATING,KALMBACH RANCH & BORROW PIT POND	
7/20/2026	9109441 KLEEN-RITE CORPORATION		153.82
		HYDRO SYSTEMS - WO#21079	
7/20/2026	9109442 KLINGSPOR ABRASIVES, INC.		299.00
		SOCCERPROMOIX-CONSUMABLES FOR WELD SHOP	
7/20/2026	9109443 KNOX COMPANY		2,749.00
		LICENSE 7/10/26-7/10/27 KNOXCONNECT CLOUD DEVICES	
7/20/2026	9109444 LAWSON PRODUCTS, INC.		310.16
		RO67171-1 24-61T TRAILER WALLS/FLOOR	
7/20/2026	9109445 P-CARD TRAVEL - HOTEL		627.00
		T25157 HOTEL STAY STACEY WILDE	
7/20/2026	9109446 LUMOS FIBER OF FLORIDA, LLC		843.55
		NEW LUMOS INTERNET SVC 06/15/26-07/14/26	
7/20/2026	9109447 M & R PROMOTIONS, INC.		174.00
		TSHIRTS - DEPT ISSUED	
7/20/2026	9109448 MECHANICAL SERVICES OF CENTRAL		1,623.28
		DUSTIN QUANDT TRUCK CHARGE-HVAC,CC FEE	
7/20/2026	9109449 MEDIEVAL TIMES USA INC		200.00
	PRE002 SUMMER CAMP	SUMMER CAMP FIELD TRIP DEPOSIT	
7/20/2026	9109450 MEMORABLE MOMENTS CORP.		500.00
		DJ SERVICE -WORLD'S LRGST SWIM LESSON 06/25/2026	
7/20/2026	9109451 MICHAELS STORES, INC.		109.88

