

LONGWOOD CITY COMMISSION
Longwood City Commission Chambers
175 West Warren Avenue
Longwood, Florida

MINUTES
July 17, 2023
6:00 P.M.

Present: Mayor Tony Boni
Deputy Mayor Matthew McMillan
Commissioner Abby Shoemaker
Commissioner Matt Morgan
Commissioner Brian D. Sackett
Dan Langley, City Attorney
Clint Gioielli, City Manager
Michelle Longo, City Clerk
David Dowda, Police Chief
Judith Rosado, Financial Services Director
Chris Kintner, Community Development Director
Chris Capizzi, Leisure Services Director
Shad Smith, Public Works Director
Ryan Rinaldo, Recreation Manager

1. **CALL TO ORDER.** Mayor Boni called the meeting to order at 6:00 p.m.
2. **OPENING INVOCATION.** There was no volunteer invocation speaker present and the meeting, therefore a moment of silent meditation was observed.
3. **THE PLEDGE OF ALLEGIANCE.** Deputy Mayor McMillan led the Pledge of Allegiance.
4. **COMMUNITY ANNOUNCEMENTS.** Ms. Longo read the following announcements.
 - A. **The Senior Matinee will be held on Wednesday, July 19, 2023, from 1:30 p.m. until 3:30 p.m. at the Longwood Community Building, 200 West Warren Avenue. The movie will be *Moving On*.**

- B. **The Longwood Police Department is hosting the 4th Annual Back-to-School Event on Sunday, July 30, 2023, from 8:00 a.m. until 2:00 p.m. at the Longwood Community Building, 200 West Warren Avenue. They will be giving away 600 backpacks filled with school supplies and a gift card for new shoes from Shoe Carnival. A ticket to receive the free backpack will be required. Tickets are available to Longwood residents and can be picked up at the front lobby of the Longwood Police Department July 3 through July 14, from 8:30 a.m. until 3:30 p.m. LPD officers will be grilling hotdogs and hamburgers. There will be chips, drinks, popcorn, and sweet treats at no cost.**

5. PROCLAMATIONS / RECOGNITIONS

- A. **District #5 Presentation of the Business Person of the Month Award for July to AAA Trophies, located at 460 North Ronald Reagan Boulevard, Suite 166.**

Commissioner Sackett read a brief biography on Donna Lamb, the owner, then presented her with the Business Person of the Month for July 2023. Photographs were then taken.

- B. **Presentation of the Beautification Award to Billed Right located at 256 Rangeline Road.**

No one was present to accept the Award and arrangements will be made to deliver it to them.

- C. **Commissioner Morgan recognition of Coury M. Knowles, Longwood Summer Camp Counselor.**

Commissioner Morgan recognized Coury Knowles with a Certificate on behalf of the City Commission. Photographs were then taken.

- D. **Proclaiming July as “Parks and Recreation Month” in the City of Longwood.**

Mayor Boni read the Proclamation and then presented it to Mr. Capizzi and Mr. Rinaldo. Photographs were then taken.

6. BOARD APPOINTMENTS. None.

7. PUBLIC INPUT

- A. **Public Participation.**

Hamza Balgrit, 851 East State Road 434, Suite 168, Longwood. He wished to speak about his smoke shop. He signed the lease on October 15 and has been paying rent for the past eight months. He obtained all his licenses and then contacted the City to get his business tax receipt. He was then informed that he could not have a smoke shop at the location. He was advised he could speak to the City Commission to see what he could do. He had photos of the work he has done so far, and the work he has done does not require any permits, which was why the City did not know he was trying to open at this location. He asked for permission to move forward with this business at this location and noted that he has invested over \$128,000.

Discussion ensued about the recent change in the City Code, and the City Manager will gather additional information and bring back an update at a future meeting.

Aja Sperry, 380 Harbor Isle Way, Longwood. She discussed two liens against the property which she inherited. She also noted that she has had code violations she is dealing with as well. She intends to sell the property and was looking for a way to deal with the liens in order to sell.

Discussion ensued, and staff will gather information and provide Ms. Sperry with information about the lien reduction program.

8. MAYOR AND COMMISSIONERS' REPORT

District #5. Commissioner Sackett attended the event at Reiter Park on July 1, and the fireworks were great, and the clean-up by staff was quick. He attended the Heroes Strong open house and ribbon cutting on July 12 for their new headquarters and museum.

