

A workshop meeting of the City Commission was held on April 28, 2009 at 6:00 p.m. in the Commission Chambers at the Municipal Administration Building. The meeting was called to order by Mayor Lee A. Wheeler, III.

COMMISSIONERS PRESENT: Jack Van Sickle; Terrye Y. Howell; John Paul Rogers; Kathy Manry; Mayor Lee A. Wheeler, III.

Commissioner Howell arrived at the meeting at approximately 6:05 p.m.

Commissioner Manry arrived at the meeting at approximately 6:07 p.m.

COMMISSIONERS ABSENT: None.

CITY REPRESENTATIVES PRESENT: Anthony G. Otte, City Manager; Albert C. Galloway, Jr., City Attorney; Judith H. Delmar, Asst. City Manager; Clara VanBlargan, City Clerk.

Agenda Item 1. Floating Pond Fountains

The full staff memo is incorporated into the minutes.

[Begin agenda memo, prepared Jerry Torrance, Asst. to City Manager]

SYNOPSIS

Whether to install fountains in two lakes: Weaver and Twin.

RECOMMENDATION

It is recommended that the City Commission review the purchase and installation of 2 floating fountains at an estimated cost of \$27,000.

BACKGROUND

At the recommendation of the Lakes Advisory Board, staff has reviewed the possibility of purchasing two fountains to enhance the aesthetic appeal of the lakes.

These Floating Pond Fountains to be purchased at approximately \$13,000 each are part of the CRA's efforts to beautify our lakes and entrances to the City. They are 10HP 240 volt single phase, and they come complete and ready to install. They will be installed at Lake Weaver located at US HWY 27 and Central Avenue and Twin Lake off 1st Street near Publix.

Staff has been in contact with SWFMD about permits and found that none are required. However, during times of drought, SWFMD requests that these fountains be run at a minimum or shut off for certain periods of time.

OTHER OPTIONS

Do not install the fountains

FISCAL IMPACT

[End agenda memo]

Mayor Wheeler asked if we have enough money to pay for these fountains. Mr. Otte said this expenditure

would be paid for in the CRA bond. He said that this item is only presented for discussion and not for voting on the purchase. When doing the CRA bond we talked about several lakes, but these two lakes were of particular interest. He said it doesn't specifically call out the bond in the memo, but that is what he remembers.

Commissioner Van Sickle said he doesn't think we should be spending any more money this year. This is something we would like to have, but it is not something we should be spending money on right now. He asked if anyone had looked at what the operational maintenance cost would be for these fountains. Mr. Torrance explained that this project would have to go out to bid. This is just an approximate number that was generated from the different vendors around us. The operational cost would be included in the request when it goes out to bid. Commissioner Van Sickle said a 10HP motor is a big motor and would require a lot of electricity. It will take a lot of electricity to run those fountains. Mr. Otte said that staff will address those questions.

Agenda Item 2. Hardman Hall Scope of Work

The full staff memo is incorporated into the minutes.

[Begin agenda memo, prepared Jerry Torrance, Asst. to City Manager]

SYNOPSIS

Whether or not to approve Hardman Hall Scope of Work from Semco Construction. The Scope of work includes the front entrance, concessions, restrooms and basement/electrical room.

RECOMMENDATION

It is recommended that City Commission review the scope of work as attached for \$664,000.

BACKGROUND

On January 6, 2009 the City Commission voted to encumber remaining grant and matching funds in the amount of \$664,000. These funds are primarily from the Phase 6 grant #SC801 and the pledged match. The scope of work submitted by the contractor and the engineer is based on being able to provide a complete weather envelope as well as providing within the building a limited area, such as the lobby, to be used for small to medium functions.

OTHER OPTIONS

Do not approve the scope of work.

FISCAL IMPACT

Includes at least \$300,000 in CRA funds pledged by the commission in June 2006 and approved in the grant award agreement on September 25, 2007.

[End agenda memo]

Project booklets were provided to the Commission just before the meeting.

Ed Locke, project construction manager of SEMCO Construction, Inc., reviewed the revisions to the Hardman auditorium build-out. He said that per plans and scope, Drawing A1 highlights the area of work.

Mr. Locke said the work consists of the following areas, which includes the room number:

- Entry lobby area (#6)
- Corridors (#7 and #27)
- South entry (#29)
- North entry (#13)
- Vending (#14)
- Elevator equipment room (#11)
- Entry into auditorium area (#24)
- Women's restroom (#28)
- Men's restroom (#9)
- Concession (#8)
- Basement (#40) – to facilitate power to finish out basement
- South entry ramp (#5)
- Outdoor patio (#2) – refer to supplemental drawings under separate tab by Parlier Architects

Mr. Locke stated the following for clarification:

- No work at elevator (#12). This is future work.
- HVAC, electrical, plumbing only as they relate to indicated areas
- The fire sprinkler must be complete for entire building, which will be finished under the previous contract. The only work to be done is to install the fire sprinkler heads when doing the ceilings and then finish out the heads to the rest of the building.
- The fire alarm system throughout the building will be complete.
- The security system will be completed for entire building, which is included in the previous contract.
- All exterior windows will be repaired, repainted, and reglazed.
- Exterior work of building will be finished.
- Minor roof repairs will be done, which will include a stand for the air handler for the air conditioner system on the roof.

Mayor Wheeler asked if this project would make this building usable. Mr. Locke said yes. He said the idea is to make the whole front area fully usable. It will be an air conditioned - climate controlled area, with fire sprinklers, and with the bathrooms usable so fund raising type functions can be held in there. It would also be handicap accessible meeting ADA requirements.

Commissioner Van Sickle asked about the two air conditioner systems. He said it only states air conditioner, but does not state the size of those air conditioners. Mr. Locke said that Mechanical Drawing M1 shows the air conditioner systems designed for that area. He said there are multiple systems throughout the building that follow that system.

Commissioner Van Sickle said he personally does not think it is a smart idea to open the building up partly for fund raising events. If we do that, we would only have another city building where we have to keep the air conditioner or heater going to maintain it and fund raising events would not bring in revenue needed to cover that cost. It is another operational cost that would drain our budget. With the things that are coming out right now, our budget would already be decreasing this year.

Mayor Wheeler said the plans that he saw before envisioned opening up for actual performance use. Mr. Locke said as discussed in a prior City Commission meeting, \$664,000 is not enough money to open that building for performances. He said when Gabe Statom was involved in the project, we discussed doing the second floor now as opposed to the first floor and finishing that out. Then that changed and we had to decide on how we could show the public that the project is moving forward and that it would be usable in some form or fashion. Mr. Locke said his last bid was \$1.1 million, and we discussed ways to get that cost down to the \$900,000 range so we could open up the first floor completely for the auditorium itself. For this project, we are going to be in the neighborhood of \$300,000 short of making it operational. Mayor Wheeler asked what the building would look like on the outside. Mr. Locke said it would not look much different than it does now, other than the windows would be redone. The front entrance will be modified, there will be concrete railing on the top of the patio entrance area in the front, and have an access on the

south side and on the north side.

