

## CITY COMMISSION WORKSHOP MINUTES

May 22, 2017

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Mayor Joe LaCascia called the meeting to order at 6:00 pm

### ROLL CALL

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

**Absent:** City Attorney Thomas Cloud

### ORDER OF BUSINESS

#### **Discussion for the planning of Water, Wastewater, Debt Service, Public Works and Recreation**

City Manager Jackson discussed the purpose of this workshop was for planning for FY 2018-2019. Keith Burge (Aquarina) showed what we are looking at over the next couple of years. Discussion on Voyles Loop LS 1 & 2. Discussed the number of homes in Fountain Park. There are approximately 60 homes remaining to be built. Holly Cove has 426 homes scheduled to be built and MOSN has at least 25. There are 746 homes dumping into the Voyles Loop LS. In 2018 a second 20 hp pump will need to be purchased. Fountain Park may be fully developed in five years. Phase three of Voyles Loop LS would be revamping the control panel (electrical). No matter the size of the home, Polk City has to be ready to provide the sewer service.

Development Process – Upgrade the process to tie in under SR 33. Will be planned and at the cost of the developer.

Commissioner Blethen inquired about the size pipe at LS #6.

Mr. Burge responded 12". LS #6 are 20 hp pumps that push the affluent to Voyles Loop.

Mr. Burge stated currently at Fountain Park there are 80 rooftops and 9 under construction. Voyles Loop LS covers MOSN and MOSS.

Commissioner Kimsey inquired about the time frame for Phase two and three.

Keith Prestage, PW Director responded five years.

Mayor LaCascia reiterated we are here to discuss 3-5 year wastewater plans.

City Manager Jackson stated we have to look at everything. Holly Cove and Fountain Park are inside the city limits.

At the May 15 meeting we had the discussion. Everything being designed will handle that growth.

Vice Mayor Harris stated this is jumping the gun with the 30 hp and we don't have the money to get that.

City Manager Jackson stated that Holly Cove is on the market, but may not happen for a while.

LS #12 (Ruth Road) dumps into Fountain Park and has major issues. We are treating ground water and sand.

There are two quotes coming to the bid process to get the lift station fixed.

Stabilizing the ground @ the LS and this is done using bypass pumping.

Lengthy discussion ensued.

### **WWTP Painting**

Keith Burge discussed the quoted price of \$18,000 for painting the interior and exterior of the tank. Mr. Burge also explained the process to be followed when painting the inside of the surge tank, using the specifications from the original installation.

The newest tank was installed in 2012. The Cardinal Hill tank was installed in 2007-2008 and that was not a new system when we got it.

### **Wastewater 3-5 years**

Keith Burge stated based on what we see coming down the development pipe in regards to Fountain Park in the Development Phase two and three; we need to look at how we would handle that influx of sewer at Cardinal Hill. 150,000 gallon tank would be twice the size of the current tank used for aeration and more digested capacity.

City Manager Jackson stated the current plant as it stands now will handle an additional 1,200 homes. We can give an additional 50,000 gpd to make the current plant 350,000 gpd. Once we reach the 80% level of capacity, we have to start putting plans in place to handle additional city growth. The tank being discussed will handle that growth.

City Manager Jackson provided history. When MOSN came on board, there were no pre-paid impact fee guidelines in place, so those fees were paid as they went along. Fountain Park paid for 75 homes up front on water and wastewater impact fees. This is funded by Reservation of Capacity, which is entering into an agreement with Polk City and the fees are pre-paid for water and wastewater so they city can make the

necessary improvements. Growth pays for itself through prepaid impact fees. We enter into a five-year agreement with the developer and there is no refunding of fees. If in five years, the developer has not built anything, they must come before the City Commission to request an extension. If there is a lift station on site where the building is being done, the developer is responsible for those fees as well.

In 2004 when the developers of MOSN annexed in Polk City, the agreement was to not pay anything up front until 2014. There was a ten-year deal of forbearance. This is a perfect example of what was not done prior to 2004. Planning must be done.

#### **Drying Beds at Cardinal Hill WWTP (3-5 years)**

Keith Burge explained that Polk City needs its own drying beds as they are an integral part of a Wastewater facility. Once this digester has no more room left, we have a tanker truck that comes and drains the tank and takes the liquid sludge away at a cost of approximately \$3,000 - \$6,000 per occurrence. This is done five times a year. This could cost up to \$35,000 for sludge hauling. Two 60 x 20 drying beds will need to be installed at a time. Modification for the permit would have to be done to build the drying beds. Purchasing and constructing drying beds would save an average of \$15,000 - \$20,000 per year on sludge hauling cost. The bottom of the bed would be clay, a series of pipe under the bed. The clay would be virtually impervious. It is ideal to put two drying beds in at a time. Mr. Burge provided lengthy explanation on the actual construction of the drying beds.

