

CITY COMMISSION WORKSHOP MINUTES

August 19, 2019

Vice Mayor Kimsey called the Workshop to order at 6:00 p.m.

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

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

ORDER OF BUSINESS

Agenda Review - City Commission Meeting – August 19, 2019

Mayor LaCascia stated the purpose of the Workshop is to discuss items being presented on the 7pm Regular Meeting Agenda and address any questions or concerns and ultimately be able to proceed in a more efficient manner at the Regular Meeting.

Public Hearing – Ordinance 2019-09

An Ordinance of the City Commission of Polk City, Florida; ratifying Ordinance No 2018-03, which voluntarily annexed certain property into the corporate limits of Polk City, Florida, pursuant to Section 171.044, Florida Statutes; redefining the boundary lines of the municipality to include said property; providing for publication of notice of the proposed annexation and filing of a certified copy of this Ordinance with the Clerk of the Circuit Court in and for Polk County and with the Department of State; providing an effective date, **Second and Final Reading**

City Manager Jackson and City Attorney Cloud discussed this Ordinance was done at the request of the property appraisers office adding Exhibit B to clarify the Meets and Bounds.

City Commission is in agreement with this Ordinance.

Public Hearing - Ordinance 2019-06

An Ordinance of Polk City, Florida, amending the Polk City Comprehensive Plan, Revising the Future Land Use Element to add the Future Land Use Designation of Mixed Use; and 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**

City Manager Jackson stated the Planning Commission has recommended approval of this Ordinance.

Jeff Schmucker (CFRPC) stated this Ordinance is adding a Mixed Use Category to the Comp Plan Amendment and is City-initiated at the owner's request. This is establishing that *Mixed Use* Category in the Comp Plan.

City Attorney Cloud stated this ordinance creates an additional land use. This will benefit the property owner, giving them options in terms of selling the property. Florida law requires municipalities to put this in their Comp Plan Amendment.

Public Hearing – Ordinance 2019-07

An Ordinance of Polk City, Florida amending the Polk City Land Development Code, amending Article 2, regulations for specific districts, including adding a new Zoning District as Section 2.04.02.17 MU Mixed Use District; Providing for Applicability; Repealer; Severability; and an Effective Date. **First Reading**

City Manager Jackson stated this Ordinance allows for zoning maps to create an element in the Comp Plan that will allow Polk City to change the use of the Zoning Map. This is a companion ordinance to Ordinance 2019-06.

Jeff Schmucker (CFRPC) provided further explanation.

Lengthy discussion ensued.

Financial Reporting Officer/Comptroller Services Agreement – George Cotellis, Jr.

City Manager Jackson provided a brief discussion on George Cotellis' role with Polk City. This Agreement will be for the year ending September 30, 2019. Mr. Cotellis will assist the City staff in making the necessary adjustments to provide for year-end closing of the accounting records and preparation of the schedules required to properly prepare the financial statements and related footnotes as well as for supporting documentation for the annual financial statement audit; preparation of the basic financial statements, required supplementary information, other supplementary information and related footnotes. He will not provide any opinion or form of assurance on these financial statements. The financial statements will be used solely by the City's independent auditors. Mr. Cotellis will also provide additional accounting services as requested by management as the need arises. Total estimated cost is \$13,600.

City Commission is in agreement with this contract being renewed.

Purchase and Sale Agreement - Tennis Court Property by Jacobs Water Plant

City Manager Jackson stated the City Commission approved the purchase of the tennis court property located next to the Jacobs Water Treatment Plant, and to offer the appraised price of \$32,000. Mr. Gregory and Tyler Arneson agreed to the purchase amount of \$32,000. Once the Purchase and Sale Agreement has been signed by both parties, a Closing date will be set.

City Commission is in agreement of this purchase in the amount of \$32,000.

Approval of Final Plat Fountain Park Phase 3

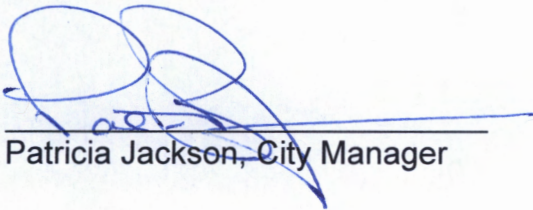
City Manager Jackson stated the purpose of the Final Plat is to establish a legal record of the subdivision of land. The Final Plat shall be reviewed for consistency with the approved Preliminary Plat.

The Engineer has submitted additional comments to the Developer regarding information required prior to the final plat being approved (as-built information, survey information and drainage information). If those changes are not completed, this item will be removed from the Agenda.

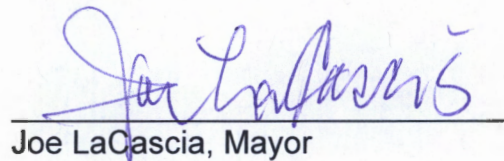
On August 5, 2019 the Planning Commission approved to forward the Fountain Park Phase 3 Final Plat to the City Commission with a recommendation of approval (there were no changes from the preliminary plat).

The Plat is now ready, there are ten models. A Certificate of Occupancy cannot be issued until the Plat is recorded. There are 103 lots and it will be less than one year for completion.

ADJOURNMENT – 6:25 pm



Patricia Jackson, City Manager



Joe LaCascia, Mayor