

CITY COUNCIL MINUTES

MAY 11, 2010

Mayor Joe LaCascia called the meeting to order at 7:00 p.m.

Pastor Walter Lawlor, New Life Community Church, gave the invocation.

Those present recited the Pledge of Allegiance, led by Mayor Joe LaCascia.

ROLL CALL

Mayor Joe LaCascia, Vice Mayor Trudy Block, Councilor Nancy Adorno, Councilor Mike Blethen, Councilor Don Kimsey, City Manager Cory Carrier, City Attorney Jeff Sullivan-absent and City Clerk Patricia Jackson.

Also present were Assistant City Manager Pam Peterson, City Planner Gene Kniffin, Finance Administrator Pamela Lawson, Code Enforcement Officer Kathy Delp, and Librarian Mary Ellin Barrett.

A quorum was established.

APPROVE CONSENT AGENDA

Mayor LaCascia asked if any member of Council or the audience wished to have an item removed from the consent agenda for further discussion. At this time Mayor LaCascia advised he had a question pertaining to the Financial Statement under expenses for Law Enforcement. He stated it appears we have already spent the entire amount that was budgeted and asked why. Finance Administrator Pamela Lawson advised there was an addendum to the contract that was not in the budget. City Manager Carrier advised cuts have been made in other areas of the budget to make up for this.

There being no other questions, Vice Mayor Block made a motion to accept the Consent Agenda; the motion was seconded by Councilor Kimsey.

Roll Call: Councilor Adorno-aye, Councilor Kimsey-aye, Councilor Blethen-aye, Mayor LaCascia-aye, Vice Mayor Block-aye.

5-ayes

0-nays

PRESENTATIONS AND/OR RECOGNITIONS

There were none.

APPOINTMENTS

As each Board appointment was presented, City Manager Carrier explained each one. Under East Polk Committee of 100 she advised the previous Council felt they were not receiving a benefit from this and due to budget cuts did not renew the membership; she also advised the East Polk Committee of 100 is made up of Chambers of Commerce and business people. Under the CFDC Board of Directors appointment, Mayor LaCascia advised he had missed several meetings because he thought once he became a Council Member he was not supposed to attend; however, he has been advised they prefer an elected official if there is no one from the business community that would serve. Mayor LaCascia advised the meetings are on Thursday at 9:00 a.m. City Manager Carrier explained the Polk Transit Authority's Citizen's Transit Advisory Committee, which deals with bus service.

- **Ridge League of Cities Board Member and Alternate**—Councilor Adorno will be the Board Member and Vice Mayor Block the Alternate.
- **Transportation Planning Organization (TPO) Board member and Alternate** – Mayor LaCascia will be the Board Member and Vice Mayor Block will be the alternate (meetings are during the day).
- **East Polk Committee of 100 Member and Alternate** – This was tabled and will be revisited when a Chamber of Commerce is established in Polk City, which is currently being worked on. Councilor Adorno asked if we have contacted them; City Manager advised that staff has been attending meetings.
- **CFDC Board of Directors and Alternate** – Vice Mayor Block will be on the Board, and will seek a business person to serve; at which time she would become the alternate.
- **Polk Transit Authority's Citizen's Transit Advisory Committee** – Vice Mayor Block will serve (meetings during the day).

PUBLIC HEARINGS

Small Cities Community Development Block Grant Funding

Mayor LaCascia opened the Public Hearing and asked Assistant City Manager Pam Peterson to come forward with her presentation. Assistant City Manager Peterson advised the City is applying for a Small Cities CDBG Grant; it is staff's recommendation to use these funds for design of sewer upgrades and water line upgrades in the Railroad Heights area. City Manager Carrier advised this is the Community Development Block Grant, and funding is up to \$650,000. Councilor Blethen asked if this is a matching grant; Mayor LaCascia asked everyone to please wait until the Public Hearing is over before any questions.

