

City Commission Budget Workshop Meeting
June 14, 2016

A budget workshop meeting of the Lake Wales City Commission was held on June 14, 2016 in the Commission Chambers at the Municipal Administration Building at approximately 6:06 p.m. The meeting was called to order by Mayor Eugene Fultz.

COMMISSIONERS PRESENT: Terrye Y. Howell; Pete Perez; Robin Gibson; Jonathan Thornhill, Deputy Mayor; Eugene Fultz, Mayor

COMMISSIONERS ABSENT: None

CITY REPRESENTATIVES PRESENT: Kenneth Fields, City Manager; Clara VanBlargan, City Clerk; Albert C. Galloway, Jr., City Attorney

1. ROLL CALL

2. DISCUSSION ITEMS

**Agenda Item 2.I. 5-Year Capital Outlay Discussion
Budget Workshop – Commission Priorities - Fiscal Year 2016'17 Budget**

[Begin Agenda Memo]

BACKGROUND

Timeline for Budget Process:

- May 16 Workshop – City Commission Budgetary Priority Setting.
 - June 1st – Estimate of Taxable Value provided by Polk County Property Appraiser.
- May 17 – Regular City Commission Meeting
- June 7 – Regular City Commission Meeting
- June 14 Workshop – City Commission Five-Year Capital Outlay Discussion.
 - July 1st – Certification of Taxable Value provided by Polk County Property Appraiser.
- June 21 – Regular City Commission Meeting
- July 5 – Regular City Commission Meeting
 - July 5th – Preliminary Fire Assessment Ordinance is presented as an agenda item to the Commission so that it may be included on the TRIM notice and not require a separate mailing.
 - July 7th Commission to receive a draft budget document.
- July 13 - First Commission Budget workshop.
 - July 15 – Preliminary Estimates of State Shared Revenue may be available.
- July 19 – Regular City Commission Meeting
 - City Commission to set the “Interim Millage Rate”. In order for the Property Appraiser to proceed with the mailing of the required TRIM notices, it will be necessary for the Commission to set an interim millage rate and establish the required public hearing dates for adoption of the final 2016 millage rate and the FY16'17 budget.
- August 2 – Regular City Commission Meeting
- August 9 – Second Commission budget workshop.
- August 16 – Regular City Commission Meeting
- Tentative August 17 – Additional budget workshop if necessary should there be the need for continued budgetary discussions.
- September 7 – Regular City Commission Meeting and First Budget Hearing
 - In order to comply with Florida Statute (200.065(2)(e)2), tentative and final hearing dates cannot be used by any other taxing authority for public hearings. During the July 19th meeting, the City will be able to setting the dates to be used for the September millage and budgetary acceptance dates. The City will schedule around the dates selected by the Polk County School Board and also Board of County Commission.

- Annual Fire Assessment Ordinance is presented to the Commission as an agenda item at the budget hearings.
- September 20 – Regular City Commission Meeting and Second Budget Hearing (unless conflicts with a scheduled budget hearing of the Polk County Commission or Polk County School Board.)

Material Provided by Staff for Commission Priority Setting and Capital Outlay Discussion Workshops:

- FY 2015-16, Budget Summary
- City Debt Schedule
- 5-Year Capital Improvement Plan, Utility System
- 5- Year Capital Improvement Plan, All Funds Excluding the Utility System

[End Agenda Memo]

City Manager Kenneth Fields said the purpose of this workshop is similar to the one we had a few weeks ago on the operating budget. We are trying to get Commission input into our capital plan for next year. The Commission had distributed to them the current five year plan which is a listing of all the projects that the City hopes to undertake over the next five years or so. This plan is what was adopted last year and we have a new commission now and are looking for additional input as to what projects the Commission might want to see moved up and what projects it might want to see added to this list. Last year we went over the utilities budget five year plan extensively because we did that as part of our rate sufficiency analysis. We looked at what the capital plans were in utilities and the funding sources that were available with the assistance of an outside firm and came up with a five year plan with designed rates that would accommodate that. The SR 60 expansion project is moving forward and we are in the final stages of getting our easements for that. The C Street project, the largest project going on right now is close to being completed. It is a major upgrade to the northwest area. There are a number of other utility projects that are replacement or repair. A lot of our utilities are in the range of 50 to 100 years old, so a lot of what we are doing is basically trying to maintain those systems and upgrading them to current standards. We recently had three water line breaks in a two week period because the water lines were 50 years old. Mr. Fields said the utilities department had a very good handle on their current needs and future replacement needs. So that is not an area of discussion today.