Commissioner Van Sickle asked if any local sub contractors had bid on the project. Mr. Locke said he was not sure, but he thinks that the floor-covering guy is from Lake Wales. He said he did not go with different electrical and plumbing contractors because they did all the rough-in work in the prior phases. Mr. Locke explained that there was a lot of advertising for bids for this project.

Commissioner Howell said it sounds like the \$600,000 plus will only make the bottom entrance part look better and no performances could be held there because there will be no seating or air conditioning. Mr. Locke said that is correct. The front entrance will be fully usable, the bathrooms will be complete, there will be air conditioning, the ceilings and floors will be complete, there will be drywall, installation, electrical, and there will be lighting with all the light fixtures. He said there would be money for the window repair for the two entrances on the north and south sides. Mr. Locke said this is the idea we came up with to open the building up in some form or fashion because there is not one penny more than the \$664,000.

Commissioner Manry said it sounds like this is only going to be a public restroom. Mr. Locke said if you look at the drawing you can see that you have a pretty substantial lobby with a lot of square footage that is opened up. There is the concession, the lobby entrance, the double entrance that goes from the lobby into the auditorium etc. He said you would have about 9 to 10 tons of air conditioning in there, which is pretty substantial. Commissioner Manry said the functions we are talking about doing are functions like a reception. Mr. Locke said that is correct. Commissioner Manry asked if the patios would be finished. Mr. Locke said yes.

Commissioner Manry said this is a huge amount of information and it would take longer than a week to digest it all. Mr. Locke said he did get the budget for this project down from \$664,000 to around \$663,000 or less.

Mayor Wheeler said he knows the Commission would not be making a decision on this other than a decision to bring it back to the Commission. He said he would like a little bit more than a week to go through all of this stuff.

Commissioner Van Sickle said he gets concerned when we start increasing the operational cost to the City. It could cost \$20,000 a year to keep running the air conditioner, and we may or may not have a function there. Mayor Wheeler suggested only running the air conditioner during a function. Commissioner Van Sickle said he has to keep the air conditioner in his motor home on a certain setting because the moisture content could cause mold growth. Mr. Locke said that historic buildings breath a lot different than new modern facilities.

Mr. Otte said for a comparison on the air conditioning cost, the cost to run the air conditioner at the gym is around \$12,000 a year, which is in the neighborhood of \$1,000 a month. Mayor Wheeler said not if you run the air conditioner everyday. He said the air conditioner at the Little Theatre in Winter Haven is only turned on when there is a fund raiser event there. Mr. Locke said the biggest issue would probably be security.

The consensus of the City Commission was for staff to bring back the item at the May 19, 2009 City Commission meeting.

Commissioner Rogers asked how much money would it take to complete the building and to make it operational. Mr. Locke said it could cost around \$1 million to complete the first floor. Mr. Otte said we also would need to get a lot of exterior lighting. The areas that have been discussed for lighting is the parking lot across from the Little Theatre, the two parking lots on the other side of Seminole that are just grass, and the parking lot behind the Boys and Girls Club. He commented that PCC has set the standard for lighting because it is really well lit up.

Commissioner Rogers asked if the parking lot would be paved. Mr. Otte said he doesn't recall that being

discussed. Ms. Delmar said we have always had about \$500,000 in the budget for parking whether that is enough for asphalt or not. She said that is all that has been discussed when talking about the parking lot.

Commissioner Van Sickle asked about stage lighting and sound. Mr. Locke said the cost of the design phase was right at \$1 million. That included the theatre system, curtains, stage, orchestra pit with a cover, all the lighting, and all the electronics. Mr. Otte said the cost for that was taken out of the project. Mr. Locke said the stage is functional as it is now. There is no lighting for the stage at this point. Commissioner Van Sickle said we still have an unknown cost. The numbers that are being thrown out do not get it to a state where it can be used. Mr. Locke said the \$900,000 that we talked about does include a much more reduced stage lighting system. He said there were four lighting contractors that bid the project, and that he met with the two lowest bidders and came up with some ideas of value engineering etc. for what was included in that \$1.1 million. Mr. Locke said that with the current climate you could probably cut somewhere in the neighborhood of 20% off that.

Mimi Hardman, 300 S. Lakeshore Blvd., said that she has an estimate of \$800 a month to lease the exterior lights similar to the lights on the path around the lake.

Agenda Item 3. Maintenance Agreement – Rails to Trails Property from 4th Street to Scenic Highway

Mr. Otte reviewed Agenda Item 3. The full staff memo is incorporated into the minutes.

[Begin agenda memo, prepared by Jerry Torrance, Asst. to City Manager]

SYNOPSIS

Whether or not to approve the maintenance agreement with the Florida Department of Transportation (FDOT) stating that upon completion of this portion of trail, the City will maintain the trail. The agreement, if approved, must be returned to FDOT by June 1, 2009.

RECOMMENDATION

It is recommended that City Commission review the maintenance agreement with the FDOT. Agreement is required by FDOT prior to construction. FDOT staff has requested route options other than the rail bed due to the terrain being outside their design criteria.

BACKGROUND

In July of 2006 a grant was applied for through the County to the FDOT for funds to build the trail from 4th Street to Scenic Highway. The grant was not awarded, but placed on a wait list in case funds became available. This grant was originally applied for in the amount of \$400,000 but after FDOT staff review we will be granted \$159,000 which in the estimate of FDOT will be sufficient to complete the trail.

This property was leased on June 11, 2008 by the City from the State. According to the conditions of the lease, the city is obligated to clean up the property of contaminants in the rail bed before installing a trail. This clean up, due to the high cost, has not been completed nor the required maintenance plan. Therefore the original rail bed cannot be used. City staff has met with FDOT project managers and designers to establish the best alternative route for the trail.

OTHER OPTIONS

Do not approve the maintenance agreement and decline the funds to construct the trail.

FISCAL IMPACT

Cost of maintenance on the trail. No matching funds are required.

[End agenda memo]

Mr. Otte said staff recently got a phone call from FDOT saying that they do not wish to put the improved trail through the rail bed because it doesn't meet their design guidelines, and that they would rather put it winding through the complex. The number FDOT came up with was in the neighborhood of \$155,000 to do that work. The maintenance agreement would require that we maintain that trail and to maintain a walking path like that does not require a lot of money. The path around Lake Wailes has been there for a long time without any maintenance, but at some point, it would require maintenance.

