

CITY COMMISSION MINUTES

July 17, 2017

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

Invocation by Pastor Lawlor, New Life Community Church.

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

ROLL CALL – Assistant to the City Manager Sheandolen Dunn

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 Vice Mayor Harris to approve the Consent Agenda; motion was seconded by Commissioner Kimsey. **Motion carried unanimously.**

PRESENTATIONS AND RECOGNITIONS - None

PUBLIC COMMENT

- 1) Sandra Cutts (315 Central Avenue) Public Transportation to Polk City, Operation hours of basketball/tennis courts,
- 2) Susan Ketterman – (583 Marklen Loop) – Handicap parking spaces on Arborvitae Lane near fire station, street light installed in the sprayfield (Marklen Loop/Honeybee)
- 3) Mike Bruno (111 Central Avenue) – Install a fence around the property next door to his shop, Polk City Automotive. This is a vacant lot that he is purchasing.

City Manager Jackson and Kathy Delp will need to review the land development codes and then schedule a meeting with Mr. Bruno to discuss this project and possible options.

ORDER OF BUSINESS

Offer to purchase vacant property from Polk City – Joseph and Kristi Merritt

City Manager Jackson stated that Polk City has received an offer from Joseph and Kristi Merritt to purchase vacant property that Polk City owns. The property is located off

Citrus Grove Boulevard North. This is an unsolicited offer to purchase. There are four parcels, which are all adjacent to the Merritt property.

Commissioner Blethen asked when was this advertised?

City Manager Jackson stated this was an unsolicited offer.

City Attorney Cloud stated Polk City can hide it or bring it out in a public meeting to the Commission so everyone can see it at the same time. This is what the City Manager has done.

Mayor LaCascia inquired with Mr. Merritt how he arrived at the selling price of \$8,532.00 and if he has any objection to an appraisal?

Mr. Merritt stated this is the taxable value of the property. He has no objection to an appraisal.

City Attorney Cloud stated that Polk City's Charter mandates an appraisal be done.

Sandra Cutts (315 Central Avenue) –inquired about the zoning on this property.

Kahty Delp stated this property is zoned as a Public Facility.

Lengthy discussion ensued. Final details will be worked out and brought back to the City Commission.

Motion by Commissioner Kimsey to acquire an appraisal of the property; this motion was seconded by Commissioner Blethen.

Motion carried unanimously by Voice Vote.

Discussion of City Manager Contract.

Mayor LaCascia stated the City Manager's contract will expire October 1, 2017. A workshop was held July 6, 2017 to discuss the contract and at that time it was requested to move the discussion to a Regular Meeting. The City Commission was given a copy of City Manager Jackson's 2011 Employment Contract as well as an Amendment done in March 2015. Moving forward, the only item modified in the Employment Contract is that City Manager Jackson will be given six months of severance if she is terminated without cause.

Motion by Commissioner Carroll to approve the City Manager's Employment Contract for another six years; this motion was seconded by Vice Mayor Harris.

Mayor LaCascia opened the floor for public comments.

Sandra Cutts (315 Central Avenue) – asked for clarity on the severance section of the contract. She strongly disapproves of a six year contract.

City Attorney Cloud provided the clarification.

Commissioner Blethen discussed the lack of transparency on the agenda, communication with staff, budget, debt service, spending money, moving money between budgeted items.

After lengthy discussion, Commissioner Randy Carroll called for the question.

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

Motion carried 4/1.

Discussion of Debt Service and exploring options

The Debt Service was discussed at the July 6, 2017 Workshop. It was requested to move the discussion to a Regular Meeting. Discussion took place regarding the refinancing of the USDA Loan and the DEP (SRF) Debt. The Auditor supplied a breakdown of paying down the debt based on 5 and 10 years; the possibility was also discussed to look at the USDA Loan only. The breakdown was provided to the City Commission as well as a copy of the debt per capita provided by the Auditor.

