

CITY COMMISSION MINUTES

November 20, 2017

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

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

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

ROLL CALL - City Manager Patricia Jackson

Present: Mayor Joe LaCascia, Vice Mayor Wanda Harris, Commissioner Don Kimsey, Commissioner Mike Blethen, Commissioner Randy Carroll, City Attorney Thomas Cloud and City Manager Patricia Jackson

APPROVE CONSENT AGENDA

Motion by Mayor LaCascia to approve the Consent Agenda. City Commission approved by Voice Vote.

PRESENTATIONS AND RECOGNITIONS - None

PUBLIC COMMENT

- 1) Lawrence Doyle – (160 Appaloosa Hill Road) – Discussed property fines for property that is out of compliance for development of vacant land.

Mr. Doyle will schedule a meeting City Manager Jackson.

ORDER OF BUSINESS

PUBLIC HEARING - ORDINANCE 2017-05

AN ORDINANCE OF POLK CITY, FLORIDA; AMENDING THE FINAL BUDGET; REALLOCATING AND REAPPROPRIATING MONIES WITHIN THE BUDGET FOR FISCAL YEAR 2016-2017; PROVIDING FOR ALL OTHER ITEMS IN THE BUDGET OF EXPENSES TO REMAIN UNCHANGED; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE. Second and Final Reading

City Attorney Cloud read the Ordinance by title only. Mayor LaCascia opened the public hearing; there being no questions or comments, Mayor LaCascia closed the public hearing.

Motion by Vice Mayor Harris to approve Ordinance 2017-05 on second and final reading; this motion was seconded by Commissioner Kimsey.

No Discussion.

Vote: Commissioner Carroll–aye, Vice Mayor Harris - aye, Commissioner Kimsey - aye, Commissioner Blethen – nay, Mayor LaCascia-aye

Motion carried 4/1.

PUBLIC HEARING - ORDINANCE 2017-06

AN ORDINANCE OF POLK CITY, FLORIDA, FOR THE PURPOSE OF AUTHORIZING THE BORROWING OF NOT TO EXCEED \$1,400,000 FROM CITIZENS BANK & TRUST FOR THE PURPOSE OF REFUNDING CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007; PLEDGING A FIRST PRIORITY LIEN ON THE CITY'S COMMUNICATION SERVICES TAX AND HALF-CENT SALES TAX TO SECURE THE PAYMENT THEREOF; PROVIDING FOR THE RIGHTS OF THE CREDITOR; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE. Second and Final Reading.

City Attorney Cloud read the Ordinance by title only. Mayor LaCascia opened the Public Hearing.

- 1) Laura Lambert (414 Meandering Way) – Requested clarification on the Communication Services Tax and the Half Cent Sales Tax.

City Attorney Cloud and City Manager Jackson provided detailed explanations.

Mayor LaCascia closed the Public Hearing.

Commissioner Blethen requested clarification on the Bond amount taken out in 2007.

City Manager Jackson responded \$1.725 million for the Polk City Government Center.

City Attorney Cloud stated Polk City will be reducing the amount of time in which the debt is paid off from 20 years to 15 years. The interest rate on the loan will be lower, so the estimated savings will be \$288,000 over the remaining life of the new loan.

Lengthy discussion ensued.

Motion by Commissioner Kimsey to approve Ordinance 2017-06 on second and final reading; this motion was seconded by Commissioner Carroll.

Vote: Mayor LaCascia - aye, Commissioner Blethen - aye, Commissioner Kimsey -aye
Vice Mayor Harris – aye, Commissioner Carroll - aye

Motion carried unanimously.

PUBLIC HEARING – Ordinance 2017-07

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE POLK CITY COMPREHENSIVE PLAN TO ADD POLICY 4.6 TO PROVIDE POLICIES TO ADDRESS THE TRANSFER OF DEVELOPMENT RIGHTS FROM THE POLK CITY EXEMPTION AREA TO THE POLK CITY SPECIAL PROTECTION AREA; TRANSMITTING SAID AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. First Reading

Mayor LaCascia opened the Public Hearing.

Larry Cahoon (P.O. Box 1877, Dundee) – Representing Joshua Land LLC, land owner, of property in the exemption area that frames Polk City. The owner is in full support of this Ordinance.

Jennifer Codo-Salisbury, CFRPC provided further clarification and addressed any questions or concerns.

Mayor LaCascia closed the Public Hearing.

Lengthy discussion ensued regarding the transfer of development right and the special protection area.

Motion by Commissioner Kimsey to approve Ordinance 2017-07 on first reading; this motion was seconded by Vice Mayor Harris.

Vote: Commissioner Kimsey - aye, Mayor LaCascia – aye, Commissioner Carroll - aye, Commissioner Blethen - aye, Vice Mayor Harris - aye

Motion carried unanimously.