Mr. Torrance reviewed the revised map showing the alternate routes of the rail bed as proposed by FDOT. He said that after FDOT reviewed the project, the original grant amount of \$400,000 was reduced to \$159,000, which was based on the length of the trail and the construction cost. Mr. Torrance said the project manager for FDOT contacted him about the rail bed and expressed concerns about the design criteria, and the fact that they would rather not be in the rail bed because of the angle of the side slopes through there. He said due to the high cost of the environmental cleaning up the rail bed, we also would rather not be in the rail bed. We have met with the FDOT project managers and designers to establish the best alternative route for the trail, which would be located on the right-of-way on the north side along the southern edge of Kissimmee Avenue or on the south side of the rail bed property going up through the complex.

Mayor Wheeler asked where the \$159,000 would come from. Mr. Torrance said from the FDOT and the State. He said we were on their list when the stimulus money became available.

Commissioner Van Sickle said the drawing was confusing to him because it shows a swimming pool located at the CSX building. Mr. Torrance said that is just a drawing of the layout of the complex. Commissioner Van Sickle asked about employee traffic coming into the front entrance. Mr. Torrance said if this trail comes in to the front side of this building, as the way it is now, we would not want employee traffic nor city equipment traffic coming through there. He said that we are already planning to move the entrance to the south side of the building. Commissioner Van Sickle said that the City recently rented property there so employees would have a place to park on the north side. If we move the entrance to the south side then the City would be paying for a lease that it would not need. There is enough room on the backside of the building for people to walk through there. Mr. Torrance said not exactly. The garage doors are located on the north side of the building, which is the entrance for equipment. The north entrance would still be used for that purpose. The bulk of the traffic, which is the City pickup trucks and employee vehicles, would be limited and their access would be on the south side. Because of the design of the building, we still have to use the north side as an entrance. Otherwise, there would be no other way to get in and out of the building except for through those two large garage doors. Employees have been parking out front because of convenience.

Commissioner Van Sickle said that although part of the building will be used as the trailhead, that is still a City building with City bathrooms for City employees. He asked if we are envisioning x-number of vehicles parking there and then the people either walking, hiking, riding bikes etc. from that point. Mr. Torrance said yes. That is all part of the FDOT design. He said we do recognize that there are some issues with the layout of the building, but there is no other way for us to gain access to it. We have to figure out what to do there and what the design of the trail would be. Commissioner Van Sickle said that the intent of that City building is for City employees to do their job there. Mr. Torrance said it still would be.

Mimi Hardman, 300 S. Lakeshore Blvd., made a comment on the building. Mr. Torrance said there are a couple of things that we really have to work through because the Streets and Parks Divisions would continue operating out of there, and at the same time, a small section up front would be used for the trailhead center.

Commissioner Manry asked if the \$159,000 estimate included taking care of the parking. Mr. Torrance said that it could, but right now, we do not know. We have to work with FDOT's designer on that.

Mayor Wheeler said that according to the recommendation, the Commission is only being asked to approve a maintenance agreement that states upon completion of the trail the City would maintain it. Mr. Torrance said we already have a maintenance agreement on the other trail. We would like to know what is involved before agreeing to maintain it. He said the maintenance agreement is not due until June 1, so we still have time to get a design in place with FDOT.

The consensus of the City Commission was that for staff to bring this back to the Commission after FDOT tells us what they want to do.

Commissioner Van Sickle said he received some calls again about the Cemetery not being maintained very well and that it looks bad. He said we have a lot of areas to maintain now and by taking on more areas to maintain would not help the situation.

Mr. Otte said that he would like to defer Agenda Item 4 until after the Planning & Zoning meeting is over so Margaret Swanson can go over it with the Commission. If the meeting is not over by the time we get to it, then we can discuss it without her being here.

Agenda Item 5. Contract for Community Policing Services with the Lake Wales Housing Authority

Mr. Otte reviewed Agenda Item 5. The full staff memo is incorporated into the minutes.

[Begin agenda memo, prepared by Herbert E. Gillis, Chief of Police]

RECOMMENDATION

It is recommended the CRA Board of Commissioners:

1. Authorize the Executive Director to execute the Contract for Services with the Lake Wales Housing Authority.
2. Amend the 2008/2009 Operating Budget to recognize revenue from the Lake Wales Housing Authority for the amount of \$17,088 and authorize an expenditure of \$34,176 for an additional law enforcement officer position in the Community Policing Unit.

BACKGROUND

Community policing originated in Lake Wales when law enforcement officers were partnered with the Lake Wales Housing Authority to remove crime and disorder from the Grove Manor and Sunrise Park public housing complexes. Working with the Lake Wales Housing Authority and residents, officers not only removed crime and disorder, they forged a partnership that has evolved into the current community policing philosophy of the Lake Wales Police Department. Unfortunately, funding from the Lake Wales Housing Authority for a community policing officer was eliminated some years ago.

Today, the Sunrise Park public housing complex stands to be rebuilt after it was destroyed in the 2004 Hurricane Season. The Grove Manor public housing complex will soon be revitalized. Unfortunately, a number of factors may lead to an increase in crime at the Grove Manor public housing complex in the near future. First, the declining economy and an unemployment rate at 10 percent may result in an increase of violent crime, including assault and robbery. Second, the formulation of rival criminal street gangs, specifically the B Street Boys and the Group Home Boys, has resulted in large fights at the Grove Manor public housing complex.

The Lake Wales Housing Authority has a duty to safeguard the health and safety of their residents. To fulfill this obligation, the Lake Wales Housing Authority Board is cooperating with the Lake Wales Police Department to remove crime and disorder from the Grove Manor public housing complex.

At the April 15, 2009 Lake Wales Housing Authority Board meeting, members instructed the Executive Director, Al Kirkland, to present a Contract for Services for consideration at a special meeting. The Contract would reimburse the Community Redevelopment Agency for personnel costs totaling \$2,136 each month.

Understanding the importance of safeguarding the health and safety of the residents of the Grove Manor public housing complex, the CRA Executive Director, Anthony Otte, and the Chief of Police respectfully request the CRA Board to consider amending the 2008/2009 Operating Budget to add an additional officer to the Community Policing Unit. This will require the CRA Board provide a 50 percent share of matching funds for this measure.

OPTIONS

The CRA Board of Commissioners may vote not to approve the Contract for Services with the Lake Wales Housing Authority.

FISCAL IMPACTS

The 2008/2009 Operating Budget will recognize revenue from the Lake Wales Housing Authority for the amount of \$17,088 and add an expenditure of \$34,176 for an additional law enforcement officer position in the Community Policing Unit as outlined by the attachment.