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PRE026 SAMI'S BIRTHDAY CELEBRATN	STORAGE BINS-SAMI BDAY BASH 7.18.26	
7/20/2026	9109452 MID FLORIDA MATERIAL HANDLING, INC.		2,043.49
		WHEEL,STROBE,BRAKES,SEALS CLEANER-FORKLIFT	
7/20/2026	9109453 MILLERS JUMP TIME ENTERTAINMENT LLC		4,020.00
	PRE002 SUMMER CAMP	ROCK WALL & BOUNCE HOUSE	
	PRE002 SUMMER CAMP	BOUNCE HOUSES FOR SUMMER CAMP	
	PRE006 HOPKINS PARK SUMMER CAMP	TWO WATER SLIDES GAMER THEME WATER DAY AT HOPKIN	
		REPAIR DAMAGE-INFLATABLE HOUSE	
7/20/2026	9109454 MODERN WELDING CO OF FLORIDA, INC.		488.26
		MATERIAL-FLOOR REBUILD- UNIT# 5-87 RO# 66731	
7/20/2026	9109455 MONTES 9230		139.00
	PRE015 SENIOR PROGRAMS	SENIOR ADULT DAY TRIP- DESSERT& COFFEE 5/28/26	
7/20/2026	9109456 N-EAR, INC.		1,671.75
		REPLACEMENT COMM. UNITS FOR OFFICERS	
7/20/2026	9109457 NAACP OSCEOLA BRANCH 5121-B		2,000.00
	PS1803 LAW ENFORCEMENT TRUST	MASQUERADE BALL FUNDRAISER GOLD SPONSOR	
7/20/2026	9109458 NATIONAL ALLIANCE FOR YOUTH SPORTS		425.00
		TRAINING, JARVIS FULTON, CLASS C TRAVEL	
7/20/2026	9109459 NATIONAL EMERGENCY NUMBER ASSOC.		152.00
		NENA 2026 MEMBERSHIP DUES	
7/20/2026	9109460 NATIONAL GRANTS MANAGEMENT ASSOC.		174.00
		NGMA MEMB RENWL LESLIE F. 7/31/26 - 7/31/27	
7/20/2026	9109461 NATIONAL TIRE AND AUTO ST CLOUD LLC		84.96
		ALIGNMENT FOR UNIT #18-202, RO #67155-1	
7/20/2026	9109462 NIMBLE SOFTWARE SYSTEMS, INC.		332.62
		SCHEDULING SOFTWARE FOR PARKS & REC 6/17-7/17	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/20/2026	9109463 NOREGON SYSTEMS, INC.		1,699.00
		JPRO ANNUAL RENEWAL- 6/2/26-6/1/27	
7/20/2026	9109464 NORTH-SOUTH SUPPLY, INC.		346.63
		TUBING SURE-LOK 12"X20FT PIPE 15TH MARYLAND AVE	
		POOL- SHAFT SEAL FOR THE PUMP MOTORS	
7/20/2026	9109465 NORTHERN TOOL & EQUIPMENT CO., INC.		879.98
		48 BLK STL UB W/DROP - TOOLBOX TRUCK 11-74	
7/20/2026	9109466 OFFICE DEPOT		363.33
		COPY PAPER, TONER	
		OFFICE SUPPLIES - RUBBER BANDS, BATTERIES,SANITIZE	
		COPY PAPER, TONER	
7/20/2026	9109467 OHANA TERMITE & PEST CONTROL, INC.		231.75
		TERMITE INSPECTION AT 2101 PEGHORN WAY BLDG	
7/20/2026	9109468 P-CARD TRAVEL - OTHER EXPENSES		191.70
		PARKING, J. HERNANDEZ, CLASS C TRAVEL	
		LOCAL CLASS C TRAVEL - PARKING ORANGE COUNTY	
		PARKING, DONALD ROSE, CLASS C TRAVEL	
		PARKING, J. HERNANDEZ, CLASS C TRAVEL	
		PARKING, J. HERNANDEZ, CLASS C TRAVEL	
		PARKING, S. ROLAND, CLASS C TVL	
		LOCAL CLASS C TRAVEL - PARKING ORANGE COUNTY	
		LOCAL CLASS C TRAVEL - PARKING ORANGE COUNTY	
		LOCAL CLASS C TRAVEL - PARKING ORANGE COUNTY	
7/20/2026	9109469 P-CARD TRAVEL - OTHER EXPENSES		63.90
		PARKING, D. ROSE, CLASS C TRAVEL	
		PARKING, D. ROSE, CLASS C TRAVEL	
		PARKING, D. ROSE, CLASS C TRAVEL	
7/20/2026	9109470 ORANGE PEEL GAZETTE		850.00
	PRE007 4TH OF JULY CELEBRATION	4TH ON THE LAKE IN ORANGE PEEL GAZETTE FULL PAGE AD	
7/20/2026	9109471 ORLANDO FUN CREW, INC.		2,054.85
	PRE002 SUMMER CAMP	SUMMER CAMP IN HOUSE LASER TAG	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/20/2026	9109472 P-CARD TRAVEL - OTHER EXPENSES		82.00
		PARKING AT MCO IRVING (FROM 6/1/26 TO 6/4/26)	
7/20/2026	9109473 ORLANDO SCIENCE CENTER INC.		5,461.70
	PRE002 SUMMER CAMP	DEPOSIT SUMMER CAMP FIELD TRIP	
	PRE006 HOPKINS PARK SUMMER CAMP	SUMMER CAMP FIELD TRIP TICKETS/LUNCH EXTRA STAFF	
	PRE002 SUMMER CAMP	DEPOSIT SUMMER CAMP FIEL TRIP	
7/20/2026	9109474 ORLANDO SENTINEL COMMUNICATIONS		662.28
		RFP 2026-002 SENTINEL AD FOR BIDS	
		JUNE 2026-2027 1 YEAR SUBS. - MAYOR ROBERTS	
		ORLANDO SENTINEL AD-2026-043	
		ORLANDO SENTINEL AD 2026-011	
		PUBLIC HEARING AD-ORLANDO SENTINEL	
		ORLANDO SENTINEL AD 2026-059	
		RFP 2026-071 LIFT STATION INSTALL & REHAB. SERVICE	
		ORLANDO SENTINEL DIGITAL ACCESS-VERONICA MILLER	
7/20/2026	9109475 OSCEOLA ART & FRAME GALLERY		108.22
		FRAME FOR DC DIPLOMA	
7/20/2026	9109476 OSCEOLA COUNTY HEALTH DEPT.		660.00
		JUNE 2026 BEACH SAMPLES CHISOLM & LAKEFRONT PARKS	
		JUNE 2026 BEACH SAMPLES CHISOLM & LAKEFRONT PARKS	
7/20/2026	9109477 OSCEOLA NEWS GAZETTE		1,266.01
		ZMA26-06 ORD 2026-30 & ZMA25-023 ORD 2026-25	
		SC RESOLUTION 2026-079R	
		SC ORDINANCE 2026-32	
		SC ORDINANCE 2026-27	
		SC ORDINANCE 2026-29	
		SC ORDINANCE 2026-24	
7/20/2026	9109478 PALM CITY SOD OF CENTRAL FL INC.		309.00
		1.PALLET OF BAHIA SOD FOR MARYLAND 15TH/618 CAROLIN	
		PALLETS SOD-ALABAMA & 10TH STREET,CC FEE	
7/20/2026	9109479 PERISCOPE HOLDINGS, INC.		648.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		NIGP 5 DIGIT CODE LICENSE RNWL 07/01/26-06/30/27	
7/20/2026	9109480 PEST PATROL OF CENTRAL FLORIDA INC.		595.00
		TURF AND INSECT TREATMENT FOR CITY PROPERTIES	
7/20/2026	9109481 POSPAPER.COM		265.80
		CITATION PAPER	
7/20/2026	9109482 MISC VENDOR PAYMENTS		150.00
		DPT PPA MEMBERSHIP 06/24/26-6/24/27	
7/20/2026	9109483 PROMO BEARS B.V.		619.50
		5 POSE BUNDLE-GRAPHIC DESIGN FOR SAMI CLIP ART	
7/20/2026	9109485 PUBLIX SUPER MARKETS, INC.		2,062.04
		WELLNESS PROGRAM FRUIT TRAY NATIONAL FRUIT DAY	
		FRUIT TRAYS-WELLNESS PGRM	
		COOKIES-FAITH LEADESRHIP MTG-APPRV BY CM	
		WELLNESS PGRM:FRUIT TRAYS FRUITS & VEGGIES MONTH	
		SUB SELECTIONS FOR STATE ATTORNEY INTERSHIP	
		PBX SUB SELECT-FAITH LDSHP MTG APPRV BY CM	
		WELLNESS PGRM-FRUIT TRAYS -STATIONS A-SHIFT, ADMIN	
		WELLNESS PGRM-FRUIT TRAYS FOR STATIONS - B-SHIFT	
		WELLNESS - FRUIT TRAYS	
		WELLNESS PGRM: FRUIT TRAY NATIONAL FRUITS & VEGGIE	
		WATER, CUPS, PLT, SODAS, COOKIE ATTORNEY GENERAL	
		WATER, CUPS, PLT, SODAS, COOKIE ATTORNEY GENERAL	
	PRE015 SENIOR PROGRAMS	BIRTHDAY CAKE- SENIORS 6/4/26	
7/20/2026	9109486 RAIN DROP PRODUCTS, LLC.		3,955.00
		EMERGENCY LAKEFRONT SPLASH PAD SLIDE LANDING	
7/20/2026	9109487 RAPCO SUPPLY		6,459.13
		A/C BLOWER AND MOTOR REPAIRS AT PD	
		TXV VALVE FOR RANCH BRIDE SUITE A/C WO#21072	
		GAUGE SET, FIELDPIECE HOSE SET FOR HVAC	
		COMM DEV CONDENSE RELAY WO# 21050	
		A/C DRAIN LINE CLEAN OUT AT FDH	
		PROGRESS LANE BLDG C FILTERS REPLACEMENT.	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			FRIDGE LEAK DETECTION	
			JAR7541C - CITY HALL HVAC SYSTEMS WO#21050	
			PROGRESS LANE A/C REPAIRS W/O 20526.	
7/20/2026	9109488	REEVES COMPANY, INC.		407.16
			NAME TAG FOR PD CHAPLAIN C. SILVA	
			NAME TAG-NEW HONOR GUARD MEMBERS	
			SERVICE SINCE PINS FOR OFFICERS	
7/20/2026	9109489	P-CARD TRAVEL - HOTEL		468.00
			HOTEL, J. PAUL, T26165	
7/20/2026	9109490	RENTAL WORLD OF ST. CLOUD		794.46
			REPAIR CHAIN SAW PISTON DAMAGE TRNG-CORD AVE	
			RENTAL LIFT FOR CITY HALL BANNER HANGING	
			RENTAL SAFTEY HARNESS FOR LIFT TO HANG BANNERS	
			HEDGE SHEER SHARPENING/ REPAIR	
			CR APPLD 145624, RFND PATIAL LIFT RENTAL FEE	
			16" 3/8"G063 ROLLOMATIC CONCRETE CHAINSAW BAR	
			CONCRETE SAW MAINTENANCE	
7/20/2026	9109491	REP SERVICES, INC.		1,270.91
			BALLFIELDS OODLE SWING DUPLICATE-GROUP 3646	
			BALLFIELDS OODLE SWING REPAIR	
			REPAIRS TO GODWIN PARK SWIGGLEKNOT BRIDGE	
			BALLFIELDS OODLE SWING REPAIR.	
7/20/2026	9109492	REPUBLIC SERVICES, INC.		1,910.44
			SINGLE STREAM RECYCLABLES	
			SINGLE STREAM RECYCLABLES	
7/20/2026	9109493	RESTAURANT SUPPLY, LLC		4,155.50
			WATER FILTERS-ICE MACHINE SERVICES AT PEGHORN	
			NEW ICE MACHINE-PD CET OFFICE-PROGRESS LANE	
7/20/2026	9109494	REVELATION WHOLESALE, LLC		100.49
			NARCOTIC MEDICATION FOR STOCK.	
7/20/2026	9109495	ROBERTS OXYGEN COMPANY, INC.		655.41