#### **Water 1-2 years**

Keith Burge provided brief history on Jacobs Road water tank replacement. Hydro Tanks must be inspected every 3-5 years. In 2014 inspectors came in and tanks one and two failed inspection. The inspectors recommended the tanks be taken out of service and new ones installed. A second professional opinion was received which stated with proper sandblasting on the interior of the tanks, they could go another 3-5 years. The end of that time frame for replacement is approaching in December 2019. Therefore, it is imperative at this time to plan for replacement of the Jacobs Road WTP tank at an approximate cost of \$120,000. Two tanks, two wells go out of one pipe.

Commissioner Kimsey suggested turning the tanks 90 degrees.

Mr. Burge stated that would not work.

Mayor LaCascia referred to the upcoming budget to keep the millage the same. May have to take money from the Enterprise Fund to go into the General Fund.

Three WTP controls upgrades (FY \$72,000) Matt Williams, Commonwealth, Electrical Panel is antiquated. Be proactive and replace the controls slow start. There are no soft starts anywhere except Jacobs. \$72,500 in the budget right now. Not replacing pumps, but getting soft starts.

Citrus Grove – currently has a 2” line. Will get some definite cost and come back to the City Commission.

Stevens Drive – Discussion regarding impact fees and annexation agreements to get water

Commissioner Blethen inquired about what it would take to annex.

City Manager Jackson suggested doing a voluntary annexation.

Lengthy discussion ensued.

### **Public Works/Utilities Complex**

Keith Prestage, PW Director discussed building a new complex on five acres of land that Polk City currently owns.

City Commission was shown three pieces of property that could be sold. This property is of no use to the City and we’re interested in selling. This item will be placed on the June City Commission Meeting Agenda. Lengthy discussion ensued.

### **Audio/Video in the Commission Chambers**

Keith Prestage briefly discussed the proposed audio/video project in the Commission Chamber, which can be done in three phases.

Mayor LaCascia suggested working on the audio first and visual later on down the line.

### **Skate Park**

City Manager Jackson stated in 2009 the Skate Park was vandalized and the equipment purchased was destroyed and had to be removed. Kathy Delp brought it to the City Commission’s attention on several occasions. It was the consensus of the Commission if the equipment was destroyed again, they would not approve it being replaced. Commissioner Blethen is very passionate about a skate park for the kids; however, direction is given from five commissioners and this will be brought forward for the City Commission to make a decision.

Polk City currently has an agreement with the State of Florida for the property that is used for the Skate Park. From day one and as part of the contract with the State of Florida, Polk City was supposed to have a fence and lighting installed for safety purposes. If the State decides to do something else with that property, they (State of Florida) will send us ample notification and Polk City will have to remove the park equipment, as it does not own the property. We cannot apply for a FRDAP grant for that reason, because the agreement in the FRDAP grant is the park has to remain a Skate Park and we cannot make that guarantee when we don’t own that property.

City Staff has researched skate park equipment and the cost is approximately \$42,500 just for the equipment. This item will be brought to the City Commission for a decision.

It was the consensus of the City Commission that if it was torn up again, the City Commission would not approve for it to be replaced again. However, fencing and lighting does need to be done. The cost is approximately \$42,500 for equipment only.

Mayor LaCascia asked Commissioner Blethen what he based his passion for the skateboard park upon.

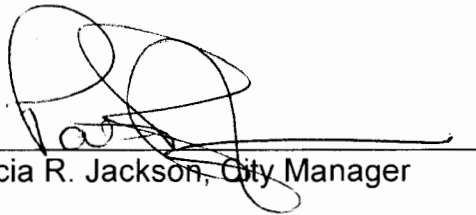
Commissioner Blethen stated 60-80 kids/parents.

Mayor LaCascia stated he's found just the opposite and the kids are more into football and baseball.

City Manager Jackson stated the Skate Park would be brought forth at the regular City Commission Meeting.

**ANNOUNCEMENTS** - None

**Adjournment** – 8:05 pm



Patricia R. Jackson, City Manager



Joe LaCascia, Mayor