

CITY COMMISSION MINUTES

July 15, 2019

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

Pastor Walter Lawlor gave the invocation.

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

ROLL CALL – Assistant to the City Manager Sheandolen Dunn

Present: Mayor Joe LaCascia, Vice Mayor Don Kimsey, Commissioner Mike Blethen, Commissioner Randy Carroll, Commissioner Wayne Harper, Attorney Thomas Wilkes and City Manager Patricia Jackson

Absent: City Attorney Thomas Cloud

APPROVE CONSENT AGENDA

Motion by Commissioner Harper to approve the Consent Agenda; this motion was seconded by Vice Mayor Kimsey. **Unanimously approved by voice vote.**

PRESENTATIONS AND RECOGNITIONS - None

PUBLIC COMMENT

Janice Heinrich (399 Motorcoach Drive South) Spoke in regards to District 1 in which Mayor LaCascia lives in.

City Manager Jackson responded the districting maps are correct and Mayor LaCascia does live in District 1.

ORDER OF BUSINESS

Public Hearing - Ordinance 2019-05

An Ordinance of Polk City, Florida, amending the official Polk City Zoning Map to change the zoning on approximately 132.14 acres locate on the north side of Mt. Olive Road, East of SR 33, east of Golden Gate Boulevard from Residential Low-4X to Planned Unit Development-X in the Green Swamp Area of Critical State Concern to allow for 400 single family detached homes (Parcel number: 25-27-06-000000-021020; 25-27-06-000000-021010; 25-27-06-000000-021030; 25-27-05-000000-043010; and 25-27-05-000000-043020); transmitting said amendment to the Florida Department of

Economic Opportunity for finding of Compliance; Providing for Severability; Providing for Conflict; and Providing for An Effective Date. **First Reading**

Attorney Wilkes read this Ordinance by title only. Mayor LaCascia opened the Public Hearing.

Robert Holston (Developer) provided a thorough presentation regarding this project.

Jeff Schmucker provided a brief overview of this zoning amendment. Also addressed any questions or concerns from the City Commission and the Public.

Bill Kuhn (406 Meandering Way) many of his questions were answered in the presentation from Jeff Schmucker (CFRPC) and Robert Holston (Developer). However, he also spoke in regards to safety issues for the children; discussed buffers and security and asked the developer to consider installing a wall between MOSN and The Landings at Mt. Olive.

Janice Heinrich (399 Motorcoach Drive South) Questioned current ownership of the property.

Mr. Holston provided a thorough explanation of the property purchase. There is an agreement in place with the current owners (Arnwine)

Mayor LaCascia closed the Public Hearing.

Vice Mayor Kimsey stated Polk City is faced with a dilemma – either 540 homes or 400 homes. Also concerned with one way in and one way out of the subdivision.

Mayor LaCascia responded this kind of subdivision is not uncommon.

Commissioner Harper – is in agreement with this change.

Commissioner Blethen discussed Silver Star Conservation. Install a buffer in the next piece of property.

Mayor LaCascia responded the sprayfield is not affected. Buffering is not required for that.

Motion by Commissioner Harper to approve Ordinance 2019-05 on First Reading; this motion was seconded by Commissioner Carroll.

Roll Call Vote: Commissioner Harper-aye, Commissioner Carroll-aye, Mayor LaCascia-aye, Vice Mayor Kimsey-aye, Commissioner Blethen-aye

Motion carried unanimously.

Polk Regional Water Cooperative – First Amendment to the Combined Project Implementation Agreement

City Manager Jackson and Mayor LaCascia discussed on March 16, 2017, the Polk Regional Water Cooperative approved the Combined Projects Implementation Agreement (Agreement) following approval by 15 of the 16 member governments. The purpose of the Agreement was to implement the approved water projects (combined projects) of the PRWC as outlined by the Interlocal Agreement that established the Cooperative.

The Agreement provides general summaries of the candidate projects which are the Peace Creek Integrated Water Supply Project, the Southeast Wellfield, and the West Polk County Lower Floridan Aquifer Wellfield. It also governs the overall development, implementation, funding and operation of the Combined Projects.