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		BANDSAW BLADE FOR WELD SHOP	
		RO#67171-1 ALUM.MIG WELD WIRE & TIPS: SEMI. 24-61T	
		MIG WELDING WIR * WELDING GLOVES FOR WELD SHOP	
7/20/2026	9109496 SAM'S CLUB		1,869.07
		TOTES, FOLDING TABLE FOR SPECIAL EVENTS	
	PRE040 MOVIE IN THE PARK	GATORADE, WATER, GAT LIB- STAFF/MOVIE NIGHT 6.26.26	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	WATER, GATORADE, SPK FUN, AIRHEAD RING POP	
	PRE015 SENIOR PROGRAMS	SENIOR PROGRAMS- STORAGE SHELVING/BINS.CLEANING	
	PRE015 SENIOR PROGRAMS	MOVIE MATINEE-FROZEN BOX OF COOKIES	
	PRE007 4TH OF JULY CELEBRATION	WATER, GATORAGE FOR STAFF JULY 4 EVENT	
	PRE002 SUMMER CAMP	SNACKS, FOOD FOR SUMMER CAMPERS, TIP	
7/20/2026	9109497 SEMINOLE STATE COLLEGE OF FLORIDA		400.00
		LIVE FIRE TRAINING INSTRCTR COURSE -J. HART	
7/20/2026	9109498 P-CARD TRAVEL - OTHER EXPENSES		41.80
		CONFERENCE, ROB GARRETT, T26155	
7/20/2026	9109499 P-CARD TRAVEL - HOTEL		557.65
		HOTEL, KEITH SABISCH, T26141	
		HOTEL-K.SABISCH T26141	
		HOTEL, KEITH SABISCH, T26141	
7/20/2026	9109500 SHERWIN-WILLIAMS		222.07
		REPAINT-HR DEPT WO# 20807	
7/20/2026	9109501 SIG SAUER INC.		775.00
		REG, SPENCER ENDSLEY, CLASS C TRAVEL	
7/20/2026	9109502 P-CARD TRAVEL - OTHER EXPENSES		200.00
	PS0304 MONEY LAUNDERING OPERAT.	IRS TASK FORCE MONTHLY PARKING	
7/20/2026	9109503 SPACE EXPLORATION TECHNOLOGIES CORP		5.00
		INTERNET-STANDBY MODE 05.28.26-06.28.26	
7/20/2026	9109505 SPECTRUM/BRIGHTHOUSE NETWORKS, LLC		5,855.94
		INTERNET 05/27/26-06/26/26	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CABLE SERVICES FS#33 06/17/26 - 7/16/26	
		SERVICES FROM 05/27/26 - 06/26/26	
		INTERNET 04/27/26-05/26/26	
		SPECTRUM TV FOR COMMUNITY CENTER 05/26/26-06/25/26	
		INTERNET SERVICE 06/01/2026 TO 06/30/2026	
		CABLE SERVICES FS# 31 5/19/26 - 6/18/26	
		SPECTRUM TV FOR COMMUNITY CENTER 05/26/26-06/25/26	
		CABLE SERVICES FS#33 05/17/26 - 6/16/26	
		INTERNET SERVICES 05/27/2026 TO 06/26/2026	
		CABLE SERVICES FS#31 06/19/26 - 07/18/26	
7/20/2026	9109506 SPROUT SOCIAL, INC.		12.00
		PODCAST SUBSCRIPTION FOR CLOUDCAST	
7/20/2026	9109507 ST. CLOUD FLORIST		126.00
		SYMPATHY FLOWERS FOR JEAN CROWLEYS PASSING	
7/20/2026	9109508 ST. CLOUD MAIN STREET PROGRAM, INC.		675.00
		WALKING TOUR BROCHURE AD	
7/20/2026	9109509 ST. CLOUD SHIP&MAIL CENTER		43.61
		MAIL TO SIGN VENDOR	
		RETURN OF WOMACK HELMET INCORRECT COLOR	
7/20/2026	9109510 STAPLES BUSINESS ADVANTAGE		1,943.60
		COPY PAPER, WHITEBOARD CLEANER	
		SHARPIE, PROJ BRDS - EVIDENCE SUPPLIES	
		TONER FOR OFFICE PRINTER COPY PAPER FOR DEPARTMENT	
		COPY PAPER, WHITEBOARD CLEANER	
		4 DRAWER LOCKABLE CABINET	
		COPY PAPER, PENS, BINDER CLIPS, PAPER CLIPS, RULER	
		PAPER, DRY ERASE MKRS, CLIP BOARD, GLUE, SHARPIE	
		PRINTER CARTRIDGE FOR FRONT OFFICE.	
7/20/2026	9109511 STYLISH PAWZ		145.00
		GEORGE GROOMING	
		GEORGE GROOMING	
7/20/2026	9109512 SUNPASS OPERATIONS		110.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		DEPARTMENT TOLLS, SUNPASS REPLENISHMENT	
		SUNPASS ACCOUNT FUNDS REPLENISHMENT	
7/20/2026	9109513 SWIM OUTLET AND EVERYDAY YOGA		497.00
		GOGGLES FOR RETAIL SALE	
7/20/2026	9109514 T-MOBILE USA, INC.		6,336.33
		LOCAL PHONE SERVCE 05/01/2026 TO 05/31/2026	
7/20/2026	9109515 TARGET		361.87
	PRE015 SENIOR PROGRAMS	CR APPLD 050678, RFND PRIZES FOR SENIOR BINGO	
	PRE015 SENIOR PROGRAMS	PRIZES- FOR SENIOR BINGO	
7/20/2026	9109516 TC DESIGN INC.		473.20
		UNIFORM PANTS ALTERATION- SGT. MORALES	
		BALLASTIC VEST VELCRO STRAP RETROFIT-JARIN DUNN	
		UNIFORM PANTS ALTERATION FOR NEW OFFICERS	
		UNIFORM PANTS ALTERATION- OFC. LEONARD	
		UNIFORM PANTS ALTERATION- OFC. JANWANI	
7/20/2026	9109517 TENNANT SALES AND SERVICES COMPANY		505.00
		PM SERVICE-FLOOR SCRUBBER 5/19/26	
7/20/2026	9109518 THE COMMUNITY PAPER		1,442.00
	PRE026 SAMI'S BIRTHDAY CELEBRATN	FULL PAGE AD. SAMIS BIRTH DAY BASH COLLEGE PARK AD	
7/20/2026	9109519 THE FLORIDA BAR		265.00
		MEMBER FEES 07/01/2025- 06/30/2026 FLORIDA BAR	
7/20/2026	9109520 TOHO MARINE & OUTDOORS LLC		1,291.84
		PREVENTATIVE MAINT. PATHFINDER BOAT, TAXES	
		PREVENTATIVE MAINT. PATHFINDER BOAT,TAXED	
7/20/2026	9109521 TOI TOI USA, LLC		2,156.82
		TOILET RENTALS FOR THE RANCH & BMX & SURCHARGE	
		CLEANING OF SHOP PORTA POTTY	
		TOILET RENTALS FOR THE RANCH & BMX & SURCHARGE	
		TOILET RENTALS FOR THE RANCH & BMX & SURCHARGE	
		TOILET RENTALS FOR THE RANCH & BMX & SURCHARGE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		TOILET RENTALS FOR THE RANCH & BMX & SURCHARGE	
		PORTA POTTY CLEANING 06/02/26-07/19/26	
		TOILET RENTALS FOR THE RANCH & BMX & SURCHARGE	
		TOILET RENTALS FOR THE RANCH & BMX & SURCHARGE	
7/20/2026	9109522 TOWLANDO TOWING & RECOVERY INC.		1,987.51
		VEHICLE TOW-UNIT# 24-68 RO# 66830-1	
		VEHICLE TOW-UNIT# 23-23 RO# 67168-1	
		VEHICLE TOW-UNIT# 24-73 RO# 67105-1	
7/20/2026	9109523 TRACTOR SUPPLY COMPANY		756.47
		UNIFORM PANTS FOR SCOTT ADAMS.	
		2 CYCLE OIL, WINDSHIELD WIPERS/FLUID FOR 18-202	
		HXK BELT WO# 21046	
		FAN W EXT CORD FOR K-9	
		FORKLIFT PROPANE REFILL.	
7/20/2026	9109524 UBIQUITI INC.		2,125.38
		CAMERAS, UI CARE	
		IT- UISP CLOUD HOSTING JUN 15 - JUL, 2026	
7/20/2026	9109525 UNDERHILL ANIMAL HOSPITAL		331.04
		VET VISIT FOR DRACO, CC FEE INCLUDED	
7/20/2026	9109526 P-CARD TRAVEL - OTHER EXPENSES		1,055.45
		FLIGHT, MATTHEW REDDITT, T26204	
		FLIGHT, MATTHEW REDDITT, T26204	
		FLIGHT, MATTHEW REDDITT, T26204	
		FLIGHT, MATTHEW REDDITT, T26204	
7/20/2026	9109527 UNITED RENTALS (NORTH AMERICA),INC.		2,672.40
		HIGH REACH FOR TREE WORK AT CHISHOLM/PEGHORN PARKS	
7/20/2026	9109528 UNITED STATES POSTAL SERVICE		17.85
		MAILED DOC.S VENDOR FOR FENTANYL ORDER.	
7/20/2026	9109529 UNIVERSITY OF FLORIDA		745.00
		ONLINE TRAINING-K.DOUGLAS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
7/20/2026	9109530 UNIVERSITY OF LOUISVILLE		4,300.00
		REG, RONNIE MORALES, CLASS C TRAVEL	
7/20/2026	9109531 UPPCC - UNIVERSAL PUBLIC PURCHASING		415.00
		FIRST TIME DUAL RECERT	
7/20/2026	9109532 UPS STORE, THE		14.83
		FUNDS TO STATE-PUBLIC EMGCY MEDICAL TRANSPORT	
7/20/2026	9109533 VACPARTSWAREHOUSE.COM, LLC		192.47
		12, 7 INCH GRIDER WHEELS	
7/20/2026	9109534 VERIZON WIRELESS		10,399.08
		LOCAL PHONE SERVICE-EOM 04/24/2026 TO 05/23/2026	
		LOCAL PHONE SERVICE 05/02/2026 TO 06/01/2026	
7/20/2026	9109535 VISTAPRINT NETHERLANDS BV		116.97
	PRE026 SAMI'S BIRTHDAY CELEBRATN	SAMI STAMPS - PASSPORT ACTIVITY-SAMI BDAY	
7/20/2026	9109536 W.W. GRAINGER, INC.		2,263.24
		SHOP STOCK - 2 STEEL BLADES	
		BABY CHANGING STATIONS FOR PARK RESTROOMS	
		SHOP STOCK - WALL MOUNT FANS	
		BATTERIES, BROOM, FLAG, EAR PLUGS-LOGISTICS	
7/20/2026	9109538 WAL-MART COMMUNITY		1,744.72
		STORAGE TOTES FOR SUMMER CAMP WATER GUNS	
		IT - ONN TV	
		BALLOONS FOR WATERGUN BATTLE	
		WELLNESS PGRM:HYDRATION FRT SNACK, WTR, MANDARIN	
		WATER FOR HDQ	
		UNIFORM SHORTS - JULIAN MIRANDA #2615	
		IT - TLC TV	
		UNIFORM PANTS-RICHARD WOLFE #2384	
		REHAB SUPPLIES FOR LIVE BURN TRAINING	
	PRE002 SUMMER CAMP	CUPS,ICE TRAYS,PIE,RIBBON TRASH BAGS-SUMMER CAMP	
		LARGE TOTE/STORAGE BINS FOR LOGISTICS DEPARTMENT	
		27DC BATTERY FOR MANUAL POOL VACUUM	
		CAKE-CAPT MATEO RETIREMENT APPRVD-DC RUIZ	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PRE015 SENIOR PROGRAMS	DONUTS &JUICE-SENIOR ADULT DAY 5/28/26	
		UNIFORMS WORK PANTS. JACQUESON H.	
		WATER, MILO-FAITH LDRSHP LUNCH & MTG. APPRV BY CM	
		UNIFORM WORK PANTS MATT HARGRAVE EMPLOYEE #1067	
		JEANS-DANIEL RICHARDS	
		ST BOOTS-DANIEL RICHARDS	
		DUR AKLAAA, TZE2312PKW, P-TOUCH TZE	
7/20/2026	9109539 WATER SAFETY PRODUCTS, INC.		3,241.55
		HIP PACKS, BUCKET HATS FOR LIFEGUARD UNIFORM.	
		LIFEGUARD HIP PACKS FOR UNIFORM/PPE	
		WATERPROOF WALKIE TALKIE BAGS FOR LIFEGUARD STANDS	
		LIFEJACKETS-THE POOL ALL SIZES	
7/20/2026	9109541 WAWA, INC.		1,442.98
		FUEL FOR RESCUE 32 - (JUF FUEL PUMPS WERE DOWN).	
		FUEL FOR UNIT #11-68 JUF PUMPS NOT IN SVC	
		FUEL FOR UNIT 11-45 JUF FUEL PUMPS WERE DOWN	
		FUEL FOR RESCUE 32 JUF FUEL PUMPS WERE DOWN	
		FUEL RESCUE 23-30 (JUF PUMPS NON-OPERATIONAL)	
		FUEL 11-64(JUF FUEL PUMPS WERE NON-OPERATIONAL)	
		FUEL FOR UNIT# 23-30 JUF PUMPS NOT IN SVC	
		FUEL FOR ENGINE 11-64 JUF FUEL PUMPS DOWN	
		FUEL FOR UNIT # 11-67 JUF FUEL PUMPS WERE DOWN	
		FUEL FOR UNIT # 11-58 JUF FUEL PUMPS WERE DOWN	
		FUEL 11-68(JUF FUEL PUMPS WERE NON-OPERATIONAL)	
		FUEL FOR #UNIT 23-29 JUF FUEL PUMPS WERE DOWN	
		FUEL FOR RESCUE 23-27 JUF FUEL PUMPS WERE DOWN	
		FUEL FOR TRUCK 11-62 (JUF FUEL PUMPS WERE DOWN).	
		FUEL FOR ENGINE 35 - (JUF FUEL PUMPS WERE DOWN).	
		FUEL FOR UNIT #11-33 (JUF FUEL PUMPS WERE DOWN).	
		FUEL FOR #23-28 JUF FUEL PUMPS WERE DOWN	
		FUEL FOR #11-67 JUF FUEL PUMPS WERE DOWN	
		FUEL FOR UNIT # 11-64, JUF FUEL NOT IN SVC	
7/20/2026	9109542 WAX MONKEY DETAIL SHOP		163.60
		UNIT 12-506 CLEANING	
		UNIT 12-432 CLEANING	
7/20/2026	9109543 WEST PUBLISHING CORPORATION		270.20