At this time, Scott Modesitt, who is with Summit Professional Services, Inc., addressed Council and the audience to explain what the Small Cities Community Development Block Grant Program is (his handout is included and made a part of these minutes). The City of Polk City is eligible to receive up to \$650,000; there is an application cycle in July and one in October, and two public hearings are required (this is one of them). Mr. Modesitt went over the four categories of funding that the City can choose from as follows:

- Neighborhood Revitalization (NR)
- Housing Rehabilitation (HR)
- Commercial Revitalization (CR) – City doesn't qualify; requires 51% low-moderate income and Polk City has 48%
- Planning and Design Specifications (P&S)

Mr. Leonid Chadovich, 242 Bayberry Drive, asked Mr. Scott about funding; Mr. Scott advised there are no matching funds required; the City would need to select a grant category.

Mr. Michael Gilliland, 330 Nolane Lane, asked if monies could be used on existing developed projects; Mr. Scott advised they would not be eligible, and that particular category is for infrastructure to support businesses.

Mr. David Prins, 129 Appaloosa Hill Road, asked if it could be one or the other in low income. Mr. Scott advised it could be water or sewer, or it could be water and sewer.

There being no more questions or input from the public, Mayor LaCascia closed the Public Hearing and turned over to City Council for discussion and action.

Councilor Blethen asked if \$650,000 is the maximum amount; Mr. Modesitt answered yes, it is and it is 100% grant. Mr. Modesitt advised it is based on HUD guidelines and explained where the numbers come from. When asked what areas of the city are low to moderate income, City Manager Carrier responded that Railroad Heights and Honeybee would qualify. A question was then asked if Mr. Modesitt would write the grant, and City Manager Carrier advised we will need to go out for Request for Qualifications for a grant writer; they will charge around 8% of the grant for administrative cost with neighborhood revitalization, or 12% with housing rehabilitation.

Councilor Kimsey asked Gene Kniffin if water in the Railroad Heights and Oakridge is something that is more pressing than anything else. Gene advised the reason this area is being considered is due to the lack of sufficient fire protection; the lines are too small and they are old; Gene would also like to see design plans done for sewer in that area as well. Councilor Blethen asked if we would just have planning and engineering; Gene advised we could do engineering and design work the first year and then apply for construction funds. Mr. Modesitt advised the Neighborhood Revitalization Grant could be used for that. Some discussion took place regarding that project, along with the possibility of roads being repaired during the process.

Mayor LaCascia asked about Housing Rehabilitation and if that category would be associated with Ordinance 1029. Gene advised it would have to do with demolition and removal; however, Mr. Modesitt advised it would pertain to owner occupied dwellings only, no rentals. Some discussion took place regarding that possibility. Mr. Modesitt advised the City would not have to define a service grant; it would be city wide and based on anyone who meets income requirements.

Discussion took place regarding the proposed project; it has to be a project that does not go over budget; you cannot choose a project that would be more than the grant. Mr. Modesitt also advised there would also be a 2010 cycle, which would be October 2010; he suggested that may be a better option. Councilor Adorno asked if the City would have a better chance of getting the grant in October rather than July; Mr. Modesitt responded that more cities would be applying during the July cycle if their engineering plan is done. Mayor LaCascia asked if there would be a downside to discuss this at a workshop Tuesday night (May 18), and move toward October in applying for the funds; Mr. Modesitt advised there would be no downside, and you can choose your category at another meeting. After discussion, it was decided to discuss the Small Cities Community Development Block Grant at the workshop May 18; Mayor LaCascia also asked for a wish list from staff and Council.

UNFINISHED BUSINESS

Florida Government Utilities Authority (FGUA)

Mayor LaCascia gave some background information on the FGUA and turned it over to Mr. Charles Sweat. Mr. Sweat made his presentation to the City regarding outsourcing the operation of the city utilities as follows:

- History of the FGUA
- FGUA Today
- Structure of FGUA
- They are aware of City's financial concerns/City Manager must continue to work on debt restructuring
- City asked the FGUA for a proposal that would provide full service management of the utility
- The FGUA has the proven ability to provide to the City structured public/private partnerships that best serve the Community's long-term needs for critical water/wastewater service
- Public/Private Partnerships – Mr. Sweat envisions the City and FGUA working together and making decisions together
- The Point
- Estimated Savings – 1) expenses under city ownership and operation, 2) FGUA expenses as a manager and 3) City expenses as owner
- What's next

That concluded Mr. Sweat's presentation (a copy is included and made a part of these minutes).

