

CITY OF POLK CITY

City Council Workshop

January 06, 2009

Polk City Government Center
123 Broadway Blvd

7:30 P.M.

MINUTES

Mayor Penton called the workshop to order at 7:30 p.m.

ROLL CALL

Interim City Clerk Pam Peterson

Mayor Donald Penton, Vice Mayor Denico-excused absence, Councilor Nancy Adorno, Councilor Dan Ames, Councilor Kristi Eilertsen, City Attorney Jeff Sullivan and City Manager Cory Carrier.

At this time Mayor Penton turned the meeting over to City Manager Carrier.

City Manager Carrier advised a workshop was called for the purpose of discussing a Proposed Municipal Services Benefit Unit. The City has been working for quite some time to come up with funding for the wastewater treatment plant, and have been working with Burton and Associates to accomplish this. At this time City Manager Carrier asked representatives from Burton & Associates to come forward and address the Council. Mr. Mike Burton, President of Burton & Associates introduced himself, Mr. Andy Burnham, who is Senior Vice President and Project Manager for Polk City and Mr. Eric Grau, who is the Consultant working Mr. Burnham.

Mr. Burton then discussed the Proposed Municipal Services Benefit Unit (MSBU), which is a Non-AdValorem Assessment, for the funding of a significant portion of the capital infrastructure of the City's Wastewater System. During his discussion he went over the purpose, benefit, cost basis, results and the impacts and alternatives (a copy is made an attachment to this record).

Also discussed was how to establish a MSBU for the first time and what allows the City to charge county residents inside the service area as well. City Manager Carrier explained that by the Interlocal Agreement Polk City has with the County, the City is required to provide services to County residents (when took over Mt. Olive System), and that permits the City to charge the assessment. An explanation was also given on how the assessment is charged. The Plan is to move forward with the assessment, which will allow the City to have rates that are more reasonable. Mr. Burton then went over the timeline for this to take place, which is outlined in the Proposal to Assist in Development of a Wastewater Non-AdValorem Assessment Program.

At this time City Manager Carrier advised she had set up a meeting with Joe Tedder (Polk County Tax Collector) and Marsha Faux (Polk County Property Appraiser) to make them aware of what the City wanted to do with the MSBU. Mr. Tedder was "very impressed" with Polk City looking at alternative financial means other than the tax roll to finance things that need to be done. This made her feel good coming from the Tax Collector.

Mr. Burton advised the proposal was before them to move forward. City Manager Carrier advised Mr. Burton the Council could not vote on this item tonight, it is strictly a workshop. She advised the Council can discuss what is being proposed and if it is the consensus of the Council to move forward she can approve the agreement, which is within her spending authority, and have her decision ratified at the next City Council meeting.

Under discussion, Councilor Eilertsen asked what kind of assessment cost would there be. She was advised roughly \$300 per year per equivalent unit; however, in order to adopt the assessment an evaluation for the funding of benefit would have to be completed, a parcel data evaluation would have to be completed, Property Appraiser data would have to be reviewed (have a pretty good idea), etc. The fee would be assessed on the property taxes on an annual basis. Councilor Eilertsen advised she is trying to understand how it would be presented to the public. City Manager Carrier explained the process and Mayor Penton feels it would be fair for everyone. Councilor Adorno thinks the public is not going to understand it and anticipates there will be a lot of explaining; the City will need to try and come up with a simplified explanation that people can understand. City Manager Carrier advised staff would put a booklet together similar to the booklet that was done when the Charter changes were done. This will be done and put with the first class mailing that will be done. Councilor Eilertsen feels the City should move forward, as did Councilor Adorno. Councilor Ames feels the City should move forward and have it done; he doesn't see a more fair way. Mayor Penton feels the same way.

City Manager Carrier advised the ratification of entering into contract will be put on the Consent Agenda for the next meeting. Mr. Burton asked if she needed authorization to publish the Notice of Intent; City Manager Carrier advised she did not need authorization, and that the service area map would be made part of the public notice rather than the legal description. She will move forward with executing the agreement; the Tax Collector and Property Appraiser would like for Burton and Associates to work very closely with them; the Tax Collector would prefer the certified tax roll be given as close to the September 15 date possible. City Manager Carrier will give Mr. Burton the contact names of the people they will be working with from the Tax Collectors Office and Property Appraisers Office.

The workshop was adjourned.

Pam Peterson, Interim City Clerk

Mayor Donald L. Penton, Sr.