PUBLIC HEARING - Ordinance 2017-08

AN ORDINANCE OF THE CITY OF POLK CITY, FLORIDA AMENDING THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF POLK CITY, FLORIDA; SPECIFICALLY, TO AMEND THE TEXT IN ARTICLE 7, DEVELOPMENT APPROVAL PROCESS TO PROVIDE A NEW SECTION 7.12.00, TRANSFER OF DEVELOPMENT RIGHTS; AND AMENDING ARTICLE 9, DEFINITIONS TO ADD DEFINITIONS RELATED TO THE TRANSFER OF DEVELOPMENT RIGHTS; REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREIN; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. First Reading

City Attorney Cloud read the Ordinance by title only. Mayor LaCascia opened the Public Hearing.

Larry Cahoon (P.O. Box 1877, Dundee) – Represents Joshua Land LLC, land owner, of property in the exemption area that frames Polk City. The owner is in full support of this Ordinance. This will help Polk City achieve its goals of smart growth and environmental preservation.

Jennifer Codo-Salisbury (CFRPC) reiterated this is the implementation of the policies of the abovementioned Ordinance.

Motion by Vice Mayor Harris to approve Ordinance 2017-08 on first reading; this motion was seconded by Commissioner Carroll.

Commissioner Blethen inquired if this paperwork would be going through the Planning Commission

Jennifer Codo-Salisbury (CFRPC) stated all paperwork would go through the City staff first, then on to the Planning Commission for approval.

Vote: Commissioner Blethen – aye, Commissioner Carroll – aye, Vice Mayor Harris - aye, Mayor Lacascia – aye, Commissioner Kimsey - aye

Motion carried unanimously.

Offer(s) to purchase vacant property owned by Polk City:

Joseph and Kristi Merritt (0 North Citrus Grove Boulevard)

Mayor LaCascia stated Polk City has received an offer to purchase property at 0 North Citrus Grove Boulevard from Joseph and Kristi Merritt. The Merritt's were not present for this meeting. The offer is \$8,532 for the property.

Commissioner Kimsey stated this area is wetlands and heads towards the trail and Citrus Grove Boulevard.

Mayor LaCascia stated Polk City had an appraisal done of this property August 2017, which was before Hurricane Irma; and the market value on the property is \$17,000.

Commissioner Blethen stated this property can be used as conservation and recreation. He feels Polk City needs to maintain ownership of this property.

Keith Prestage stated 1) the property is under water, 2) every access point is flooded. Please keep that in mind when bringing projects to the table for discussion.

Discussion ensued.

After lengthy discussion, the Commission consensus is to sell the property.

City Attorney Cloud stated according to the sales contract presented by the Merritt's, there are costs associated with the sale of this property that Polk City would have to incur. Polk City should not incur any cost. All costs should be paid by the buyer.

Motion by Mayor LaCascia to make a counter offer of \$17,000 subject to all cost of the closing to include the realtor being paid for by the buyer; this motion was seconded by Commissioner Kimsey.

Motion carried unanimously by Voice Vote.

Motion by Mayor LaCascia to amend the previously approved motion to reflect the buyer will maintain the property in a conservation manner only.

Vote: Mayor LaCascia – aye, Commissioner Carroll – aye, Commissioner Kimsey – aye, Vice Mayor Harris – aye; Commissioner Blethen - nay

Motion carried 4/1.

Yvonne Shouey (0 Stevens Drive)

Yvonne Shouey (0 Stevens Drive) interested in purchasing this property. It is a half-acre which abuts two other pieces of property she owns. Ms. Shouey's horses have been on the property for the past ten years and she wants to buy it. Market value of the property is \$1,900. Ms. Shouey has offered \$1,500.

Commissioner Blethen inquired about other property owners in the nearby vicinity being notified.

Keith Prestage, Public Works Director stated there is one more owner and he is not interested in purchasing the property.

After lengthy discussion, Commission consensus is to sell property to Ms. Shouey for \$1,700 to include all costs associated with this purchase.

Motion by Vice Mayor Harris to approve the sale of property at 0 Stevens Drive to Yvonne Shouey for \$1,700 to include all costs associated with this purchase; this motion was seconded by Commissioner Kimsey.

Motion passed unanimously by Voice Vote.

Resolution 2017-09

A Resolution of the City Commission of Polk City, Florida, declaring certain personal property as surplus; providing for authorization for the public sale; subsequent donation or disposal of said personal property; providing for the prior advertisement of said sale; providing for all revenue to be placed in the General Fund; providing for an effective date.

Mayor LaCascia read the Resolution by title only.

City Manager Jackson discussed the items being surplusd in Resolution 2017-09.