[End agenda memo]

Commissioner Van Sickle said that the responsibility of our police department is to police throughout the City. Apparently, we have some gang activity over in the public housing area that is starting to cause problems. Now, we need a bit more policing there and apparently we have the resources to do it. He said he is concerned that we are asking the Lake Wales Housing Authority to give the City money for a job that we should be doing. The City should not be asking for money. Instead, the City should be getting the police officers it needs to patrol that area or the Lake Wales Housing Authority should hire private security. Commissioner Van Sickle said the service should be provided by the Police Department.

Mayor Wheeler asked if this contract contemplates any abdication on our part of the policing authority. Mr. Otte said no. Mayor Wheeler said what we are really doing then is talking about accepting money from them. Mr. Otte said the demand for police services are extraordinary. Police Chief Herbert Gillis explained that the public housing unit is a unique policing issue that the Police Department has been working on with the Lake Wales Housing Authority on for some time. He said Al Kirkland, Housing Authority Director, and Booker Young, Housing Authority Board member, has done a great job working with the Police Department, but this is a problem that requires some special attention. Chief Gillis said that patrol officers are responsive in nature and they are encouraged to be preventative in nature. But, when we are having the call volume increase from 18,000 to 19,000 calls a year, we are not having sufficient time to respond. So, this is where the partnership with the Housing Authority is going to be able to address these problems with minimum cost to the City. He said that the other alternative would be to increase the police force, which is not possible at this time because of everything the City is facing now with Amendment 1 etc. This is a good way to have the Housing Authority take some responsibility in partnership with us to address these issues.

Mayor Wheeler said the other alternative would be if the Housing Authority hires its own security. Chief Gillis said he does know that the Housing Authority has addressed the security issues before. The problem with security is that public safety officers are very limited in what they can do because they

cannot enforce the law like police officers can. Some of the issues that the Housing Authority is experiencing are due to a criminal street gang in the area that is competing with another criminal street gang in Lake Wales. This is a dual responsibility and not a community responsibility. This is just a way of maybe recovering the costs and being reimbursed so we can address these issues.

Commissioner Van Sickle said he may not be correct in these numbers but his thinking is that we are currently using CRA dollars for our resource officers on Lincoln Avenue, which is a valid use of those type of dollars. He said that as he has said many times before, safety is a priority over some of the other things, such as purchasing fountains for our lakes. Do we buy fountains or do we take that CRA bond money and get a police officer for the Housing Authority? Ms. Delmar explained that it is an improvements bond and she is not sure how we can convert capital improvement money to operating funds. That would require a legal opinion, but like most of our bonds they have to be used for the purposes stated in the bond. If it were tax increment that would be different. The City and the Housing Authority operate under a Cooperation Agreement that was executed in the 1970's when the Housing Authority was created before the Housing project was ever built. The Housing Authority does not pay taxes, but they make a payment in lieu of taxes, which is a calculated number based on their net receipts after all of their expenses. Lately, that has been running about \$9,000 a year. Al Kirkland, Housing Authority Director, said the Housing Authority paid the loan off last year. Ms. Delmar said one of the clauses in the Cooperation Agreement states that in return for that payment in lieu of taxes, the Housing Authority would be entitled to all of the services of the City at the same level as the rest of the City. So, if there is additional manpower dedicated to the Housing project it would not necessarily be outside the scope of the agreement between the City and the Federal government in the way that Housing Authority is policed. Commissioner Van Sickle said because of the shortage of housing we have for low-income people in Lake Wales, we take away from them when taking money from the Housing Authority. The more money they have to build for the low-income people the better, because there are a lot of people that need low-income housing. Ms. Delmar said it would be a valid expenditure under the Florida Statutes for tax increment expenditure. Commissioner Van Sickle said if we have gangs competing in Grove Manor he is sure that those gangs are going to meet in other places in the City and are going to cause problems until they get under control.

Mr. Otte said the proposal would require that the Housing Authority pay for half of a new officer and the CRA pay the other half.

Commissioner Manry said whether they said if the Housing Authority wants to do this it is up to them to decide. It is up to us to decide if we want to partner with them. She said her question to Ms. Delmar was if this is something the CRA is able to spend CRA funds for because she would be interested to see how our CRA budget is broken down by types of expenditures. If you were to redevelop the community with redevelopment funds we would be hard pressed to say that this is going to redevelop the area. Ms. Delmar said the reason that policing expenditures were added to the statue was because if it is not a safe community, it cannot be redeveloped. Commissioner Manry said she thinks this would be an excellent partnership for the City to enter into with the Housing Authority. It creates a relationship between the Police Department and the residents. Chief Gillis said if you think of our efforts as far as community policing that is really the forefront right there.

Commissioner Van Sickle asked if the police service is working at the B Street Community Center. Chief Gillis said as far as the crime etc. on Lincoln Avenue they are not seeing any significant increases. If any thing, they are seeing a decrease but they are seeing that we still have a street drug market in and around Wiltshire that they are trying deal with. He said that they are also trying to deal with an issue on Washington Avenue regarding a gin house that just opened up where a 100 or so people occasionally on the weekends disturb the neighbors in that area. Commissioner Manry asked Chief Gillis to describe a gin house, and he said it is a place that sells alcohol illegally.

Commissioner Howell said it is a good idea that the City will be partnering with the Lake Wales Housing Authority because they need so many different things there. She said the problem not only has to do with gangs, but other things like people coming from other places that have disrespect for the Lake Wales

Police Department and for the citizens of Lake Wales. It is disrespect for the entire community. Commissioner Howell said she remembers when Lake Wales police officers used to work shifts there and that she is glad that it will start up again because ultimately police officers are the ones that would have to do the job. There is no need to hire anyone from off the street because they would have to call the policeman anyway. So, it needs to be the Lake Wales Police Department doing the job that needs to be done. Right now, this is not a forever commitment. Hopefully, this commitment until December might get the Housing Authority back on the track where it needs to be. Somehow, the other cities have laid down the law that they are not going to have that foolishness there. That can happen in Lake Wales also. She said that she don't know what happened with the Lake Wales Gardens but years ago that place was wonderful and then it became just like Grove Manor. Commissioner Howell said she wished their board was at Grove Manor because she does not know what they did or how they did it, but all of sudden now it is wonderful again. She said Lake Wales needed to do something so the people that live in the projects will feel safe at all times. There are a lot of good people that live there that want to feel safe like everyone else - on their street, in their yard, and in their neighborhood. Something has got to happen and the board there would have to do its job so the police can do their job. Then maybe when Sunrise Apartments is up and about it would not carry over, and those disrespectful people will not want to come to Lake Wales, which is what we want. Everyone involved would have to do their job and there must be good communication. However, until that culture is changed, we are going to need policemen.

Commissioner Manry said she is surprised that the term of the contract ends in December. She said that six months seem too short of time. Chief Gillis said the term of the contract has been revised. It will now be their fiscal year from July 2009 through June 30, 2010.