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		MAY-JUNE 2026 ONLINE SOFT WARE - IN-HOUSE ATTORNEY	
		MAY-JUNE 2026 ONLINE SOFT WARE - IN-HOUSE ATTORNEY	
7/20/2026	9109544 ZOOM VIDEO COMMUNICATIONS, INC.		40.00
		ZOOM 06/08/26-07/07/26	
7/20/2026	9109545 ZOPAX INSPECTIONS AND SERVICE, LLC		8,625.00
		ANNUAL BACKFLOW CERTIFICATION	
7/20/2026	9109546 10TH STREET PRODUCE, LLC		570.00
	PRE015 SENIOR PROGRAMS	LUNCH &BINGO-SENIOR ADULT DAY TRIP 5/8/26	
7/20/2026	9109547 24HOURWRISTBANDS.COM		526.50
	PRE026 SAMI'S BIRTHDAY CELEBRATN	LAPEL PINS-GIVEAWAY SAMI BDAY 7.18.26	
7/20/2026	9109548 4ALLPROMOS		460.40
		POLICE BADGE STICKERS - COMMUNITY GIVEAWAYS	
7/20/2026	9109549 7-ELEVEN STORE, INC		299.71
		FUEL-UNIT 11-72 LOGISTICS ORDER PICK UP IN ORLANDO	
		VEHICLE 28-1 FUEL DUE TO JUF PUMPS BEING DOWN.	
		FUEL FOR UNIT # 23-20 - JUF FUEL PUMPS NOT IN SVC	
		FUEL 5-113 DUE TO JUF PUMPS BEING DOWN	
7/20/2026	9109550 836 TECHNOLOGIES CORPORATION		125.00
		REG, MATTHEW REDDITT, T26204	
	Grand Total		21,405,985