Mr. Fields said the discussion today is the operating budget and the biggest in line currently planned is for the Lake Wales Airport, the runway extension and the expansion there. We recently were notified by FDOT and FAA that they will be providing us the necessary funding for those projects so we are working on the details of the cash flow now. The extension of the runway project and the rehabilitation of the existing runway project have to go on at the same time but are funded differently because one project is mainly a FDOT project and the other is mainly a FAA project. The completion of both projects is expected to run over about a two year period. We already have FDOT approval and hope to get FAA approval soon. The construction can start as early as this fall for that project, which will probably run over two fiscal years for us but the funding from FDOT and FAA might actually run over three fiscal years. So we are trying to have in place what they are going to reimburse us and what we are going to have to pay out. Those projects are an opportunity for the City and to get FDOT and FAA on board at the same time to move those projects forward is pretty significant. Mr. Fields said we will come back with a detailed financial plan when those projects come forward although he does not know how we are going to pay for them but those projects are really a high priority. The interest in the airport and the capabilities of really providing an economic boost to the area are significant both in terms of the current operators out there and the future operators, which has already been discussed.

Mr. Fields reviewed Schedule C, "Summary by Asset Type – All funds Excluding Utility System," that was distributed to the Commission in the agenda packet. He pointed out some of the big items that were accomplished this year which included replacing A/C units in the Municipal Administration Building; installing an A/C unit in the Depot Museum building; some major improvements to the Hardman Complex at the Kirkland Gymnasium; sidewalk repair emergency work done on Third Street and Domaris Avenue; and

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IT network server updates and network switch replacement. He said this year we are doing some demolition using the \$75,000 budgeted this year for that and the money the County contributed toward that demolition. We are in the process of getting some equipment in place for streaming commission meetings, installing some safety lighting in school zones, and replacing some newspaper racks in front of the Post Office.

Commissioner Perez asked why the City was responsible for replacing the newspaper racks and not the publisher or the person selling newspapers because \$30,000 is a lot of money. Mr. Fields said it was a question of whether we can improve the appearance of our downtown by getting rid of all those individual racks that are not well maintained by the vendors and replacing them with permanent ones that they can use to distribute their newspapers. Commissioner Perez said it appears as though we are giving people a break because of their inability to provide us with that we need. Mr. Fields said there is no way we can force them and you cannot ban the racks. You either allow them to put their racks there or we provide them with a facility to distribute their newspapers. Commissioner Gibson asked why we cannot ban the racks and Mr. Fields said because of the First Amendment. It's been tried in other cities and you cannot do it. Commissioner Gibson said newspapers yes, but not for other types of advertisements. Mr. Fields said it is an ad but apparently it comes under the distribution the same for the newspapers. He will double check it with Mr. Galloway but other cities that have litigated it basically have found that if you allow a newspaper or something else that is an advertisement newspaper the law doesn't necessarily distinguish in that regards. If we try to ban those the Ledger would not be very happy about it either. Commissioner Gibson said he is not talking about a newspaper. A lot of these free things that are nothing but advertisements junk up the place. Mr. Fields said they are still protected up to some degree under the First Amendment and Commissioner Gibson said he would like to see that. Mr. Fields said it has been litigated in other cities and he is trying to avoid the cost of litigation in that issue, and that he will get back with him on the cases that are involved. Mayor Fultz said they might feel it is a discriminatory issue because the newspapers also advertise when they put their periodicals out. Mr. Fields said for example, the Wednesday paper of the Lake Wales News, now the Polk County Sun Democrat is a paid subscription but their Saturday paper is a freebie so how would he distinguish when they are allowed or not allowed to be there. Those are the kind of issues where the courts say you cannot make that distinction. Commissioner Howell asked if we could ask the Post Office if they could put their newspapers inside their building. The Mayor said absolutely not, it will then junk up their property and they do not want that junk inside the Post Office and that liability coming their way. Mr. Fields said we had numerous complaints about the appearance outside the Post Office because of that and the other spot on Market Street. It does tend to visually improve the looks of downtown so this is one approach, a onetime expenditure to put those newsstands in and it doesn't cost us very much to maintain them. Deputy Mayor Thornhill asked if the money had already been spent on the newspaper racks, maybe we can do something else. Mr. Fields said no, it is in the process of being spent but that can be canceled if it needs to be. Commissioner Gibson said he would love to see the law on it and see what the limitations are. Deputy Mayor Thornhill said they needed an answer to determine how much to spend on them and the Mayor said it should be the minimum to clean them up to make them look good and presentable without absorbing a lot of money. Deputy Mayor Thornhill said he likes the idea of centralizing them in one place.