Booker Young, 201 Wiltshire Avenue, said it is pretty nice down there, and he knows that because he is there everyday. A policing arrangement is not as expensive as you may think. Mr. Young said he is supposed to meet with the Polk County Sheriff Department who said they would provide everything needed but the manpower. We can get that manpower from another source. He said that what he is hearing here is not true. The police can tell you that incidents there have decreased from a thick book amount to about one or two incidents a month. That is an improvement.

Chief Gillis said he does not know what the crime statistics are because he does not have them with him. He said that both Mr. Kirkland and Mr. Young have done a good job there, but over the last few weeks, he has seen an explosion of violent crime and large crowds. It is certainly escalating and it is going to require something other than the CAP (Citizens Assisted Patrol.) program. Chief Gillis said that, as he explained to the Housing Authority Board, when you think of using volunteers to do patrol they are not going to be able to handle certain incidents and we would not want volunteers running into that type of situation. He said from working with the Housing Authority over the last 15 years, his opinion is that it is going to take a law enforcement response and a complete comprehensive response. That is the only way he can see it improving. Commissioner Howell said that is why one of the Commissioners on that Board that actually lives there said they want to take back their community because it is horrible. It is in that Commissioner's area where some of the criminal activity is happening, especially the fighting that generates a very large crowd. There is not a fight there every day but it is enough that it is making some of the residents sick and tired of it. Mr. Young said he disagrees.

Mayor Wheeler said this is not a forum for debate. To encapsulate this, the Housing Authority is showing that they want to enter into a contract with the City to help police their area. He asked Mr. Otte if all he wanted from the Commission is an answer of whether or not to bring this item back to the Commission. Mr. Otte said staff is planning to put this item on the May 5 agenda. We are just here to discuss the concept.

Agenda Item 6. A Proposal for an Economic Development Summit

Harold Gallup, Economic Development Director, reviewed Agenda Item 6. The full staff memo is incorporated into the minutes.

[Begin agenda memo, prepared by Tony Otte, City Manager]

SYNOPSIS

City staff proposes to have the City host an Economic Development Summit. The purpose of the Summit is to discuss the City's Economic Development strategies and get input from citizens and CFDC staff.

RECOMMENDATION

Direction to City staff to move ahead and make arrangements for the Summit, with any changes in format that the Commission may want to make.

BACKGROUND

During the recent City Commission and Mayoral campaign there was much discussion regarding the City's Economic Development strategies. Economic Development is one of the core foundation statements in the City's Strategic Plan, and an essential activity in our effort to "right size" our tax base:

1. to bring in more commercial and industrial development to give our tax base a better balance between residential and non-residential properties;
2. to increase our tax base; and
3. to have our tax base more favorably compare with other cities in the county, particularly Auburndale and Haines City, two cities with populations comparable to the City of Lake Wales.

In addition to right-sizing our tax base, economic development is an essential activity for a number of other reasons:

1. We do not want to be simply a "bedroom community", one in which a significant number of our residents leave town every business day to work somewhere else. This is one of the key goals for our county as a whole, as expressed in the Polk Vision document;
2. We want our children to be able to find career jobs in our town and in our area rather than be forced to leave this area when they are ready to seek employment; and
3. We want our downtown, Lincoln Avenue, and every commercial and industrial area of the City to be economically viable.

City staff proposes the Summit to be held at a location that will accommodate at least 100 persons. Possible locations include the Care Center meeting room, which will hold about 100 people, or a school auditorium. The high school auditorium holds about 400 persons.

The suggested format for this event is as follows:

1. Review of the City's Economic Development Strategies
2. Review of the County's economic development efforts by the Central Florida Development Council staff (the Economic Development agency for the county and a partner in the City's efforts) and how the City fits within their activities
3. Ask for citizen input

Following the Summit, a report will be presented to the Commission with recommendations for action.

OPTIONS

Do not have the Summit, or seek citizen input in a different manner.

FISCAL IMPACT

City staff does not anticipate any significant cash outlays for the Summit.

[End agenda memo]

Mr. Gallup said we have a long-standing, well-developed working relationship with Central Florida Development Council (CFDC). We have been participants in a lot of the initiatives, we have worked a lot of leads with them, and they have completed a Stanford Research Initiative that we were a part of, and we made changes. He said that he is planning to bring a definitional program to the public and to the Commission to show where we are and what we are doing. We don't have a lot of money to spend but we do get a lot for our money. We are now at the stage of assessing where the shortfalls are, and to get some input. We are going into differentiating products, types of industries, types of businesses, and the environment is changing. We are moving toward a program for the west SR60 corridor. That entails a lot of planning, expenditures, and future programming. He said he wants to make sure everybody is on board. It is not a two-year program, but a 10 to 12 year program. Mr. Otte said we also want to give citizens an opportunity to make comment.

Commissioner Manry said this is great, and that we really need to get EPC 100 (East Polk Committee of 100) on board. Mr. Gallup said that EPC is not the lead generator. They will be a party to this, but the real meat of the program comes out of CFDC. Currently, leasing deals are being made on the table that are down as low as mortgage payments. That is our current environment. People are cutting deals that have not been looked at in 15 to 18 years. Commissioner Manry said her reason for saying that is because about two years ago before Commission Van Sickle came on board, she and Tony met with people from the EPC 100 and they had a totally different attitude about our belief structures. She said there are other businesses involved with the EPC 100 that could be helpful to us, but she does not know if they feel they are actively alive with us. Mr. Gallup said they are. The dynamics have changed since Commissioner Van Sickle has come on board, we use every tool that is available to us, but we are in a very slow market. He said he just wants everybody to understand what we are doing and where we are going. We are laying out a long-term program and we need access to be able to provide certain types of sites that we have not had access to before. Commissioner Manry said the EPC 100 was under the impression that Lake Wales was not in favor of CSX coming and taking any of the businesses coming as a result of CSX. She said neither of which is true. This could cost us many, many thousands of dollars, so that is something that really needed to change. Mr. Gallup said that went beyond the scope of this department, but Commissioner Van Sickle was fully aware that we were engaged and supportive, and we are on public record that we were in support of it. Commissioner Manry said we were not in support of it initially. Mr. Gallup said maybe not the City, but he can say that he was.

Mr. Otte said the Commission has since taken action to correct that. Commissioner Howell said that she would like them to know we are in favor of this, so when these businesses do come, they would not hold back because we need this industry.

Mr. Gallup asked if May 20 would be a good day to have the summit. Mr. Otte said it takes about 30 days to alert everybody so May 20 might be too soon. Mr. Gallup said we have one major conflicting scheduled event, which is the Travel to the Air show in Paris. Mr. Otte said that is a conflict with the speakers and not with the City. Mr. Gallup suggested having the Summit in the latter part of June. Mr. Otte said we could schedule it for sometime in June or July.