CITY OF ST. CLOUD
RECREATION ADVISORY COMMITTEE MEETING
July 15, 2026
Civic Center
3001 17th Street
5:30 p.m.
Minutes

I. Call to Order

The meeting was called to order at 5:33 p.m. This meeting was not recorded.

II. Roll Call

Members Present

James Morency, Vice Chairperson
Crystal Rosario
Madie Zilke
Thomas Richmeyer
Bobbie Lantry, Chairperson

Members Absent

Ariel Sanabria, Alternate 1
Christina Jones, Alternate 2
Carter R. Student
Isabella S. Student

Staff Present

Stephanie Holtkamp, Director
April Sheeler, Recreation Specialist

III. Approval of Minutes

Upon a motion by Mr. Richmeyer, seconded by Mrs. Lantry, the minutes from May 20, 2026 were unanimously approved.

IV. Old Business

A. Hopkins Park Construction Project Update

Ms. Holtkamp announced that the contractor with the lowest bid was selected from the eight bids received. The bid award is scheduled for the July 16, 2026, City Council meeting. The project is estimated at just under $11 million for the building and park improvements; with contingencies, the total cost is expected to just exceed $11 million. Construction is anticipated to begin in mid-September and is projected to be completed within 18 to 24 months. A modular building will be placed on-site for the After School Program, and the playground will remain accessible during construction.

V. New Business

A. Hopkins Park Summer Camp Enrollment

Ms. Holtkamp reported that the eligibility determination process worked well. A total of 43 children were enrolled in the summer camp program, which—including field trips—was funded through the Community Development Block Grant. Eligibility requirements will remain the same for the After School Program, and families who qualified for summer camp will not need to reapply. Ms. Holtkamp also commended the Hopkins Park staff for organizing the camp and hiring additional staff within a three-week timeframe.

B. Hopkins Park – Boys and Girls Club

Ms. Holtkamp presented the proposed agreement between the City and the Boys and Girls Club, which is scheduled for consideration on the July 16 City Council agenda. Under the agreement, the Boys and Girls Club would operate the facility and provide recreational programs for children ages 6–18. The organization would be responsible for utilities, repairs, maintenance, and related costs. The 50-year agreement is projected to result in an estimated annual savings of $300,000. The park area would remain a public park under the City's control. A discussion followed regarding concerns about adult access to the facility, the ability for Hopkins Heroes to utilize the space, transparency of the agreement, and affordability for low-income families who currently use the facility. Mr. Richmeyer made a motion to recommend that City Council postpone the vote to allow for additional community input. Mrs. Zilke seconded the motion. The motion carried unanimously.

C. Back to School Bash

Ms. Holtkamp announced that the Back to School Bash, hosted by the City of St. Cloud and Hopkins Heroes, is scheduled for August 8. The event will be held at the Community Center from 10:00 a.m. to 2:00 p.m. Those interested in volunteering should email April.

VI. Other Business

A. Mr. Richmeyer expressed concern that if Hopkins Park is leased to the Boys & Girls Club, a similar situation could occur with the Aquatic Center within five to ten years.

B. Ms. Rosario inquired about soccer field rentals. Ms. Holtkamp explained that an ordinance was passed by City Council at the June meeting stating that for-profit use would require an agreement with the City.

VII. Adjournment

Upon a motion by Mrs. Lantry, seconded by Mr. Morency, the meeting was adjourned at 6:17 p.m.

Respectfully Submitted by:

_____ _____

Bobbie Bryant, RAC Chairperson Date

_____ _____

April Sheeler, RAC Secretary Date

City of St. Cloud
Economic Development Advisory Committee (EDAC)
Tuesday, May 5, 2026
Community Development Conference Room
1300 9th Street, Building A, 1st Floor
5:00 PM
Minutes

I. Call to Order 5:02 p.m.

II. Pledge of Allegiance

III. Roll Call

- Chair Jeff Perry
- Vice Chair Jackie Fricchione
- Member Paula Stark
- Member Susan Abshire
- Member Bobbie Lantry
- Member Karl Theobald
- Member Tugce Figeac
- Member Robert Collins

All members were present with the exception of Member Tugce Figeac and Member Paula Stark was remote via Henrietta Johnson's phone.