Commissioner Perez said he did not realize the City owned mausoleums in its Cemetery. Assistant Public/Support Services Director Teresa Allen explained that they are owned by the City and just as you purchase a burial space you can also purchase a mausoleum space. She said all the single spaces are sold, all the niches for cremations are sold, and all that remain is what you call true companion, where two people can go into the same mausoleum space.

Deputy Mayor Thornhill said he thought that everything for FY'2015-2016 was done and we are just looking at FY'2016-2017. Mr. Fields said he was just highlighting some of the things that were done in 2015 and 2016 but some of the things are still in progress.

Commissioner Perez said he agrees with vehicles for the Police Department and questioned the grant part. Mr. Fields explained that it is grant eligible but we don't always get the grant. He said it is a minimum level we could provide without a grant but we can do more with a grant. Finance Director Dorothy Ecklund pointed out that the box the Commission is looking at that says "grant/finance," the "yes" marked there could mean that it is grant eligible or finance eligible such as lease purchase.

Mayor Fultz explained that the things that are a high priority to him are IT security; streaming commission meetings so everyone can see the them; the police department because that is our first line of defense; and completion of the airport projects because they are going to be the key to economic development in Lake Wales.

Commissioner Gibson said regarding the 1919 Hardman school building there has apparently been some discussion that the Charter Schools can get State funding for that location for its future Bok Academy North. The City would convey it to the school system just like they did with the old City Hall to the community colleges and they would have the responsibility of keeping it up, renovating it, and everything else. The Charter School was successful in getting an allocation for this coming fiscal year here and they have high hopes for another allocation in the second year and another for the third year. The City is showing some expenditures during those years and he is sure the Charter Schools would welcome the City's contribution to renovating those buildings and if the City is going to make that contribution it would need to coordinate with the Charter School's architect on what is done there so we don't do something to waste money and if the Charter Schools is going to be successful, which they feel they have a good chance in doing so, then that will be a savings the City could realize and not have to put any money into the building. Commissioner Howell asked what person told someone on the Charter School that the City was going to give them that entire complex and Commissioner Gibson said he was not told who said it. Commissioner Howell said she would like to know who said it because if that person is planning to build something for the community they had no right to say that. Mayor Fultz said he didn't say it because he did not have the authority to do so but there were some discussion about them wanting that complex which was the gymnasium and the Little Theatre. There was some feedback that went back saying that there was no way they were going to take away something that was meant for the citizens of this City and that we could not give it to a private entity without the citizens having something to replace that with, which means a recreational facility that is going to encompass the theatre and the recreational aspect of the Kirkland gymnasium. The Charter School system would have to pay into that to see it happen because that has to be in place before any of those things would be turned over to them. Deputy Mayor Thornhill said the discussion he remembers is that if they get that they will build a replacement for that which is 100% of what we need. He asked who the City's representative is on the Charter School Board, the Mayor said he was, and Deputy Mayor Thornhill said he would like to hear that discussion. The Mayor said they never had a discussion like that on the Charter School Board because he cannot sit there and discuss City business on that Board as the City's representative. Any discussion that goes on about that property happens at the Commission meeting.