Mayor LaCascia had two cost concerns in the estimated savings to the City: 1) the Blount fees that are currently outsourced – would FGUA take that over or would it still be an expense to the City? Mr. Sweat advised FGUA would use their own operating team and those fees are included in FGUA's proposal. 2) Employees – would we have to hire people? Mr. Sweat advised FGUA typically hires employees; the City would not have to hire anyone; this would be a full service agreement. City Manager Carrier advised there would be no employees in utilities. When speaking of details of an

agreement, Mayor LaCascia noted it is important to know what it is to the City (savings); Mr. Sweat advised there is a savings of approximately \$250,000 and staff salary would go away. Vice Mayor Block discussed outsourcing; Mr. Sweat advised they did oversight management in Dundee for two years; however, most of their contracts are ownership, but this is nothing new as far as management. The Government Services group is the management for FGUA, and they manage all of the other contractors. Vice Mayor Block discussed getting monthly and quarterly reports from FGUA, and someone will need to manage the contract; Mr. Sweat advised they would come to meetings every month to report to Council and give the activities for the month. Mayor LaCascia asked what would happen if a private citizen came into city hall to speak to someone. Mr. Sweat advised the City's customer service and billing would be relocated. Some discussion took place regarding the absence of a person being here for someone to speak with. Mr. Sweat advised local reps will go around and follow up. It was mentioned face to face is hard to overcome. After some brief discussion, Mr. Sweat advised if the City wanted to leave someone at city hall, it can be left in tact, but cost would go up. Discussion followed concerning the possibility of having someone at city hall.

Councilor Blethen asked if the City would continue to pay the utilities and electricity. Mr. Sweat advised they would; the utilities will have to remain in the City's name. He also advised the cost of running the lift stations are in those numbers submitted, and the 50% increase in utility rates has been factored in.

Councilor Adorno asked how it would affect the medical plan; City Manager Carrier advised we are currently working on putting the budget together. Mr. Sweat advised they have excellent employee benefits. Councilor Adorno asked about relocation; she was advised it is in Pasco County.

Before the next workshop the City Manager and staff will have an opportunity to look at the tables and presentations, and will have a comparison ready for Council to review. Mr. Sweat asked if Council would like for him to be present, and Mayor LaCascia advised yes. Mayor LaCascia also advised there would be no public input at the workshop (May 18th).

At this time Mr. Al Schneider, 775 Teaberry, asked what difference it makes who a person speaks with to resolve a problem if the savings would be \$100,000? He commented that someone could fix the problem.

Fussell Well Drilling Issue – Resolved

City Manager Carrier advised Fussell Well Drilling has had an issue with the City's Ordinance regarding well drilling, and asked for clarification from Southwest Florida Water Management District and from the Governor's Office. The City has received a copy of the letter from Southwest Florida Water Management District to Mrs. Fussell advising her Polk City's ordinance is legal, and they (SWFWMD) support the City's position. It also stated in the letter that as far as the District is concern, that issue has been put to rest. City Manager Carrier noted that Polk City is not the only city to do this.

NEW BUSINESS

Polk County Library Cooperative Interlocal Agreement 2010-2014

City Manager Carrier explained what the Interlocal Agreement was about; she advised Council the City receives \$25,000 a year from the Library Co-Op. Mary Ellin, the Librarian, advised the Polk County Library Co-Op has been in existence for 13 years; before that citizens in unincorporated areas of Polk County had to pay a fee to use the libraries.

Councilor Blethen made a motion to approve the Polk County Library Cooperative Interlocal Agreement; the motion was seconded by Councilor Adorno.

Roll Call: Vice Mayor Block-aye, Councilor Blethen-aye, Mayor LaCascia-aye, Councilor Kimsey-aye, Councilor Adorno-aye.