The litigation settlement agreement that was recently approved by the Board of Directors and by several of the individual member governments has presented the opportunity to elevate a nominated project to the status of approved project. The Peace River/Land Use Transition Treatment Facility project was provided for consideration, at the January 16, 2019 Board of Directors meeting, to be elevated from a nominated to approved project and be included in the Combined Projects through the attached First Amendment to the Combined Projects Implementation Agreement.

The Peace River/Land Use Transition Treatment Facility project includes the construction of a surface water intake, treatment facility, storage facilities and transmission lines along the Peace River and transition of existing agricultural and/or mining withdrawals to public supply. It is estimated that approximately 30 MGD of surface water can be withdrawn from the Peace River and 6 MGD of groundwater will be made available as a result of land use transitions over a 50-year period. In the Phase 2 Implementation Agreement Engineer's Report dated April 30, 2017, it was estimated that the construction cost for this project would be \$150,232,900 which anticipated that 5 MGD would be available from the Peace River, the actual construction costs will likely be larger, but the unit cost of water from this project should be less than originally estimated.

The scope of work / contract with Team One (Carollo Engineers) will come before the PRWC BOD for consideration at an upcoming meeting. There will be no increase in the Phase 1 fiscal cost for the addition of this project.
Agreement info here

After lengthy discussion there was a **Motion by Vice Mayor Kimsey** to approve the PRWC First Amendment to the Combined Project Implementation Agreement; this motion was seconded by Commissioner Harper.

Motion carried unanimously by Voice Vote.

CITY MANAGER ITEMS

Special City Commission Meeting on July 22, 2019 for Ordinance 2019-08 (Conditional uses) First Reading.

Special City Commission Meeting on July 29, 2019 for Ordinance 2019-08 (Conditional uses) Second and Final Reading.

Jacobs Water Plant Tank – Will be going out for bid to have tanks replaced.

FY 2019/20 Budget – Will be based on rollback rate of 6.6487 millage. State has not come out with their estimates just yet. Budget will be complete once estimates come in. The current millage is 7.25.

TECO/Lakeland Electric and Polk City - Ribbon cutting is being planned. No date yet. Will keep you posted on finalized details.

Florida League of Cities Conference – August 15-17, 2019 – Orlando World Center Marriott. City Manager Jackson and Commissioner Blethen will be attending.

CITY ATTORNEY ITEMS – Attorney Wilkes was glad to fill in for Attorney Cloud.

COMMISSIONER ITEMS

Vice Mayor Kimsey – Delaying the vote is to the City's advantage.

Commissioner Harper – Thanked everyone for coming and encouraged them to come again.

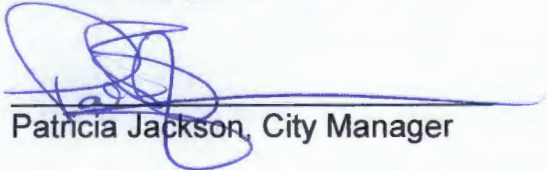
Commissioner Blethen – Thanked everyone for coming.

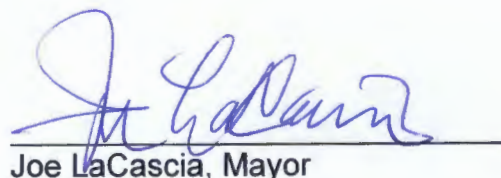
Commissioner Carroll – Thanked everyone for coming and their comments. Great things are coming to Polk City.

Mayor LaCascia – Discussed Fountain Park Water Rate issues need to be dealt with individually. Several residents came forth and were instructed to call City Manager Jackson as soon as possible to work towards a resolution. Thanked everyone for coming. Stressed the importance of the Commission doing what's right and best for Polk City.

ANNOUNCEMENTS - None

ADJOURNMENT – 8:25 pm


Patricia Jackson, City Manager


Joe LaCascia, Mayor

CONSENT AGENDA
July 15, 2019

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 28, 2019 Special City Commission Meeting
2. Accept minutes – June 17, 2019 City Commission Workshop
3. Accept minutes – June 17, 2019 Regular City Commission Meeting

B. REPORTS

1. Building Permits Report – May/June 2019
2. Code Enforcement Report – June 2019
3. Financial Report – June 2019
4. Library Report – June 2019
5. Polk County Fire Rescue Report – June 2019
6. Polk Sheriff's Report – June 2019
7. Public Works Report – June 2019
8. Utilities Report – June 2019

C. OTHER