District #1. Commissioner Shoemaker attended the fireworks at Reiter Park, the budget workshop, the Heroes Strong open house, and the PBAS breakfast. She mentioned that Mr. Balgrit spoke during public participation, attended the previous Commission meeting, did not know the process to speak, and was hoping an answer could be provided at the following Commission meeting. Sunday, July 16, was Mother Michelle's last service at Christ Episcopal Church in Longwood. She will be moving to North Carolina.

District #2. Mayor Boni attended the Food Truck Battle and the PBAS breakfast, where the Seminole County City Managers spoke. He attended the Wekiva Wild & Scenic River System Management Committee Meeting. He noted that the best thing the community can do is go out and enjoy the river. He attended the Heroes Strong open house and the budget workshop. Mayor Boni commended all the staff that

worked on the budget. The Rock, Freedom, and Fireworks event was well attended, and everyone enjoyed the event.

Mayor Boni has been a Rotarian for twenty (20) years and was looking to transfer to a club in Seminole County. He has been working with the district to re-charter the Longwood Club and planning to have it at the Civic Center from 7:30 a.m. until 9:00 a.m. on Monday mornings.

District #3. Deputy Mayor McMillan attended Rock, Freedom, and Fireworks and thanked staff and volunteers who worked on the event. He left town that evening and mentioned that the area he was at held the July 4th celebrations on different dates. He attended the PBAS Breakfast, Food Truck Battle, Heroes Strong open house, and the Seminole County Chamber Longwood Council lunch representing the Longwood Historic Society. He updated everyone who attended the lunch that the tours of the Bradlee-McIntyre House are now every Wednesday and Sunday from 1:00 p.m. until 4:00 p.m. He attended the budget workshop and commended the staff for all their work.

Deputy Mayor McMillan reported on the true, good, and beautiful. For the “true,” he commented on the economic facts. Inflation is back down to 3%; a year ago, it was 9.1%. The revenue for the city rose 15.5% year over year, and a lot of that is due to economic development. For the “good,” he mentioned community service and Mother Michelle, who was helpful to him when he was going through the process of restoring the invocation at the City Commission meetings. He noted that he could not attend her last service, and she will be missed. For the “beautiful,” was looking out at the crowd from the stage at the event on July 1. Many people were having a great time, the Food Trucks were active, children were enjoying the park, and a beautiful sight to see the community together celebrating our independence.

District #4. Commissioner Morgan thanked the City Attorney for preparing an amendment to the Live Local Act. He had met with state representatives regarding this topic, and they suggested having an amendment drawn up. He thanked the Longwood Color Guard, a mix of Fire and Police Departments who attended the Heroes Strong open house. On the 24th, he took part in helping put together a fundraiser at the Green Parrot in Casselberry to honor the late Randal Cook. Mr. Cook lived in Central Florida and was the Uber Eats driver that was killed and made national news. He wished a happy birthday to Tracy Putnam, President of the Longwood Historic Society. On the 29th, he attended the retirement party for Longwood Police Officer Rob Ladozky. He attended the American Muslim Community Center AMCC Clinic Open House and thanked those participating. He attended the Rock, Freedom,

and Fireworks event, and it was well attended. He thanked the staff that worked on the event. He gave a city update to First Baptist Sweetwater Church. He thanked staff for their work on the budget and mentioned that the meeting could be viewed on the city's Facebook page. He was on Orlando's Hip-hop radio show 91.5 and used his platform to discuss the city.

9. **ANY ADDITIONS OR DELETIONS TO THE AGENDA.** None.
10. **CONSENT AGENDA**
 - A. **Approve the Minutes of the June 5, 2023 Regular Meeting and June 19, 2023 Regular Meeting.**
 - B. **Approve the Monthly Expenditures for June and July 2023.**
 - C. **Approve Monthly Financial Report for June 2023.**
 - D. **Approval to award a Construction Agreement for the East Longwood Phase II Septic Tank Abatement Project ITB # 23-PW-ITB-008 and authorize the City Manager to issue a purchase order in the amount of \$5,397,650 to Cathcart Construction Company-Florida LLC and execute all associated documents.**
 - E. **Approve an increase in the amount of \$100,000 to the Empire Pipe & Supply Purchase Order No. 22-00154 to purchase additional AMR Master Meters and related accessories necessary as part of the City of Longwood Meter Replacement Program.**
 - F. **Approve an increase in the amount of \$50,000 to the Empire Pipe & Supply Purchase Order No. 23-00059 for water and sewer piping, accessories, and related materials.**
 - G. **Approve an increase in the amount of \$75,000 to the Hydra Service Purchase Order No. 23-00060 for service, repairs, and maintenance of Citywide Lift Stations.**

Commissioner Morgan moved to approve Items 10A through 10G as presented. Seconded by Deputy Mayor McMillan and carried by a unanimous roll call.