Agenda Item 7. East Polk Road Study

Mr. Otte reviewed Agenda Item 7. The full staff memo is incorporated into the minutes.

[Begin agenda memo, prepared by Margaret Swanson, Planning & Development Director]

The East Polk Road Study, recently completed by the Polk County Transportation Planning Organization (TPO), will be presented to the City Commission by TPO staff at a workshop in the near future. The Lake Wales portion of the map showing the recommended roadway network improvements is provided in advance for the Commission's convenience.

BACKGROUND

The East Polk Road Study area extends from Haines City to Frostproof along the US27/SR17 corridor. Its focus is identifying future collector road needs, particularly east-west connectors.

The study will be presented to the City Commission by TPO staff at a workshop to be scheduled in the next few months. The map of the Lake Wales area is provided in advance for your information.

The study is intended for planning purposes only. No funding sources have been identified for implementation. There are obvious impediments to many of the roadway extensions; the map indicates where a connection is needed, not necessarily the exact alignment. The plan will be helpful in identifying roadway improvements necessary to serve future development.

Notable improvements recommended for our area include the following:

North of Chalet Suzanne/Masterpiece Rd.

- Extension of Waverly Road eastward to connect with an extension of Masterpiece Gardens Rd.
- Upgrades to Tower Rd. and St. Helena north of Masterpiece (CR17A) west of Lake Pierce.
- Extension of C. F. Kinney westward from Dinner Lake area to Home Depot/Shoppes area.
- Venus Lake Blvd. Extension to SR 17 (Hunter's Glen development – formerly Imperial Ridge)

Eagle Ridge Mall Area

- Home Depot "backage" road connecting from C. F. Kinney extension to Chalet Suzanne Rd. at Eagle Ridge Mall entrance.
- Extensions of Hickory Hammock and Towerview to connect SR 17 and US 27.

City Core

- Extension of Burns Ave. westward to connect to Washington Ave.

Mammoth Grove Rd. Area

- Extensions of Masterpiece, Bassett and Dude Ranch Roads
- Upgrades to Stokes and Capps Roads

South of SR 60 & East of SR 17

- Grove Ave. connector between CR17B (11th St.) and Gulf View Rd. extension (behind Winn Dixie/Walmart)
- Upgrade of Post Salter Rd. between CR17B (11th St.) and Hunt Brothers
- Upgrade of Lewis Griffin Rd.
- Roadway improvements and new roadways in Tiger Creek Preserve area.

South of SR 60 between SR 17 and US 27

- Upgrades of Miami St., Owens Rd. and Ray Martin Rd. (Mayfair area)
- Upgrade to 9th St. from SR 60 south to SR 17 at Highland Park
- Hunt Brothers Rd. realignment in Packing Plant area.
- Upgrades to Lake Bella Rd. and Lake Bella Connector north of Blue Lake

West of US 27

- Godwin Rd. extension from SR60 to Alturas-Babson Park Cut Off Rd.
- New Longleaf Connector from Hunt Brothers (CR17B) to Godwin Rd. extension

Transit Services

- Park & Ride lots at US 27/SR60 intersection and Eagle Ridge Mall
- Potential passenger rail service Frostproof to Haines City – along SR 17
- Express bus service along SR 60 and US 27

[End agenda memo]

Mr. Otte reviewed the highlights of the East Polk Road Study. He said this report is for discussion and that he would be forwarding any comments to the county.

Commissioner Howell asked the timeline for the project. Commissioner Van Sickle said he serves as a member to the TPO Board and presently they are working on a 2035 plan. Commissioner Howell said she was wondering because it took the county forever to repave Burns Avenue. Mr. Otte said interestingly, Burns Avenue and Buck Moore Road got resurfaced after this entire City Commission went to a County Commission meeting.

Commissioner Manry asked about the CSX loop that is part of the Gateway study. Mr. Gallup said that information would be transmitted for consideration. As CSX proceeds, the land use changes and that road model will be added to it.

Commissioner Howell asked about the express transportation system that includes buses and a commuter train as proposed in the 2035 plan. Mr. Otte said the county has talked about a commuter rail, and though it is mentioned in the first phase, it is years off.

The Commission talked about the proposed connector roads for Lake Wales.

Commissioner Manry asked if this would be discussed at a future workshop with the county. Mr. Otte said the county is only asking for comments and any comments from the Commission will be forwarded to them.

Commissioner Van Sickle said it would be helpful to have Bryan Kordek from TPO to come and brief this to the Commission. The Commission could emphasize how important we think it is for the growth of the City. He said that Mr. Kordek has the ability to move things around and coordinate the schedule. Mr. Otte said if that is the consensus, he will be happy to invite Mr. Kordek to a City Commission meeting.

Agenda Item 8. Piggybacking Policy and Procedures

Mr. Otte reviewed Agenda Item 8. The full staff memo is incorporated into the minutes.

[Begin agenda memo, prepared by Tony Otte, City Manager]

Piggybacking is a form of inter-governmental cooperative purchasing in which a public purchaser requests competitive sealed bids, enters into a contract, and arranges, as part of the contract, for other public purchasing units to purchase from the selected vendor under the same terms and conditions as itself.

Typically small purchasers (i.e., cities) piggyback on contracts entered into by a larger purchaser (i.e., counties, the state) in order to take advantage of the better pricing that large purchasers are able to obtain because they are purchasing in greater quantities. In addition, cities generally have smaller staffs, and piggybacking with a large purchaser reduces administrative time and costs involved in the procurement process (i.e., cost of preparing bid specifications, advertising, etc.).

Chapter 287, Florida Statutes, and City Ordinance 95-01 grant the authority to piggyback the purchase of goods and services, except that professional services subject to the Competitive Consultant Negotiation

Act (CCNA) are excluded from the authority to piggyback. The excluded services fall within the scope of the practice of architecture, professional engineering, landscape architecture, or registered land surveying.

The specific sections of the City's ordinance that grant authority for piggybacking are the following:

Sec. 2-403. Procurement under the provisions of the state purchasing contracts.

a) Pursuant to Chapter 287, F.S., the State of Florida Division of Purchasing of the Department of Management Services plans and coordinates purchases in volume and negotiates and executes purchasing agreements and contracts for commodities and contractual services under which municipalities may make purchases.

b) Purchases by city agencies under the provisions in the state purchasing contracts are exempt from the competitive sealed bid requirements otherwise applying to purchases.

Sec. 2-404. Procurement under contracts bid by other agencies.

a) In order to procure commodities and contractual services at the most economically advantageous cost to the public, it is sometimes desirable to "piggy back" or consolidate the purchasing power of the city with that of other agencies in the state.

b) Purchases by city agencies under contracts competitively bid by any county, municipality, school board, school district or other agency or entity constituted for governmental purposes in the state are exempt from the competitive sealed bid requirements otherwise applying to purchases. Documentation of such competitive bidding by other agencies or entities shall be included in the official records of the city.