IV. Action Item

A. Request approval of the April 7, 2026, Meeting Minutes

Member Theobald made a motion to approve the minutes. Vice Chair Fricchione seconded the motion. Motion carried (6-0)

B. Discussion regarding Downtown Vitality, Placemaking & Activation

Food truck area/event

Chair Perry introduced the item and noted that members had been asked to submit suggestions via email in advance, with three responses received. The submitted suggestions were shared and reviewed collectively.
The discussion centered on two distinct mechanisms for accommodating food trucks: (1) a special event permit process, which already allows food trucks on a one-day basis, and (2) a potential zoning change that would designate specific areas for recurring or semi-permanent food truck operations.

Assistant City Manager Jabari Walker clarified that the Committee's task for this meeting was to contemplate the latter, a designated food truck zone, as a formal recommendation to City Council.

Proposed locations discussed included the Lakefront Park parking strip, Veterans Memorial Park, and downtown alleys. The lakefront parking strip received the most support, with members noting that the parallel parking spaces facing the lake, combined with existing benches and pavilions, created an ideal setup. It was further

argued that food trucks at the lakefront would generate foot traffic benefiting the riverboat and potentially drawing visitors to downtown.

Community Development Director Jeffrey Ball, noted that food trucks are currently permitted by ordinance only in highway business zones via a Conditional Use Permit (CUP), meaning any permanent or semi-permanent facility would require a site plan, a public hearing, and City Council approval.

Community Development Deputy Director Tisha Manning raised the possibility of a non-compete clause in the Crabby Bill's lease at the lakefront, though subsequent review indicated no such clause was confirmed.

Members noted that an ice cream vendor had previously operated at the same location. ACM Jabarie Walker confirmed this information was accurate.

Member Stark and Vice Chair Fricchione expressed reservations about food trucks in general, and particularly about a permanent presence at the lakefront, citing potential detrimental effects. Other members, however, were supportive of a trial approach particularly given the upcoming summer months when lakefront traffic increases, arguing that a well-defined trial period posed little financial risk to the city and could meaningfully activate the waterfront.

The discussion surfaced several operational questions, including optimal hours of operation, days of the week, vendor turnover, consistency of service, and how food truck scheduling would coordinate with existing permitted community events. Member Stark suggested engaging a professional food truck coordinator,rather than managing individual vendors to handle scheduling and logistics, which received broad support.

Consensus was to direct staff to: (1) reach out to food truck coordinator contacts to gather input on viable days, hours, and minimum conditions for success, and (2) return to the June meeting with a drafted recommendation for a designated food truck zone at the lakefront on a trial basis, for the Committee to formally vote on and submit to City Council.

C. Discussion regarding Alleway Improvements

Chair Perry reported that the CRA had previously allocated $500,000 for alleyway improvements but redirected those funds to the P3 project. An alleyway improvement study had been prepared but most members indicated they had not received or reviewed it prior to the meeting.

Staff agreed to distribute the alleyway improvement study to all members. The Chair indicated his intention to advocate for the CRA to revisit the project, suggesting it could be pursued in phases and potentially supplemented by corporate sponsorships.

The item was deferred to the next meeting to allow members time to review the study materials.

D. Discussion regarding Medical Arts Campus (MAC)

Member Theobald and others reiterated the long-standing request for a Medical Arts Campus (MAC) zoning overlay, noting it had previously advanced nearly to approval before stalling when Orlando Health requested the city pause the process. The overlay's purpose is to simplify development standards and attract medical-related uses such as medical offices to the corridor, thereby increasing tax revenue and supporting redevelopment similar to what has occurred near hospitals in Kissimmee.

Community Development Director Ball informed that city staff has been directed by the City Manager to establish the MAC District. He confirmed the effort is underway, subject to current state legislative considerations, and that it is expected to come before the City Council for approval within the current calendar year. The Committee received this update positively.

Chair Perry inquired whether the Committee should formally recommend that City Council lend its support to accelerate the process; staff indicated the matter was already moving forward under the City Manager's direction.

E. Discussion regarding Massachusetts Corridor Project and Pavers

Chair Perry noted that the condition of Massachusetts Avenue is a concern given its role as a primary approach to the future P3 mixed-use development.

Staff confirmed that the City Manager had already directed remediation work to begin, and that pothole repairs on Massachusetts Avenue were already underway. The Committee acknowledged this progress and agreed to continue monitoring the item.

F. Discussion regarding Parking Stall Size

Community Development Director Ball introduced this item, explaining that the city's current standard parking stall size of 10 feet by 20 feet is larger than the county's standard of 9 feet by 18 feet. As properties are annexed from the county, including a pending 750-acre annexation where developers have already submitted plans under county standards, conflicts arise. Additionally, he noted that at least three separate development projects already within the city, including a fitness center and a proposed commercial development on the east side of town, had requested variances or expressed difficulty meeting the current standard.

The Committee engaged in a substantive debate. Some members argued that the larger stall size is appropriate given the prevalence of large trucks and SUVs in the area, and that reducing the standard could result in unusable spaces. Others contended that the 1-foot difference in width and 2-foot difference in length may be deterring development, and that comparable jurisdictions such as Orange County and Osceola County operate with smaller standards without apparent difficulty.

Community Development Director Ball clarified that any change would be citywide and would require a formal ordinance. He indicated he was not seeking a final

answer at this meeting, but rather the Committee's perspective on whether the issue warranted moving forward to City Council for legislative intent.

The Committee did not reach a formal consensus but agreed that members should conduct independent research before the next meeting, with the item returning to the June agenda for a more informed discussion.

V. Project Update

G. Monthly Updates

Chair Perry reported positive progress on a proposed monthly car show at the lakefront. He has secured five commitments from downtown business owners each contributing $100 per month toward costs, with the event estimated to cost $1,500 per month. The organizers, identified as Mike and Kathy, have confirmed their willingness to proceed. Chair Perry noted the event could attract 80 to 150 cars monthly and would not require a City Council recommendation, as it would proceed through the standard special event permit process.

Staff reported that Atlantic Housing is scheduled to present an update to the CRA on P3 Mixed-Use Project. Staff indicated the goal is a June approval.

Separately, the city's economic development consultants, Goldman York, are scheduled to conduct a workshop with City Council on May 21, at 2:30 PM. All EDAC members were encouraged to attend.

Staff reported that the wayfinding signage project has advanced to the pre-construction phase. A pre-construction meeting with the contractor has been held. A visual showing sign locations throughout the city was shared. Staff noted that pedestrian kiosks and gateway signage are addressed under separate contracts.

Discussion regarding P3 Mixed Use Project

VI. Information Section

Staff confirmed that the following items would be placed on the June meeting agenda: the food truck zone draft recommendation, the alleyway improvement study, and continued discussion on parking stall size. Staff also noted an intent to present an overview of parliamentary/rules of order procedures to help facilitate smoother future meetings.