Mr. Fields explained that about a year and half or two years ago when the idea of the 1919 Hardman School Complex would be converted to the Bok Academy North came about, Superintendent Jesse Jackson was invited to come to a City Commission meeting to talk about it, which he did and presented plans to the Commission of what was hoped for. The City Commission at that time clearly indicated and made it very clear to Mr. Jackson that the City supported the idea but no transfer of the building would take place until a replacement building with a Kirkland gym was in place because that building is being utilized in the daytimes, evenings, and on the weekends, and until that building's replacement was available nothing could be turned over to them because they would need that gymnasium for P. E., Physical Education of the school and that is really where the conversation ended, the one presentation made by Mr. Jackson. Mr. Fields said that Mr. Jackson met with him and the Mayor before the legislative session and indicated that the Charter Schools would be going to Tallahassee to seek funding, and that they would be looking to get some grants to move the project forward. At that time he and the Mayor reiterated to him that basically the City was supportive of the project in terms of having another Bok Academy but again the building would not be available until a replacement was in place for the Kirkland gym. There have been no formal discussions with the Charter Schools. Deputy Mayor Thornhill asked if the mayor could speak to them while he is there and Mayor Fultz said he cannot speak for the Commission in the School Board of Directors meeting other than letting them know what the Commission had already said. But, as far as him making promises and telling people otherwise, no. No one is sending him to jail. Mr. Fields said the Mayor can say it at the Commission meeting because it is a public meeting. Deputy Mayor Thornhill said he wanted to know what is currently being said about what the ideas and plans are, etc.

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The Mayor said now that Mr. Gibson is one of our Commissioners we dare not get into too much of any kind of discussion about what is coming before this Commission at that Charter School Board. He said that yesterday when Commissioner Gibson spoke and gave his ideas about what he was going to be advocating for here he was smart enough to keep his mouth closed and not say a word about what was said there because it could have been conceived as an ethics or sunshine law violation.

Mr. Fields said the Charter School Board meetings are public meetings and are noticed. The fact that the Mayor and Commissioner Gibson are present at the meetings is not a problem. The Mayor said they still need to watch what they say in the sunshine meetings back and forth. Deputy Mayor Thornhill said he is only trying to get this issue resolved and somebody has to say something to somebody. The Mayor said that Dr. Jackson should already know because he had sat down with him and the City Manager and was told that we knew about them getting the funding and that they need not forget what was discussed about those facilities having to be replaced and actually ready for use before these other entities can be turned over to him. Dr. Jackson heard and understood that.

Commissioner Howell said she wanted to make sure that all the people in the City of Lake Wales understand that we are very proud of all our educational school systems and what they have done in Lake Wales and we want to make sure everyone in the City is able to use the facilities because if it becomes a Charter school or a Polk County school it is a school system property that just anybody cannot walk or play on. They cannot do it because it is for the safety of the children. So that has been the scary part, if we are going to lose the gym and the theatre to the school system.