In response to recent questions by members of the City Commission and the public about the City's use of piggybacking for purchase of goods and services when better pricing might be obtained by going out to bid, we have reviewed our procedures and added the following requirement which mirrors the County's procedure:

Before piggybacking will be authorized, the City's purchasing agent must obtain a minimum of three informal quotes and determined that the cost of the goods or services under the contract to be piggybacked is lower than the cost indicated by the quotes.

If any one of the three informal quotes results in a lower cost than the contract to be piggybacked, then piggybacking will not be authorized and the goods or services must undergo competitive bidding.

We have also revised our piggybacking procedures by spelling out exactly what constitutes documentation of competitive bidding by the other government agency and how that documentation is to be included in the official records of the City. This means that a copy of the solicitation (advertisement and specifications), tabulation, award and executed contract must be obtained from the other agency and attached to the City's request for purchase order.

In addition we have updated agreement forms and added a checklist that must be completed and attached to the request for purchase order and the agenda memo if the procurement requires approval by the City Commission because it exceeds applicable thresholds or is an unbudgeted expense. Using the Best Practices Procurement Manual of the Federal Transit Administration (FTA) as a guide, we have included criteria that make a particular contract a "piggybackable contract," i.e., the contract is assignable, there are unit prices and no specific quantities, and the contract has not expired.

RECOMMENDATIONS

Through the adoption of ordinances a city commission sets policies for administration by city staff. Although specific commission approval is not required for procedures developed to implement ordinances, it is vital that staff administer policies in accordance with the intent of their governing body.

By adopting Ordinance 95-01 in 1995, the City Commission set a policy that under certain circumstances piggybacking a state contract or a contract bid by another government agency may be the most economically advantageous procurement method for the City and is, therefore, authorized. The current City Commission may modify or eliminate this policy, if it chooses, by amending Ordinance 95-01.

It is staff's recommendation that the City Commission not eliminate this policy but, instead, endorse the revised procedures that include a requirement for the purchasing agent to obtain at least three quotes for comparison purposes. Revised procedures requiring the collection of specific documentation from the other government agency ensure that conditions, which make a contract piggybackable to do, in fact, exist.

As part of this discussion, we should note that Purchasing Ordinance 95-01 does not authorize purchasing off the General Services Administration (GSA) contract although Florida Statutes does permit State agencies to do so. If the City Commission wishes to authorize GSA purchasing, an ordinance amendment will be prepared.

[End agenda memo]

Mr. Otte said we are recommending some procedures that mirror the county's procedures. He said this would be helpful to us.

Ms. Delmar said that we are authorized by state law and by City ordinance to piggyback, but it has gotten a little loose in recent years in how we go about implementing that authority. What we want to do is mirror the county's procedure, which involves the Purchasing Agent getting a minimum of three quotes any time a state contract or a piggybacking on a purchasing contract of another city is being proposed. If any of those quotes comes back lower than the state contract price or that other contract then that automatically triggers a competitive bid requirement and the City would have to go out to bid. We developed the forms needed, which are modeled after those of the Federal Transit Administration. They have a manual called the Best Practices Procedure Manual. That manual provides guidelines for piggybacking on contracts and task check lists that have to be accomplished in relation to the purchasing method to prove that the actual contract being piggybacked on is in fact piggybackable. This means that the contract is for a term that is going to be extended to meet the City's purchasing needs and it is the actual quantity you are going to purchase as stated within the scope of that contract. The contract has to be a unit based contract or sets a maximum or minimum purchase within the scope of that contract. If you are adding on to the original purchasing scope of the existing contract then it is no longer a piggybacking contract, but what is referred to as a tag on. That would be a non-competitive for procurement, which is not allowed. Ms. Delmar said we are imposing greater control over the use of piggybacking contracts.

Commissioner Howell asked if it is necessary that we obtain three informal quotes. Ms. Delmar said it is generally possible to get three informal quotes on just about everything. You might have to go a little far in the field to get a quote. You can get a feel for whether the price is the best you can get through an informal quote method. If anyone of those quotes comes back lower than the contract proposed to be piggybacked, then you have to go out to bid.

Commissioner Van Sickle said he could probably get informal quotes for the purchase of 10 cars, but he is not sure how he would get them if he wanted to lay a pipeline from here to Bok Tower. Ms. Delmar said under a circumstance like that, we would more than likely not piggyback. It would go out to competitive bid instead. You can get a unit price through an informal quote process. Mr. Otte said the thing that makes the laying of pipe a little different is the restoration. If it is all open country then that might be one

thing, but that is almost always not the case. You would have to restore people's front yards, driveways etc. So, that doesn't always lend itself to a piggyback.

Ms. Delmar explained that the only difference between an informal quote and a sealed competitive bid is that informal quotes are open and obtained verbally. The method is different. Through the sealed competitive bid process you are pretty much forced to take the lowest price as opposed to a request for proposal where price is just one of the criteria of the selections. Commissioner Van Sickle said we all know that the lowest price is not always the best quality. However, you can do an evaluation of the elements, grade them, and whoever comes up with the highest number gets the contract, and it may not be the lowest price.

Mr. Otte said the Planning & Zoning Board meeting is not over, but we will discuss the next item anyway.

Agenda Item 4. Changing the City Code to Allow Beer and Wind Bars Downtown

Mr. Otte reviewed Agenda Item 4. The full staff memo is incorporated into the minutes.

[Begin agenda memo, prepared Margaret Swanson, Planning & Development Director]

SYNOPSIS

Staff requests direction on amending the alcoholic beverage restrictions in the code. A request has been made to allow a downtown social club serving beer and wine. Beer and wine service is prohibited under the code, which allows alcoholic beverage service only at restaurants with food service as the main source of revenue.

BACKGROUND

James Hahn, artist and downtown gallery owner, has inquired about opening a social club on Park Ave. The club would be "an exclusive, upscale private social club" with the goal of providing "a safe, stimulating environment for thinkers, patrons of art and music, and people who celebrate cultural diversity," according to information provided by Mr. Hahn. Wine and beer service is proposed.

The city code presents a stumbling block to the proposal because it does not allow alcoholic beverage service except at restaurants that derive 51% or more from food sales. Although catered events are proposed, the establishment will not meet this definition. At least in this case, the restrictions can be seen as an impediment to economic development downtown.

If the Commission wishes to allow alcoholic beverage service without the 51% food requirement, an amendment to the code is necessary. The amendment could restrict the beverages to beer and wine if the Commission prefers not to allow full bars without food service.