VII. Adjourned 6:12 p.m.

Jeff Perry, Chair — Date 7/7/24

Henrietta Johnson, Recording Secretary — Date 7/10/2024

Economic Development Advisory Committee
Tuesday, June 2, 2026
Building A, First Floor
1300 9th Street
5:00 PM
Minutes

I. Call to Order 5:08 p.m.

II. Pledge of Allegiance

III. Roll Call

- Chair Jeff Perry
- Vice Chair Jackie Fricchione
- Member Paula Stark
- Member Susan Abshire
- Member Bobbie Lantry
- Member Karl Theobald
- Member Tugce Figeac
- Member Robert Collins

All members were present wit the exception of Chair Jeff Perry, Vice Chair Jackie Fricchione and Member Tugce Figeac. Member Stark was remote via Henrietta Johnson's phone.

It was noted that without Chair Perry and Vice Chair Fricchione, the committee lacked a quorum. As a result, no voting or formal action could be taken during the meeting. All agenda items were limited to discussion only. Member Susan Abshire was acting chair.

IV. Action Item

A. Approval of the May 5, 2026, Meeting Minutes

Due to the lack of a quorum, no vote was taken.

B. Discussion regarding Downtown Vitality, Placemaking & Activation

a Food Truck Zoning Change Recommendation - Lakeshore | Illinois & Michigan

Member Lantry stated she supported the Illinois and Michigan location over the Lakeshore and Mississippi location, stating greater usable curb space, more available parking, and reduced intersection pressure. She recommended that any recommendation be strengthened by requiring staff to identify and approve specific parking stalls to avoid conflicts with driveways, crosswalks, and pedestrian access.

Member Theobald stated that parking lanes along Lakeshore Boulevard do not extend to Mississippi Avenue and questioned whether sufficient parking infrastructure existed in that stretch to support food trucks. He suggested the

Illinois and Michigan location, with its adjacent parking lot, benches, and pavilions, was better suited logistically.
Member Lantry further recommended adding safety language to any zoning change, including requirements that food trucks orient their service windows toward the sidewalk, and that safety barriers be used to separate vendors from vehicle traffic.

Member Abshire stated she would like to discuss where the food trucks should be located and clarify parking lot stalls and language at the next meeting.

Member Lantry stated that the recommendation include a designated trial period of six to twelve months, and that cleanup requirements be strengthened by defining a specific radius around each truck for which the vendor would be responsible.

Member Collins introduced the concept of a more structured food truck venue, referencing a model called "A La Carte" in Orlando, near the executive airport off Colonial Drive. He described it as a semi-permanent, open-air food court environment where food truck operators lease spaces, patrons can enjoy communal seating and activities, and the vendor lineup can rotate. He suggested this concept could be explored for the Mississippi curve location on Lakeshore, potentially creating a second destination node along the lake while keeping sufficient distance from existing restaurant businesses.
The committee expressed interest and asked that information on this model be gathered for presentation at the next meeting.

b Food Truck Zoning Change Recommendation - Lakeshore & Mississippi

The committee addressed a separate but related matter raised by staff: a downtown business owner had been seeking permission to operate a food truck on his own property. It was clarified that current zoning only permits food trucks in highway business zones, making this request a distinct zoning issue from the lakefront discussion.

The committee discussed whether to recommend a code amendment allowing food trucks temporarily when a restaurant holds an active building or construction permit, enabling a business to remain operational during kitchen renovations without setting a permanent precedent. There was general agreement that this was a narrowly defined, enforceable pathway and warranted further consideration. **The committee agreed to bring this as a separate agenda item at a future meeting with the full board present.**

C. Approval of Robert's Rules of Order for the City of St. Cloud Economic Development Advisory Committee

Member Abshire requested City Attorney Dan come to the next meeting to go over Robers Rules of Order.

V. Discussion Items

D. Discussion regarding Alleyway Improvements

The committee discussed the status of the downtown alleyway improvement initiative. It was confirmed that funding for alleyway improvements had been removed from the CRA budget. The discussion focused on what lower-cost, incremental improvements might still be feasible.

Member Lantry stated that she suggested starting with one or two priority alleyways rather than addressing all of them at once, and that improvements could include lighting, pop-up vendors, and beautification measures. She raised the question of ownership and maintenance responsibility, specifically, whether the alleys are city right-of-way or private easements, as a prerequisite to any further planning. Staff clarified that within the downtown grid, the alleys are generally right-of-way and therefore the city's responsibility.

Member Collins offered to review specific alleyways to identify the presence of any underground utility infrastructure, which would affect what uses could be permitted in those corridors.

Member Stark stated that the alleyway initiative originated with Main Street St. Cloud and stated that some beautification work could still be pursued without a major capital project, potentially through sponsorships. She referenced a specific building on Pennsylvania and New York Avenues as an example where a back-of-building entrance could support dual business frontage.

Member Theobald stated there was a practical need for paved surfaces (asphalt or pavers) before any alleyway could be activated for public use. The committee agreed that the first step should be to identify priority alleyways, confirm utility and access constraints, and define the geographic scope of the project.

It was noted that a prior alleyway study exists and staff agreed to share it with all board members and attach relevant materials to the agenda for the next meeting.

E. Discussion regarding Parking Stall Size

The committee discussed whether the city's current parking stall standard of 10 feet by 20 feet should be revised to allow smaller stalls in certain circumstances, in order to improve St. Cloud's competitiveness in attracting large commercial development.

Member Collins stated that he had informally consulted with the Office of Economic Prosperity (OEP), which confirmed that parking stall dimensions do meaningfully affect development decisions. Developers calculate costs on a per-square-foot basis, and if a more favorable standard is available in an adjacent jurisdiction, that can influence where a project is sited.

Member Lantry proposed maintaining the current 10-by-20 standard as the default while creating a defined pathway, potentially through the Land Development Code, for applicants to request smaller stalls. She suggested this could function similarly to a variance process tied to specific criteria.

Member Theobald and Member Collins refined this concept, suggesting that rather than a case-by-case variance, the code could establish a square footage threshold above which a reduced stall size becomes permissible by right or at staff discretion. This would make the standard clear and enforceable while accommodating large-format commercial development. The committee acknowledged that any change would require an LDC amendment and involve a table of standards.
The committee agreed to continue this discussion at a future meeting when all members are present and when additional background materials can be distributed.

VI. Information Section

City Manager Veronica Miller provided an informational update regarding the state legislature's approval of a ballot measure to change the ad valorem tax structure. She stated that she estimated the fiscal impact to St. Cloud at approximately $7 million in reduced revenue in the first year and $11 million in the second year. She stated that the city's current public safety expenditures already exceed total ad valorem collections, making the potential cuts particularly significant.