Commissioner Gibson said as far as the Charter Schools go they are a public school system, their meetings are under the sunshine, and we are talking about public money, and as far as his participation is concerned he is not on the Board but he is the general counsel for the Board. He explained that he has done a lot for the Charter Schools and primarily responsible for the design of the Charter School system which is unique in the country and has worked very well for us. When the Board was established he wanted a seat on that board for the City because what he had envisioned was if our schools got to be good schools, which they are, they were then an asset for the community and the City would be proud of that and the Chamber and the EDC would promote that asset for the City because everybody knows that if you have good schools you have higher property values and people would want to live there. His incentive for this is for the benefit of the community. It would be advantageous for the City as far as that 1919 building is concerned. It is a liability and a black hole as far as money is concerned for the City and that is also true of the adjacent building which also used to be the cafeteria for the old high school. There should be no difficulty getting that off the City's books and that is also maintaining that property that is there which used to be a playground for the high school. We need to get that responsibility off the City's books. It is a very useful piece of property when you can go from the school to the gym. The best thing to do there is enter into some type of cooperative arrangement for the any potential use of it in exchange for maintaining it to help with the maintenance cost. He does not know how the Charter School would ever use the Little Theatre. That seems to be spoken for. It is important to realize and talk about it building by building and see how the City is going to be better off by saving some money and also getting some State money into some property there in building up the value of some property around it so that is a plus he would think.

The Mayor said that the 1919 building and the cafeteria would absolutely be a plus for the Charter Schools and for us to get it off the City's books. As far as making some type of cooperative agreement for the Kirkland gym that would be hard to schedule everything that is happening there now when they are turning people down for certain events that are happening there and still have recreation or a gym there for the students. That is why it was brought up that that the gym would be part of that deal. The reason the Little Theatre and the YMCA came in is because all of that was one complex at one time and if that whole complex was going then we have to have some way to replace those things that are in that complex for our citizens that are useful. The Mayor asked Commissioner Gibson if there was any kind of way that he did not run into scheduling conflicts for the students going into to do their P. E. along with all the citizens that is already there using it he would like to see what that schedule looks like. Commissioner Gibson said he is not advocating that and he does not know what the usage is and he is sure the schools could get along without a gymnasium like they do everywhere else except for the high school. He said he was only making

the City aware that there is some State money probably coming in. He is all for spending money on the gym because he has been in there and it is like a wind tunnel in there, you can't have a meeting in there, and the a/c doesn't work very well and it makes a heck of a racket. Maybe they can play pickle ball in the mist of that and was told they do. We need to talk to the school about all the money coming in because they might be able to save us the money.

Deputy Mayor Thornhill asked what the \$43,000 was for and Public/Support Services Director James Slayton said yes, that money is not for the 1919 building. The Little Theatre and the gym share a parking lot so that money has been on the books for a while to resurface it this year. Deputy Mayor Thornhill said he was in favor of that because people have complained to him about the pot holes there.

Mr. Fields said the Recreation Commission has been discussing this for a while now as part of the City's overall recreational plan and it really all ties together. The Kirkland gym is way past its useful life and we have done a lot there. What the City needs in terms of recreational facilities in the City is a multi-purpose facility that will serve all people and not just athletes and kids. We don't need a Lake Eva complex but in terms of meeting space we need a place to have our dinners like the Ridge League Dinner without having them at a non-city facility like at the Lake Wales Country Club. It is about time the City start seriously looking at the idea of a multi-purpose center with athletic facilities, after school tutoring rooms, computer rooms, yoga studio, etc. There are all sorts of ideas the community can give us in terms of what they would like to see more in these facilities. We are fortunate to have the space. The City owns a huge piece of land behind the existing Kirkland gym between Scenic Highway and the high school that is available for us to do something with. It's a major project, the largest non-utility project that we can come up with, which could cost as low as \$3 million and as high as \$6 million or \$7 million. He would propose getting citizen input and getting the citizens to vote on this. We could put this on as a referendum in terms of a bond issue to put forth a project of this nature. It is something we should start thinking about and getting public input on because it is a facility that the City needs and could use when the other property becomes available to the Charter Schools. The new facility will replace all three of the buildings: the high school, cafeteria, and the boys and girls club which is a City owned building. This is an idea for the Commission to consider, start thinking about, and start getting feedback from the community on. It is doable and the City's financial position proves that it is not the kind of debt that we can support in the future but it truly should be up to the citizens to make the final decision which would be his recommendation for something like that.