The amendment could also restrict beer and wine bars to the downtown area (C-1 zoning district). The C-1 district extends between the Scenic Highway and Wetmore, and between the alley south of Central Ave. On the north, the boundary is Crystal east of 1st St. and Sessoms west of 1st St.

The types of state licenses that are applicable are:

SRX – Allows a full bar with 51% or more of revenue derived from food sales.

4-COP – Allows a full bar without the food service restriction.

2-COP – Allows beer and wine without the food service restriction.

Our code includes the 51% food restriction and requires a 500-ft. separation between schools/churches and establishments selling or serving alcoholic beverages (except restaurants and grocery stores). These requirements are in the general code (sec. 5-6) and the zoning code (sec. 23-342). Bars are not permitted

because they do not meet the food sales restriction.

[End agenda memo]

Mr. Otte said that beer and wine service without food is prohibited under the code, which allows alcoholic beverage service only at restaurants with food service as the main source of revenue. He said this request is for an establishment to serve beer and wine that would not have a food service.

James Hahn, artist and downtown gallery owner, gave a brief presentation to tell about his plans for opening a social club on Park Avenue. He said the club would be an exclusive, upscale private social club with the goal of providing a safe, stimulating environment for thinkers, patrons of art and music, and people who celebrate cultural diversity.

Mr. Hahn said that when he opened his art gallery in town about three years ago, he gained a lot of friends, and he has enjoyed doing business here ever since. He said that over the past three years, he has looked at what has been and what has not been working for his business. He found that social events have been working for him, which brought to him a sense of community. About two or three hundred people come to these events. Mr. Hahn said with the economic down turn they have lost a few things but at the same time, a few people have gained by buying some property. Some of his friends have started a restaurant business and are doing well. He said his idea is not really to be in competition with these restaurants, but actually to bring in a "private members only" social club into downtown Lake Wales. Mr. Hahn said there is a building they have been looking at on Park Avenue and they have been asking a lot of people in the community for advice and ideas about this. He said they plan to cater in food from different vendors and they have had good results with that with their events. Some of the restrictions have been with cities not wanting to bring in somebody that just floats into town and opens a bar. There is no control factor or safe environment. Mr. Hahn said they would like to turn that around and have something that is good for the community. He said that he is known for two main things in Lake Wales: (1) He was the original muralist for the Cabbage Patch Kids back in 1977, which became the second biggest doll phenomenon in the world. He said he has never laughed at crazy ideas since that. Mr. Hahn said if you have something like an old building in the center of a community, you never know what can happen with it. You can get worldwide attention. (2) He is known for doing seascapes and painting waves. Mr. Hahn said he has been looking at a business model that has been around since the 1800's. He showed a model of what the building could look like.

Commissioner Manry asked what the capacity would be for a dinner. Mr. Hahn said they are actually doing some space planning now. He said that he is at a disadvantage because he is still waiting for some of the clutter to be removed from the building. The capacity would probably be 150. Commissioner Manry asked if a special room would be open for that or the entire lobby would be used. Kay Hahn, co-owner of the art gallery, said the entire area would be open so that a person could walk from room to room to get food and socialize. Mr. Hahn said this would be more of a closed-door private event.

Commissioner Howell said a private club could mean several things. She asked Mr. Hahn what it meant to him. Mr. Hahn said to him, it just means that it is an extension of what they have already been doing, but more in a private and controlled environment. He said they are going to do exactly what they have been doing for three years, but the social club would provide a sense of community. Mr. Hahn read their mission statement and said that it will be a little bit of business and a little bit of art. He said it's a branding idea based on some of his past.

Commissioner Manry asked if the social club would be expensive to belong to. Mr. Hahn said they would like for it to be a lot more accessible to the average person. But, at the same time, have enough level to provide excellence and more of an upscale environment. This can't be done by charging bottom dollar. He said their charter membership is going for around \$75.00 a month and \$125.00 a month for more amenities as far as event discounts. The club would be open Tuesday through Friday, and open on Saturdays for the larger events. He said there would be nights for wine and cheese tasting, a comedian once a month etc.

Commissioner Manry said that \$75.00 a month sounds extremely high for anything in Lake Wales if you are just getting entrance or a comedian once a month because of the competition with those who charge nothing. She said to her it would be cheaper just to go to Chili's and pay for a drink because that would be all she would be paying for. Commissioner Manry said she would be more interested in what a club in Auburndale charges than a club in New York charges because she would think that our economics would be much more challenging. Mr. Hahn said that he has opinions on both sides of that. Some feel that the charge is very fair and some say they are not sure. So, it is just a wait and see type of thing. He said he feels as though he is hitting somewhere in the middle of the hypothetical responses that he has put out there. That would have to be worked on and nothing is set in stone. He said he did look at other successful models that charge a little more. He would take the best of what they do, lower it so it would be possible to have a membership of maybe 600 members and include some non-resident members. Ms. Hahn said different rooms would be set up so members can go from room to room socializing. It would not be like at Chili's where you cannot walk around and socialize. She said the rooms would be set up differently. There would be games, a library etc. It is not just about going out to get food at a restaurant. It is about the whole package. She commented that it would be worth the membership.

Commissioner Manry said this type of thing is wonderful for the downtown and it would probably take a lot of thought and planning to put in place. It is important to keep it in such a way that it still gives the sense of letting people know that we do want them to come to the downtown. She said she would be hard pressed to pay \$600 or so a year to be a member of a social club. However, this is not a city thing, but it is something she would like to see successful. It would be difficult to come across in our kind of environment. Ms. Hahn said their goal is to give the people in Lake Wales more things to do. They would be providing good clean fun, a place for people to gather etc., and give them the opportunity to have some good wine and cheese.

Commissioner Howell said there is no doubt the members that are being targeted would have a great time. She said she is somewhat sure that 90% of the educators in town would not be able to afford the \$75.00 a month. However, if this business can be successful in the downtown, that is great.

Commissioner Howell asked if this item would be on the May 5 agenda. Mr. Otte said May 5 or May 19. Commissioner Howell asked Mr. Hahn if he would be able to present this again and he said yes.

Mr. Otte said to have a beer and wine establishment without food, we would have to change our ordinance to permit it. He said Ms. Swanson suggested having a conditional use permit that sets forth limitations. Mr. Otte said that is something he would like to explore instead of making a big change to having beer and wine facilities with no restrictions.

Mayor Wheeler said whatever it takes to facilitate this; it sounds like a great idea. As far as the monthly charge, he is sure economics would set the price more than anything else. You may start at one price and find that it is either too high or too low. Therefore, you have to be flexible.

Mr. Hahn said this would be something very special because he does not think anybody else could roll into town and do this.


The City Commission thanked Mr. Hahn for his presentation.

There being no further business, the meeting was adjourned.



Mayor/Commissioner

ATTEST:



City Clerk