Motion by Commissioner Kimsey to approved Resolution 2017-09; this motion was seconded by Vice Mayor Harris.

Vote: Commissioner Carroll – aye, Vice Mayor Harris -aye, Commissioner Kimsey - aye, Commissioner Blethen - aye, Mayor Lacascia – aye

Motion carried unanimously.

Central Florida Regional Planning Council Contract for Services for DEO Grant

Jennifer Codo-Salisbury, Deputy Director, CFRPC stated Polk City received a grant award from the Department of Economic Opportunity (DEO) for the Parks and Recreation Master Plan. This is a community engagement effort with a workshop on Saturday, January 6 at 9 am. Post cards will be distributed throughout the City. This grant will assist with cost of a conceptual design. There is no financial impact to Polk City.

Commissioner Blethen asked what items would be included in this grant award?

Jennifer Codo-Salisbury responded free public workshops, an inventory of what Polk City currently has, an analysis of the current population and growth trends, factors of age dynamics, community survey, looking at the opportunity for a trail head.

Motion by Commissioner Kimsey to approve the CFRPC Contract for Services for DEO Grant; this motion was seconded by Vice Mayor Harris.

Motion carried unanimously by Voice Vote.

CITY MANAGER ITEMS

Konica Copier – Request City Commission to approve a lease agreement for three copiers with a maintenance contract. Will remove two copiers. \$6,324.48 per year with a maintenance contract.

Motion by Vice Mayor Harris to approve the Konica Minolta Agreement for three copiers and service; this motion was seconded by Commissioner Carroll.

Motion carried by Voice Vote 4/1.

Scanner – Polk City is in need of a scanner/copier for oversize documents such as maps/building plans etc. The cost to lease is \$179.53 per month for \$2,154.00 per year. This money is in the budget.

Thanksgiving Holiday – City Hall and Library will be closed on Thursday, November 23 and Friday, November 24.

Christmas Parade – Saturday, December 2 at 2pm

Construction Plans – Will be receiving construction plans for the new warehouse coming to Polk City in the next couple of weeks.

City Property – Stevens Drive is a residential viable piece of property. Can we put on the market to sell? City Manager Jackson will bring information to the City Commission at the next meeting.

Utilities – Taking back on January 1, 2018. Scheduling a workshop for December 11 at 7pm.

CITY ATTORNEY ITEMS

Bond – Closing on the Bond will take place before December 31, 2017. Polk City's credit rating is *A Stable* by *Standard and Poor Financial Services*. Received lower cost on Bond insurance. As stated by Standard and Poor, this excellent rating is due to Outstanding City Management.

COMMISSIONER ITEMS

Vice Mayor Harris – Thanked everyone for coming. Encouraged everyone to come to the Workshop in January. Happy Thanksgiving.

Commissioner Blethen – Happy Thanksgiving.

Commissioner Carroll – Happy Thanksgiving. Feel free to call upon us to discuss the needs in Polk City.

Commissioner Kimsey – Encouraged everyone to be safe.

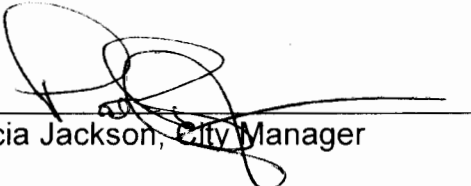
Mayor LaCascia – Happy Thanksgiving

City Manager Jackson discussed the Grand Marshal selection – Commissioner Blethen nominated the Teacher of the Year. Vice Mayor Harris nominated Jennie Harper.

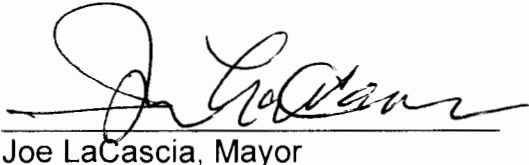
Commission approved 3/2 for Jennie Harper to serve as the Grand Marshal for Polk City's 2017 Christmas Parade.

ANNOUNCEMENTS - None

ADJOURNMENT – 8:48 pm



Patricia Jackson, City Manager



Joe LaCascia, Mayor

CONSENT AGENDA
November 20, 2017

MAY ALL BE APPROVED BY ONE VOTE OF COMMISSION TO ACCEPT CONSENT AGENDA. Commission Members may remove a specific item below for discussion, and add it to the regular agenda under New or Unfinished Business, whichever category best applies to the subject.

A. CITY CLERK

1. Accept minutes – October 16 – Regular City Commission Meeting
2. Accept minutes – October 30 – Special City Commission Meeting

B. REPORTS

1. Building Report – September/October 2017
2. Library Report – October 2017
3. Polk Sheriff's Report – October 2017
4. Public Works Report –September/October 2017

C. OTHER