11. **PUBLIC HEARINGS**
 - A. **City Commission to hold a Public Hearing regarding Alta Cypress II at 250 North Street, a multi-family development by WP South**

Acquisitions, LLC, the developer of Alta Longwood (Warren Avenue) and Alta Cypress (Dog Track Road).

Mr. Kintner presented the Item explaining that this is a conceptual plan for a public hearing. It is early in the process, and a review of the conceptual plan has no technical elements. He explained that the purpose of the Commission was to alert the developer to problems with the project meeting the Planned Development standards but not the technical requirements of the Code.

Mr. Bryan Borland, Wood Partners Group gave a presentation of the summary of the project. It is a 244-unit apartment project; Four-story, elevatored, air-conditioned/enclosed corridor community; Surface parking with 54 detached garages, Studio, one-bedroom, two-bedroom, and three-bedroom unit plans; Luxury unit finish package: stainless steel appliance package, shaker-style/soft-close kitchen cabinetry, quartz countertops, wood-style plank flooring, modern pendant lighting, in-unit/full-size washer and dryer; Ground floor units with direct patio access; 7800 SF integrated clubhouse amenity space; Two amenity courtyards: active pool courtyard and passive oasis courtyard; Dog park; and Pond amenity walking trail. He showed an image of the current parcel and what portion they have a contract for. He explained the steps they have taken to ensure their front entrance is Ronald Reagan Boulevard and their improvements to enhance the entry. He showed various conceptual renderings. He went over the justification statement they prepared as part of the project in light of the density bonus that is being sought. He addressed drainage and noted that they have to go through a detailed permitting process, which will improve the property's drainage. He reviewed streetscape improvements, outdoor amenity spaces, enhanced entry corridor with landscaping and signage, provision of public art, enhancing the crosswalk across Ronald Regan Boulevard, and structured parking.

Mayor Boni opened the public hearing. No one spoke in favor or opposition to the Alta Cypress II at 250 North Street, a multi-family development.

Commissioner Sackett moved to close the public hearing. Seconded by Commissioner Morgan and carried by a unanimous voice vote.

Discussion ensued about the property being used as a cut-through, the property being gated, the entrance to North Street

being an exit only, the density bonus, and the crosswalk and entrance at Dog Track Road.

12. REGULAR BUSINESS

- A. Set the Tentative Millage Rate for the 2023-2024 Fiscal Year beginning October 1, 2023, and Authorize the Director of Financial Services to complete the Certification of Taxable Value (DR-420) and Maximum Millage Levy Preliminary Disclosure (DR-420MMP) forms via the Department of Revenue's eTRIM System.**

Ms. Rosado presented the Item and went over the amendments to the agenda memo. It originally was stated as 15.58% higher than the roll-back rate of \$4.7586 and it was amended to 10.76% higher than the roll-back rate of \$4.9655.

Deputy Mayor McMillan moved to approve the tentative millage rate of \$5.500, which is 10.76% higher than the roll-back rate of \$4.9655 for the fiscal year beginning October 1, 2023 and ending September 30, 2024. Seconded by Commissioner Sackett and carried by a unanimous roll call vote.

- B. City Commission to designate one Member of the City Commission to be the voting delegate for the City of Longwood at the August 2023 Florida League of Cities Annual Business Meeting.**

Commissioner Sackett nominated Mayor Boni to be a voting delegate at the August 2023 Florida League of Cities Annual Business Meeting. Seconded by Deputy Mayor McMillan and carried by a unanimous voice vote.

- C. Read by title only and adopt Resolution No. 23-1632, which amends the fiscal year 2022/2023 budget and authorizes funding to cover costs related to critical repairs and upgrades to the City's Lift Stations.**

Mr. Langley read Ordinance No. 23-1632 by title only.

