

## REGULAR CITY COUNCIL MEETING

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A Regular City Council Meeting was held on February 23, 2026 at 6:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Council President Charles E. Proctor called the meeting to order at 6:04 PM

Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Charles Proctor, Jodi Wilkeson and Mayor Melonie Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Steven Spina was not present.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Planning

Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist/Community Planner Will McCaw, Airport Manager Nathan Coleman, Building Official Calvin Switzer, Utilities Director John Bostic III, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Environmental Stormwater Coordinator Amy Knoecheman, Executive Assistant Denise Finch, Sanitation Foreman Dequane Anderson, Sanitation Driver Timothy Mericle, Sanitation Driver Taywon Harrold, Sanitation Driver George Morris, Sanitation Driver Malik Mutcherson, Sanitation Worker I Myles Carter, Sanitation Driver Damere Davis and City Clerk Ricardo Quiñones.

The Invocation was led by Rodney Corriveau, Principal Planner  
The Pledge of Allegiance followed.

### **CITIZEN COMMENTS**

- **Penny Wickstrom**, 39146 Otis Allen Road, addressed the Council regarding the lift station odor issues at Water's Edge and inquired about the status of installing a scrubber system. City Manager Poe reported that the City has reached out to its insurance carrier and is awaiting an adjuster's site visit. Pricing has been obtained for both rental and permanent odor control units, and staff is evaluating cost effectiveness and ongoing maintenance requirements. Lead times range from approximately four to ten weeks depending on the unit selected. Additional discussion occurred regarding active odor control, possible internal piping modifications within the manhole to reduce turbulence and off-gassing, and the status of backflow valves installed to prevent gas intrusion into homes.
- **Jerry Richards**, 3818 Buttercup Drive, expressed concern that the odor issue has persisted for several months and urged the City to conduct an independent assessment to determine root cause and implement a permanent solution. Staff clarified that an independent certified engineer had reviewed the design and inspected the site and provided recommendations. Council discussed expediting interim mitigation efforts, including rental odor control equipment, while awaiting a permanent solution.
- **David G.**, 5914 9th Street, addressed the Council regarding privacy concerns related to Flock cameras and referenced other jurisdictions that have discontinued use due to privacy considerations.

### **MAYOR**

#### 1 Commemoration of Bobby Black

Public Works Director Shane LeBlanc presented a tribute honoring longtime Sanitation Superintendent Bobby Black, who passed away on January 14, 2026. Director LeBlanc highlighted Mr. Black's 32 years of service, dedication to customer service, and leadership within the sanitation team. He shared remarks regarding Mr. Black's pride in his work and involvement in community

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activities, including the Great American Teach-In. City Manager Poe shared that on the day of Mr. Black's death, sanitation team members chose to complete their collection routes in his honor instead of going home. To commemorate Mr. Black's service, the ingress and egress at the City Maintenance Facility was formally designated "Bobby Black Way." Mr. Black's daughter and granddaughter were present for the recognition.

### 1. CONSENT ITEMS

- 1.1 City Council Meeting Minutes - February 09, 2026
  - 1.2 Police - Purchase of Handheld Portable Radios
  - 1.3 **24-2026-01** CHIPZ Inc. Grant Money
  - 1.4 Utility Service Agreement **45-2026-02** for Gary Stambaugh (4915 Coral Street)
  - 1.5 Duke electrical service to Airport Box Hangars [**25-23-03**]
  - 1.6 **Amendment No. 1 - Kimley Horn Task Order 24-156**  
Daughtery Road and Green Slope Drive Improvements to Include Pump Equipment Upgrade
- Kenneth Burgess motioned to Approve the six consent agenda items as presented. Seconded by Lance Smith. Motion passed unanimously.***

### 2. BUSINESS ITEMS

- 2.1 Appointments for Historic Preservation Board alternates.  
Community Planner Will McCaw presented three applicants to the Historic Preservation Board: Martin Harm, Rick Hillman, and Nancy Sung Shelton. Mr. McCaw recommended Martin Harm for appointment as a regular board member and Rick Hillman and Nancy Sung Shelton as alternates.  
***Lance Smith motioned to Approve Historic Preservation Board appointments as presented. Seconded by Kenneth Burgess. Motion passed unanimously.***

#### 2.2 Discuss Conditional Use Amendmnet -Waronker Hotel Resolution 847-25

Planning Director Todd Vanderberg introduced discussion regarding Resolution 847-25, which previously required a full-service restaurant within a proposed hotel development. Attorney Lynn Johnson, representing the applicant, explained that current mid-level hotel brands no longer offer full-service restaurants and instead provide limited food service options. The request was to amend the condition to allow food service, including breakfast and pre-packaged or prepared meals available throughout the day, while retaining conference and banquet facility requirements. Council discussed market realities and the need for flexibility to attract quality hotel development supporting the tennis center and economic activity.

***Lance Smith motioned to approve the amendment to the conditional use. Seconded by Jodi Wilkeson. Motion passed unanimously.***

### MAYOR ANNOUNCEMENTS

Mayor Monson shared personal remarks thanking Council and staff for their support and acknowledged community events, including Pigz in the Hills.

### CITY MANAGER ANNOUNCEMENTS

City Manager Poe provided updates on: Upcoming theater discussion meeting March 9, 2026 at 5:00PM. Professional headshots scheduled for March 9, 2026, prior to meetings. Property appraiser coordination regarding tax proposals. Abbott Square project completion status. Water's Edge lift station

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odor mitigation efforts. Council discussion followed regarding performance bonds, maintenance bonds, and interim odor mitigation measures.

### **CITY ATTORNEY ANNOUNCEMENTS**

City Attorney Maggard extended condolences and support to the Mayor and her family.

### **CITY COUNCIL COMMENTS**

Kenneth Burgess - Shared condolences and support for the Mayor. Thanked Rodney C. for mentioning Alan Knight's son.

Jodi Wilkeson - echoed sentiments towards Mayor. Sent card to Karen and Alan Knight regarding the loss of their son Joey.

Lance Smith - echoed sentiments towards Mayor. Recommended Council check in on the Mayor in these coming weeks. Advised Staff that funds may need to be expended to resolve Water's Edge issue. Recognized Clyde Bracknell, the longest sitting Councilmember, in attendance. Thanked Shane Leblanc for Bobby Black tribute.

Charles Proctor - echoed sentiments towards Mayor.

### **3. NOTED ITEMS**

- 3.1 December 2025 Quarterly Investment Report
- 3.2 Amendment No. 2 - Extension to FDOT Grant **25-23-03** for Two Box Hangers and Taxiway F aprons

**ADJOURN 7:05 PM**

Submitted by Ricardo Quiñones