Deputy Mayor Thornhill said we just had our board appreciation banquet at the Woman's Club. It worked out for what we had but was a little tight. Mr. Fields said we have the Austin Center which seats about 200 people but it doesn't have the modern catering system that we need.

Mayor Fultz said the Lake Wales Charter School system is a great asset to the City of Lake Wales. It helps to bring attention to young families and industries that want to move here. He spoke to Mr. Kendrick yesterday and he was talking about the recreational side of it, not just sports but having an educational recreational facility that can encompass everything needed whether it is for mentoring, tutoring, and everything that is encompassed within the school system now and it will be centrally located so students would not have to go way out to different schools etc. to get that. A bond referendum might be a good way to get something like that. If that were to come about we would definitely need the Charter Schools involved in that because they have access to the parents and they could stress to them how important this would be to them and to the young people. We have to partner in a way that it will benefit those students as well.

Commissioner Gibson said he likes the idea but it would concern him if the City attempted to go in this alone and we don't have the ability to do that for the whole community. He is concerned about the Detroit syndrome. The reality is that a lot, if not a majority of the talent and expertise and investment capital is outside the City limits, so we need to work on a way to bring in all those assets to the table and pull the resources that are in this community. The Charter Schools and the Care Center has done that. The majority of the kids in the Little League program reside outside the City limits. We can do this for a community center. City government is the leader in public civic governmental functions in this entire community by default, there is no other. Country Oaks, Mountain Lake, and Bok Tower are outside the City limits. In order to get anything done that everybody is going to benefit equitably from they need to contribute. We should be the

catalysts for that and the one thing the City needs to come to grips with is that if it is done in the form of a public service non-profit corporation that expands political boundaries and goes to what the real boundaries are in this community and is not hampered by City politics it's going to be that non-profit corporation. The City can contribute to that but we cannot afford to do it. The City can probably contribute the significant part of it to where while not funding the whole thing would have control over it because if the City pulls its part out the thing collapses. There are a lot of people out there that identify themselves as being from Lake Wales and we are in the position to perform leadership responsibilities for that but to undertake the finances for the whole community we cannot do it so we have to organize the community.

Mayor Fultz said it is public private partnerships, which he has been preaching for three years but it takes the people to form that. It is the City, the people in the unincorporated part of the City, and the citizens of the City to come together and say this is what we want. The biggest part is getting everyone to agree.

Commissioner Gibson said right now the biggest loss in the school system is summer. The achievement levels go down and they spend the next two or three months trying to bring them back up. All the pieces are here, it is just the ability to do it, so enticing that all we need is organization and leadership and all the facilities and schools that are unused during the summer when the kids need it the most when vandalism and temptations of drugs and crime are at the highest after school, unsupervised kids, we as a community have a manageable situation because we are small enough, we can do this. A person in Mountain Lake with the McCance Foundation really helped the Charter School system a lot. He had a project this past year where he put up \$10,000 to have students to do research on how to retain students so that a higher percentage of them would graduate. Lake Wales is a leader in Polk County with an 84% high school graduation rate. The McCants was the final judge and they have put more money in for next year's competition and that is going to be recreation in Lake Wales.

The Mayor said he felt that Commissioner Gibson has the knowledge and the grasp of the people living on the fringe of this City in unincorporated areas that have the finances to come in and be good partners in something like this. He said he sort of joked a little bit at the Commission meeting when he said they would put that in Commissioner Gibson's hands to talk with them and try to bring them in. With the kids doing the McCance challenge they are stepping up to let us know what they want to see in this City. He talked to the Chamber for years to get young business leaders to talk about that and get their ideas to come in. Even with the greatest of ideas we are still going to need somebody that is going to bring the entities together for that public private partnership in order to get something done. Commissioner Gibson would be a good person to make that happen because he did a great job in reaching out to that school to get benefactors to come in and support what was happening in that system. That fits into recreation which is something we need to do for the young people to keep them involved and keep them out of trouble.

