

## SPECIAL CITY COMMISSION MINUTES

November 2, 2017

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

Invocation by Keith Prestage. Pledge of Allegiance led by Mayor 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

### **ORDER OF BUSINESS**

#### **Consideration of Proposed Alternatives for a Public Works / Utilities Facility - Presentation by Public Works Director Keith Prestage**

Keith Prestage stated on July 17, 2017 the City Commission unanimously agreed that Polk City needs a Public Works/Utility Facility. Below are two alternatives for consideration:

##### **Alternative One:**

Polk City owns a piece of property on Orange Boulevard that is approximately 5 Acres. Two and a half acres of the property is on a 4/1 slope that makes it difficult to build on however the other two and a half acres is relatively level grade. We propose to build a 3,000 square foot building with 2,000 square foot open bays for a total of 5,000 square foot under roof pre-engineered manufactured metal building. This will include two and a half acres of site work including civil, underground storm and utility plus a building foundation. Inside the building will entertain two bays for equipment and vehicle maintenance and repair, two small offices for public works and utilities. It also includes storage area for parts and material. Outside will be two covered bays to secure sensitive equipment from the weather. Also a six foot fence to secure the property.

##### **Cost includes:**

Civil and architectural design construction plans.

Site work, underground civil and utility work.

Full construction by contractor.

**Estimated Cost - \$490,000.00 to \$550,000.00**

##### **Alternative Two:**

The City to purchase property with three existing structures. The property is a total of 17 acres with 6 ½ acres dry and 11 ½ acres in flood zone which surrounds the property

acting as a security buffer allowing access from SR 33 only. The property has three structures.

One – a 4,240 sq. ft. concrete reinforced building with a metal roof, which includes 2 shop bays for equipment repairs, 3 large rooms for office space and 2 large spaces for storage.

Two – a 6,500 sq. ft. covered barn with a concrete floor, metal roof, 10 bay storages, wash slab and loading dock.

Three – a 1,335 sq. ft. house

For a total of 12,075 sq. ft. under roof

**Estimated cost: \$400,000.00 - \$450,000.00**

**Public Comments on this agenda item - 3 minute limit**

- 1) Raymond Bryant (9180 Bryant Road) – Spoke to clear up rumors relating to Polk City purchasing the Bryant Property.
- 2) Joan Ames (341 Crape Myrtle Lane) – City Debt
- 3) Donald Syme (310 Nolane Lane) – Not in favor of Polk City purchasing the Bryant Property.
- 4) Martina Ganglemann (13331 Commonwealth Avenue N) – Dollar amount of City's debt and property purchase price.
- 5) Sandra Cutts (315 Central Avenue) – In favor of constructing a new Public Works facility.
- 6) Mary Ann Benedickson (153 Laynewade Road) – Not in favor of purchasing the Bryant Property.
- 7) Alvin Topolski (438 Meandering Way) – In favor of a Public Works Facility

**Discussion and action by the City Commission**

Commissioner Blethen is not in agreement with the two options presented and wants City staff to explore more options.

Vice Mayor Harris stated the need to look at what Polk City will be getting for the price. Is In favor of purchasing the Bryant Property.

Commissioner Carroll stressed the importance that the Commission make a decision for Polk City's future. In favor of purchasing the Bryant property.

Mayor LaCascia stated Polk City has the cash to do either option and paying cash will not disturb anything Polk City has going on for the next five years.

City Manager Jackson explained that growth pays for itself through impact fees. In the General Fund there are impact fees for capital improvements and public facilities and a portion of that money can go toward any decision the Commission makes. Impact fees in the Enterprise Fund for growth and that money can be used. Money can also be used from Reserves in operating cash. So, there are three different resources to pull from. We do have a balanced budget which includes \$28,000 if we decide to take out a loan.

Currently, Polk City has \$255,000 in the General Fund, \$670,000 in the Enterprise Fund and Water \$130,000.00. This does not include the \$173,000 from impact fees that will come from Fountain Park.

Commissioner Kimsey restated Polk City can buy something for less than \$500,000.

Keith Prestage stated if water levels get above three feet, the Bryant property will be the least of Polk City's worries. The decision needs to be made based on the City as a whole, not just based on the folks in the room tonight.

Mayor LaCascia reiterated options one is authorizing the City Manager to bring back a contract to purchase the Bryant Property and option two to build a facility on City-owned property.

City Manager Jackson stressed the critical need for a Public Works/Utilities facility. Urged the City Commission to make a decision to buy an existing piece of property or build one.

Lengthy discussion ensued.

**Motion by Commissioner Kimsey** to authorize the City Manager to bring back a contract proposal from the owner to buy the Bryant Property; the motion was seconded by Commissioner Carroll.

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

**Motion carried 4/1.**

**CITY MANAGER ITEMS** - None

**CITY ATTORNEY ITEMS** - None

**COMMISSIONER ITEMS**

**Vice Mayor Harris** – Thanked everyone for coming

**Commissioner Blethen** – Thanked everyone for coming

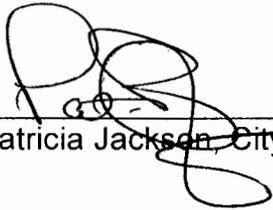
**Commissioner Kimsey** – Thanked everyone for coming

**Commissioner Carroll** – Stressed the need for the city officials and the residents to get on one accord for the betterment of Polk City.

**Mayor LaCascia** – Over the next several days will address rumors that have been surfacing about him.

**ANNOUNCEMENTS** - None

**ADJOURNMENT** – 8:20 pm



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Patricia Jackson, City Manager



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Joe LaCascia, Mayor