Mr. Gioielli presented the Item.

Commissioner Sackett moved to adopt Resolution No. 23-1632 as presented Item 12C. Seconded by Commissioner Morgan and carried by a unanimous roll call vote.

D. City Commission to consider moving forward with the Charter Review process and approve Resolution No. 23-1633, establishing a Charter Advisory Committee in accordance with Section 10.01(c) of the City Charter.

Deputy Mayor McMillan started the discussion on forming the Charter Advisory Committee, and if they wanted to have it in time for the 2024 election, they would have to get started. He did not feel they needed to move forward at this time. Further input and discussion were held, and the Commission will wait until 2026 to review again for further action.

No action was taken on the Resolution.

13. CITY MANAGER'S REPORT

Mr. Gioielli thanked the Commission for their positive comments about the budget workshop. He was honored to they had a Police and Fire Honor Guard at the Heroes Strong event. Regarding the Rock, Freedom, and Fireworks event, he thought it was a wonderful band, and it was well attended. One of the unintended situations is closing Church Avenue from Ronald Reagan Boulevard down to Reiter Park. They have done that to allow for safe passage from the Parking garage down to the park. He mentioned that Red Hot Boom has been so successful that traffic is one of their unintended consequences. The work of Public Works, Leisure Services, Police, and all the agencies that come across Seminole County, beyond a great event and safety, is getting everybody out of here quickly. He believes this is their secret that gets people to come back.

Mr. Gioielli spoke about the City's drinking water. The City strives to provide citizens with the safest and ethically pleasing water possible. He reported that the City does annual EPA and DEP required testing. While it may be a regular standard to allow drinking water to be free of 99.9% of the listed substances, and 99.9% is the acceptable range, our City far exceeds that by being in a range of 99.99%, significantly better. Additional testing is also done each year above and beyond what is required by EPA and DEP, and always able to confirm that our drinking water is safe. The 1,4-Dioxin has become a chemical that has been talked about in the news and the result of other areas, not the City of Longwood. The City had completed that testing in 2013, when this became an industry issue, maybe not public, and our testing came back as untraceable for that particular chemical. He understands that perception matters and wants our residents to feel safe. Out of a complete abundance of caution without any reason for concern, additional testing was ordered on that chemical. This ensured everyone

felt safe in light of the most recent media. The information will be on the City's website.

Mr. Gioielli reported that the Union negotiations continue and believes they have come to a reasonable contract in terms, at least informally, with the police department. He will get the changes highlighted and out to the Commission for review before their meeting. Blue Collar Union negotiations have now started. They had their first meeting and hoped for continued success.

Mr. Gioielli was honored to have an opportunity to present all the great things that go on in the City at the Private Business Association of Seminole County (PBAS). He commented that he had received some feedback regarding the budget workshop and made some changes. There are some corrections to be made to the book, and those are getting taken care of.

Mr. Gioielli reported that the staff is finalizing the design phase for the fire department. It had to go through a peer review, a required process. Staff is preparing the Request for Proposal (RFP) to go for a loan, which is included in the budget. He said research is being done on different construction bid types. He gave an example of something he recently learned called Construction Manager at Risk (CMAR). He stated that they are becoming more prevalent in construction projects for governments. Seminole County, Casselberry, and Altamonte Springs have used them. He went over some of the advantages of using them. For example, to stay within the cost, project managers manage the project and all the bids that go out to sub-contractors and regularly update the City.

Mr. Gioielli passed out an updated Community Building brochure and recruitment material for Citizens on Patrol (COPs) and Community Emergency Response Team (CERT) created by Ms. Cartagena.

14. CITY ATTORNEY'S REPORT. No report.

15. CITY CLERK'S REPORT

Ms. Longo registered the Commissioners to attend the upcoming FLC Annual Conference, held August 10-12 in Orlando. She will provide the name of the Voting Delegate selected this evening. On the August 7 agenda will be the nominations for the Key to the City Award. The Commissioners were sent the list of past recipients, award criteria, and the nominee information sheet.

16. ADJOURN. Mayor Boni adjourned the meeting at 7:58 p.m.

Minutes approved by City Commission: 08-21-2023

Tony Boni, Mayor

ATTEST:

**Michelle Longo, MMC, FCRM
City Clerk**