Mr. Fields said there is a lot of staff work that has to take place to get these ideas moving which is one the reasons he put this idea out here today so we can get the Commission's blessing in moving this idea forward in getting some kind of multi-purpose center in the City. He is glad to hear about the McCance challenge and recreation and we are willing to work with them. We have a recreation advisory commission and to his knowledge the charter school has not participated in that. The group meets regularly to help plan for future recreational activities and coordinate them among them all so we would welcome the charter school system to play a role in that committee. We need to have a place for kids to go after school and during the summer as well as having programs for our retirees. We do a lot at the Library and they can do a lot more if they had more space and facilities available. We can do a lot more for our citizens but not with the lack of space and facilities. It is a long term issue, it is not something we will have in the next year or two but in the next three years we might be able to have something by pulling together the local people, the Charter schools, the City, and the Chamber of Commerce to increase that likelihood. There is Polk County MSTU grants and State money to help with that.

In Polk County if we have a MSTU for recreation that serves a heck of a lot of county residents we can go to the legislature to let them know that we built this coalition locally and ask them to have the Polk County delegation step up and get some of the State money. Then the financial burden on the City would be reduced significantly and we can get a first class facility that we can be proud of. Mr. Fields said he and the

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Mayor have taken heat from the County Commissioners at times because they have not been afraid to get up in front of them and ask where the Lake Wales' share is. We got a little push back at first but now they are realizing that Lake Wales deserves a share from the County and the State. If we can build that coalition among the parties it would reduce the cost on our tax payers and we could have the type of facility that would put Lake Wales on the map as a place for young families and senior citizens. It will really make this a great place to live and have people begging to be annexed into the City. We could make that happen if we all work together. With the Commission's permission he will start moving this forward and start getting some planning and ideas going.

Commissioner Perez said let's not to forget our Little Theatre. The mayor said that would be encompassed in that same facility as well.

Commissioner Gibson said we need to give the program a more appropriate name because it is much more than recreation, athletics, and young people. It is recreation, enrichment, education, tutoring etc. and older people and it is going to take leadership. In a project like this if you have a Rob Quam, Donna Dunson or a Tina Peak you have a project. In their successes you find the leadership which is what it will take. We can set up our organization but it is going to take leadership to make it happen, personal leadership.

The Mayor said as far as the Charter Schools being involved now after talking to Mr. Kendrick today, he is sold on the idea of being part of the recreation advisory board because he agrees with what we are talking about today.

Commissioner Gibson told about how they got the Charter Schools which included a task force and a steering committee to make that happen and told the steps involved in designing a successful system. He said it takes a conservative effort and if he were putting together a task force and steering committee he would suggest that instead of going into a niche with a preconceived idea and preconceived program which is only a segment of what we are talking about he would form an organization that is going to do it all. There are entities within this town that can all bring something to the table and if you have a task force that is composed of those entities on that board there will be a lot more buy in.

Mr. Fields said he needed a consensus to move forward and the Mayor said he definitely had the consensus.

Deputy Mayor Thornhill said his priorities are the parking lot at the Little Theatre, IT, airport, and police public safety.

Commissioner Howell said her priorities are road repair and a maintenance schedule after the repair, fencing of the play park playgrounds to keep alligators out, completion of the airport extension, replacement of the dugouts at Frasier field, upgrading the Little League fields for tournaments, soccer field lighting, refurbishing the pram fleet building, repairing the boating ramp pier, repairing alley ways located near Mr. Tonjes where there is bad drainage and big pot holes are, formation of a task force, and the recreation idea as discussed.

Commissioner Perez said his priorities are public safety and the maintenance and enhancement of the Little Theatre because a lot of people would rather come here to the theatre instead of the one in Winter Haven.

Commissioner Gibson said he does not know enough to have a list but he will be looking at where the money will be coming from and that the Commission will be hearing from the CRA Citizen Advisory Board on how CRA funds should be used for redevelopment. He will be alert to where these funds are coming from because CRA funds have been abused in the past.