5-ayes
0-nays

Approval of dock located at 435 Edgewater Drive

Councilor Kimsey asked what the cost was to the City. City Manager Carrier advised there is no cost; individuals who want to put up a dock have to get permission. Vice Mayor Block asked if the Planning Commission had to approve. City Manager Carrier explained this is an item that would generally go under the Consent Agenda, and it doesn't go before the Planning Commission. It was the consensus of the Council to put these on the Consent Agenda in the future.

Vice Mayor Block made a motion to approve the dock located at 435 Edgewater Drive; the motion was seconded by Councilor Adorno.

Roll Call: Councilor Blethen-aye, Mayor LaCascia-aye, Councilor Adorno-aye, Councilor Kimsey-aye, Vice Mayor Block-aye.

5-ayes
0-nays

Fair Housing – Public Information

Scott Modesitt, Summit Professional Services, Inc. presented the Fair Housing Training Agenda, which has to be done to proceed with the Small Cities Community Development Block Grant. The City will need to pass an Ordinance adopting fair housing regulations; City Manager Carrier advised she is in the process of doing the Ordinance, and will be using the model ordinance provided by Mr. Scott.

Approval to advertise – Request for Qualifications Grant Writer

City Manager Carrier advised we need to do a request for qualifications (RFQ) for a grant writer to do the Small Cities Community Development Block Grant; the grant writer will be paid through the grant itself.

Councilor Adorno made a motion to approve to advertise the Request for Qualifications for the Grant Writer; the motion was seconded by Vice Mayor Block. During the roll call vote, Councilor Kimsey stated he didn't understand. City Manager Carrier advised there is a check list we have to go by, and a RFQ will need to be done to procure the best qualified company to write the grant. Once someone is chosen the City will then negotiate a cost with them. Vice Mayor Block asked if the only cost would be the advertisement; she was advised that was correct. City Manager Carrier advised there are different regulations and requirements pertaining to different services, and Federal Funding requires a RFQ.

Roll Call: Mayor LaCascia-aye, Councilor Blethen-nay, Vice Mayor Block-aye, Councilor Kimsey-aye, Councilor Adorno-aye.

4-ayes
1-nay

CITY MANAGER ITEMS

- We are still moving forward with refinancing the loans
- Staff is working on the budget, which should be completed in about three to four weeks; at which time Council will have the documents
- City Manager Carrier thanked Council for allowing her to take personal time off recently.

CITY CLERK ITEMS

- Residential Spring Clean Up Day is Saturday, May 15th; this is also on the website

CITY ATTORNEY ITEMS

Not present

MAYOR ITEMS

Mayor LaCascia thanked everyone for their patience with him while going through the Agenda; he is happy to have the help to his left and to his right (City Manager and City Clerk); he feels we are moving forward.

VICE MAYOR ITEMS

- **FY 2010 Budget – Review** – Vice Mayor Block advised a budget review at this point in time is not a priority; we can't ask for an increase in rates until we go over everything.
- The grand opening of the grocery store was wonderful; the Mayor was in the dunk tank. City Manager Carrier advised monies raised went to the Relay for Life.

COUNCIL MEMBER ITEMS

Councilor Adorno – Had nothing at this time.

Councilor Blethen – Thanked everyone for coming to the meeting. Councilor Blethen commented we need to make sure the correct handouts are given when it concerns the rates.

Councilor Kimsey – Councilor Kimsey is interested in Council revising Ordinance 1029; however, now is not the time. He would like to pass on this until a later date. Councilor Kimsey then advised his wife had just suffered a heart attack and cautioned people about the risk and not to overlook any type of pains you may be having that could be heart related.

PUBLIC COMMENTS/REQUEST

Mrs. Hisaw withdrew her request to speak.

ANNOUNCEMENTS

- City Manager Carrier announced Relay for Life is this weekend; Mayor LaCascia will be wearing a dress for the event. City Manager Carrier announced the City would be there with popcorn; this is a good cause. The opening ceremony will be at 6:00 p.m. on Friday night (May 14).

Vice Mayor Block made a motion to adjourn; the motion was seconded by Councilor Blethen and unanimously carried.

Patricia R. Jackson, City Clerk

Joe LaCascia, Mayor