After lengthy discussion, there was a **Motion by Commissioner Kimsey** to direct the City Manager to investigate refinancing the USDA Loan; this motion was seconded by Vice Mayor Harris.

Motion carried by voice vote 4/1.

Motion by Commissioner Blethen to itemize all three loans to buy them out and pay off.

City Attorney Cloud suggested authorizing the City Manager to make contact with the bank to see if they can waive the penalties in order for the City to refinance.

Motion by Commissioner Blethen for City Manager to investigate with a lending institution to pay down the DEP in five years. No second. **Motion failed.**

Motion by Commissioner Kimsey to pay down the debt in ten years. No second. **Motion Failed.**

Motion by Commissioner Kimsey to table the Discussion on paying down the Debt until a later date and there are more figures to review; this motion was seconded by Commissioner Carroll.

Motion carried by voice vote 4/1.

CITY MANAGER ITEMS

Discussion of Public Works / Utilities Facilities – This item will be taken to a Special Meeting.

Dates for workshop or Special Meeting in July to discuss FY 2017-2018 Budget -

The date is Thursday, July 27 at 7 pm. Budget Workshop is Thursday, August 10, 2017. Florida League of Cities Conference is August 17-19, 2017. August 24 will be a Budget Workshop at 7pm, if necessary. September 7, 2017 will be the First Reading for the Budget Hearing, Regular City Commission Meeting will be September 18, and September 21 will be the Budget Hearing Second Reading.

Library Summer Reading Program - Beauty and the Beast – July 13, 2017 – Sheandolen Dunn provided overview of the activity.

Repair of Ruth Road Lift Station – Have obtained three quotes that exceed the bid range. Therefore, Polk City needs to go out for bid to get the repair work done. City Commission would need to give permission to staff go out for bid. The quote is currently \$64,600 and the City does not need to wait any longer. Five contractors have been contacted and only two have responded. From the contractors' perspective, this project is just not large enough for them to come out.

Motion by Vice Mayor Harris to waive the formalities and move forward with the lowest bidder; this motion was seconded by Mayor LaCascia.

Mayor LaCascia read the scope of services for the Ruth Road Lift Station Project.

Motion carried unanimously.

CITY ATTORNEY ITEMS

As discussed in the June meeting, a Right-of-way Lease Agreement is being prepared for Mr. Campbell (property next to Dominos).

COMMISSIONER ITEMS

Vice Mayor Harris – Thanked everyone for coming, goal setting for City Manager, Polk City residents are enjoying the basketball and tennis courts.

Commissioner Blethen –Would like Agenda packets available by Wednesday before City Commission Meeting. Expedite permitting process for Polk City Automotive (Mike Bruno), would like to see a cover over the basketball and tennis courts. Thanked everyone for coming.

Commissioner Kimsey – Asked City Manager to send a get well card to Donald Bronson. Thanked everyone for coming

Commissioner Carroll – Thanked everyone for coming, need more law enforcement in Polk City, would like to see some kind of college scholarship for Polk City graduates

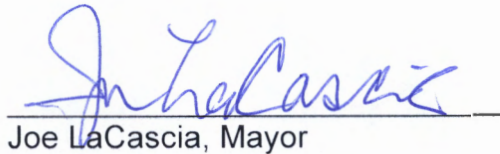
Mayor LaCascia – Reminder about the Watermelon Festival on July 22, 2017 at Freedom Park.

ANNOUNCEMENTS - None

ADJOURNMENT – 8:45 pm



Patricia Jackson, City Manager



Joe LaCascia, Mayor

CONSENT AGENDA
July 17, 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 – May 22, 2017 – City Commission Workshop
2. Accept minutes – June 19, 2017 – Regular City Commission Meeting

B. REPORTS

1. Building Report – June 2017
2. Code Enforcement – June 2017
3. Finance Report – June 2017
4. Polk Sheriff's Report – June 2017
5. Public Works Report – May/June 2017

C. OTHER