Mr. Fields said the City does not pay attention to infrastructure until the pothole complaints start coming in. Money for alleyways is in the current plan although not enough but we are starting to address the issues and some money will be put in this year's budget for repaving of roads to start addressing that issue. He

said it would be great if we got more gas tax from the County and the State but we do not so it is an area continuously looked at.

Mr. Fields said we are currently in competition for a two-year State partner's grant to start developing a strategic plan. Although it is an economic development grant we are targeting it for the downtown. In talking to other cities and consultants there is no magic one way for the City to develop this downtown. Every city's circumstance is different, it has to start with citizen participation and input, and that the plan must start from bottom up. The first step in that direction was the open meeting AAUW had about a year or so ago on the downtown and we need to follow up on that. The Main Street organization is trying to reformulate itself, so the broader the involvement along with involvement of the citizens, business district, and the City to generate ideas we can attack the issues on how to revitalize our downtown and start implementing that plan. It will take capital investment and other kinds of investment on the City's part, but if we get the grant we can hit the ground running with a lot of assistance from State agencies in that regards. We will start doing some kind of citizen data collection analysis and getting the citizen input needed to come up with a brand new downtown plan because the one from seven years ago is worthless in the current economic environment. Things have changed. This is not something we are ignoring, we are working on it, and it is being addressed.

Commissioner Gibson said he does not want the downtown redevelopment to be contingent on receiving a grant and does not want to hear it, and that there will be one vote to address downtown now. Mr. Fields said the bottom line is that we have to get citizen input to facilitate it a lot. It is only a \$40,000 grant, but more importantly it requires the State agencies focus on Lake Wales and they said they are technical experts and would do the day-to-day data collection for us, which is the nice thing about it. We will move forward regardless of whether we get the grant or not. Getting the grant would be a turbo charge in the effort in some respect because we will be getting that kind of technical assistance essentially free from the State agencies involved. We have a pretty good shot at getting the grant and are working toward that goal.

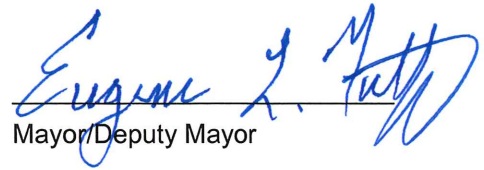
The Mayor asked Mr. Fields if he knew the formula for the revitalization of a downtown area like this as far as what the City's portion should be, the downtown merchants portion should, etc. in partnering to get that done. Mr. Fields said it varies and in a study he did when working in one of the previous positions it showed that private sector investment in the downtown lags public investment in the downtown by about 12 to 15 months. Whatever dollars the City puts into the downtown, the private sector return will be about 2 or 3 times as much. Where a Main Street organization is involved the formula is usually 1/3 fundraising, 1/3 City, and 1/3 private sector. CRA investment is about 80% to 90% city money in terms of being invested with some programming money coming back in. The idea is to get all the parties involved, the business community, city government, and citizens in general, in agreement that this is the direction we want go and the things we want to do regardless of a grant. We have to start working on that effort immediately or as soon as we can in the upcoming fiscal year and have workshops similar to what the AAUW did but with a little bit more focus on doing some planning for downtown and bringing in a consultant that has some experience in those kind of efforts to facilitate that. Commissioner Gibson said it is like everything else, it is leadership.

Deputy Mayor Thornhill said he will not be in attendance at the second meeting in September, he will be in Hawaii. He will be leaving on September 14 and will return on October 1. The Mayor said he will not be at the second meeting in October because that is when his annual trip to Honduras is. Mr. Fields reminded the Commission that phone participation is allowed and that he will try scheduling agenda items around the Commission's vacation schedule.

3. COMMUNICATIONS AND PETITIONS

City Commission Budget Workshop Meeting
June 14, 2016

The meeting was adjourned at 7:19 p.m.



Mayor/Deputy Mayor

ATTEST:



City Clerk Clara VanBlargan, MMC