City Manager Veronica Miller stated that when she assumed the role, the city was drawing on $10 million in prior-year fund balance to balance the budget; she had reduced that figure to $4.6 million through the current year and had planned further reductions in the upcoming budget. She stated that previously planned additions—including six police officers, a fire training captain, and staff raises, are currently being withheld from the budget proposal as a precaution. She noted that the city will likely need to define service levels and establish priorities, and that the EDAC may be asked to weigh in on which services are most critical to economic development.

Member Lantry recommended that the city's communications team continue sharing public-facing information about what ad valorem revenue funds, noting that some other municipalities had already begun similar outreach.

City Manager Veronica Miller stated that the communications team had been studying how other cities handled this and was preparing materials using budget charts to illustrate public safety spending growth relative to ad valorem revenue.

The committee also discussed the engagement of Gorman York, the city's economic development consultant.

Member Theobald asked whether the firm could present to the EDAC.

City Manager Veronica Miller stated that consultant time is billable and suggested coordinating a joint session with City Council for their scheduled quarterly update, which would allow the EDAC to participate without incurring additional cost.

City Manager Veronica Miller outlined several active scopes of work assigned to Gorman York, including review of proposed leases for the golf course and Crabby Bill's, assisting with annexation efforts for a property needed to complete the St. Cloud Loop connection, developing a strategy for attracting appropriate commercial development, and reviewing the city's development review process.

The committee discussed the development review process at some length, with Member Theobald and the City Manager identifying specific examples of requirements that add cost without clear benefit, such as topographic surveys for flat, in-city parcels.

City Manager Veronica Miller encouraged the EDAC to bring specific, concrete examples of burdensome requirements so that staff could evaluate and potentially revise them through the LDC or internal policy. She stated that some prior council decisions had made the process more cumbersome, and that changes now require deliberate council action to undo.

City Manager Veronica Miller also stated that new state legislation taking effect July 1, 2026 would require residential permits to be approved within five days and would exempt residential permits valued under $7,500 from permit requirements, though trade permits would still apply. Internal discussions on implementation are ongoing.

VII. Adjournment 6:09 p.m.

Jeff Perry, Chair — Date 7/7/26

Henrietta Johnson, Recording Secretary — Date 7/10/2026

MINUTES
FINANCE COMMITTEE - REGULAR MEETING
CITY OF ST. CLOUD, FLORIDA - CITY HALL
1300 NINTH ST., ST CLOUD, FL 34769
FINANCE CONFERENCE ROOM-BUILDING B, 3RD FLOOR
Tuesday, January 20, 2026
6:00 PM

I. Chairman Rinehart called the meeting to order at 6:00 pm

II. Roll Call:

Chairman – Rinehart – Seat 2
Vice Chair – Hoglund – Seat 4 (Absent)
Member – Streeter – Seat 1
Member – Moore – Seat 3
Member – Fetzer – Seat 5

Staff Attending: Jeffrey Cooper, Finance Director
Eneida Vargas, Executive Administrative Assistant

Roll call was called.

III. Approval of minutes

Chairman Rinehart requested a motion for the approval of the minutes from October 21, 2025

Member Fetzer motioned for approval, and Member Streeter seconded the motion. All members voted Aye (5-0). Motion passed unanimously.

IV. Previous Business

No previous business to discuss.

V. Current Business

Ms. Leslie Weber from PFM Asset Management presented our investment performance review for the quarter ending December 31, 2025, by telephone.

Mr. Cooper presented the final report for FY 25-26, 1st quarter review ending December 31, 2025, highlighting 1st quarter budget performance and the City's revenue and expenditures for key department statistics.

Mr. Cooper started reviewing the top 10 revenue sources.

Ms. Streeter asked why the legal services are so high?

Mr. Cooper stated that we encumber the services for the whole year.

Ms. Street asked what could be causing the building's number not to increase?

Mr. Cooper stated there were fewer buyers due to high mortgage rates.

Ms. Streeter asked if, in the next meeting, explain more about those changes for the City if the Property tax law is approved.

Mr. Cooper stated that everything is in an initial stage and requires legislative approval before we proceed.

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Mr. Rinehart asked how the new property tax law could affect the pension?

Mr. Cooper stated that not much we can do—basically, everything could be on the table.

VI. Chairman, Board Members' Comments

VII. Audience Comments

There were no comments at this time.

X. Adjournment 7:00 PM

X _____

Jeffrey Cooper
Finance Director

X _____

David Rinehart
Chairman Finance Committee

X _____

Eneida Varqas
Executive Assistant - Finance Committee

MINUTES
FINANCE COMMITTEE - REGULAR MEETING
CITY OF ST. CLOUD, FLORIDA - CITY HALL
1300 NINTH ST., ST CLOUD, FL 34769
FINANCE CONFERENCE ROOM-BUILDING B, 3RD FLOOR
Tuesday, April 21, 2026
6:00 PM

I. Chairman Rinehart called the meeting to order at 6:00 pm

II. Roll Call:

Chairman – Rinehart – Seat 2
Vice Chair – Hoglund – Seat 4
Member – Moore – Seat 3
Member – Streeter – Seat
Member – Fetzer – Seat 5

Staff Attending: Jeffrey Cooper, Finance Director
Eneida Vargas, Executive Administrative Assistant

III. Approval of minutes

Chairman Rinehart requested a motion to approve the minutes from January 21, 2026.

Member Fetzer made a motion to approve the minutes, and Member Streeter seconded the motion. All members voted Aye (5-0). Motion passed unanimously.

IV. Previous Business

No previous business to discuss.

V. Current Business

Ms. Leslie Weber of PFM Asset Management presented the City's investment performance review for the quarter ending March 31, 2026, via telephone.

Mr. Cooper presented the final report for FY 25-26, 2nd quarter review ending March 31, 2026, highlighting 2nd quarter budget performance and the City's revenue and expenditures with key department statistics.

Mr. Cooper started reviewing the top 10 revenue sources.

Mr. Rinehart asked about building fund revenues and development activity in the Deer Creek area, noting significant growth and traffic in the subdivision. Discussion followed regarding annexation and related impacts.

Mr. Cooper stated that the City has not planned for that at this time.

Ms. Fetzer asked about the process for preparing the budget.

Mr. Cooper explained the budget process, including revenue estimates, departmental budget entries, and the final budget approval process. He noted that the first public hearing is scheduled for September 10, 2026, and the second public hearing for September 17, 2026

Ms. Fetzer asked whether attracting additional commercial businesses would benefit the City.

Mr. Cooper stated it's true, but the increase in business growth is tied to an increase in sales taxes.

Ms. Fetzer asked how the property tax reform would affect the community.

Mr. Cooper stated that the potential effects are reduced services and increased costs for businesses and renters. The city is the major employer in St. Cloud, which means fewer employees.

VI. Chairman, Board Members' Comments

VII. Audience Comments

There were no comments at this time.

X. Adjournment 7:15 PM

X

Jeffrey Cooper
Finance Director

X

David Rinehart
Chairman - Finance Committee

X

Eneida Vargas
Executive Assistant - Finance committee