

The meeting of the Lake Wales City Commission was held on August 16, 2016 in the Commission Chambers at the Municipal Administration Building. Mayor Eugene Fultz called the meeting to order at approximately 6:00 p.m. following the Invocation and the Pledge of Allegiance.

INVOCATION

Deputy Mayor Thornhill gave the invocation.

PLEDGE OF ALLEGIANCE

COMMISSIONERS PRESENT: Pete Perez; Terrye Y. Howell; 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

5. MAYOR

Agenda Item 5.I. Presentation of Certificates of Appreciation to the Lake Wales HS Band, Lake Wales HS JROTC, and De Ette Lahr-Bees (Individual Volunteer) for their hard work and dedication to the success of the 2016 National Parachute Championships at Lake Wales Municipal Airport on May 27-29th, 2016.

ADDENDUM

Agenda Item 5.II. Proclamation: Bok Academy Students Zero Robotics Team Recognition Day

6. PRESENTATION/REPORT

Agenda Item 6.I. Code Enforcement Progress Report by Kathy Bangley, Director of Planning & Development

Planning & Development Director Kathy Bangley said the City Commission recently adopted some Code revisions and approved staff putting service liens on the tax rolls and from that they hope to collect around \$50,000, which is money owed the City for the 10 years. She then gave a PowerPoint presentation showing before and after pictures of recent progress made by Code Enforcement at the following addresses, which Ms. Bangley explained:

338 D Street

Prior to the City Contractor cleaning up the property it was less than desirable.

119 E Bullard Avenue

Code Enforcement notified the owner of this property of the violations and then owner then demolished the structure and cleaned up the property at their own expense.

119 Briggs Street

This property is located near City Hall, it is abandoned, and the taxes have not been paid in the past three years. The owner is deceased and has no heirs. The City's contractor cleaned the property and boarded up the structure at a cost of \$745. The property will need mowing again in the next couple of weeks at the City's expense if it chooses to do that. Staff is considering closing on the property so it does not continue in disrepair and that it can go back on the City's tax rolls. The

surrounding properties to this property are maintained. Commissioner Perez asked if the house is habitable and Ms. Bangley said yes.

31 and 35 W Orange Avenue

This property was a commercial business at one time and there has been people living there. This cleanup involved the police, code enforcement, and the City's contractor who helped clean up the property. It is listed as unsafe.

425 F Street

This property continues to be a problem and the owner is non-responsive. People have been living there without electricity or utilities. They have been using hoses to create showers and ran extension cords to the property next door for electricity. The owner of the property was notified.

517 and 517 A Greenview Terrace

This property was a duplex and has been an eyesore for many years. The women owning the property live in California and are completely non-responsive. Fortunately, the structures no longer exist for they were part of the County's demolition process for the City.

Ms. Bangley gave an update on the donation bins. The City's deadline for removal of the bins is at the end of next week. However, they were made aware that there are some legal challenges for full banning of boxes that are charitable in nature, the First Amendment as free speech for charitable donation covers them, and they have been challenged in circuit court in several different areas.

Staff is pursuing writing a very stringent ordinance to allow charitable donation bins by reputable companies and there will be a registration process for that. When we get ready to remove the boxes having no ownership, the Care Center agreed to empty the contents first. Accessory structures are not allowed on vacant property so that criteria will be incorporated in the ordinance that will be brought to the Commission within the next couple of months.

Ms. Bangley explained that Code Enforcement is looking more toward compliance rather than enforcement and they are going to do some proactive community education.

Commissioner Howell said that on the corner of Pearl Street and North Avenue there is about a 6 ft. x 8 ft. corner property. The people there have two boats larger than the house, two motorcycles, and many cars on that property. It has been about 10 days since she reported it and nothing has happened and the neighbors are calling. Ms. Bangley explained that unfortunately things do not happen as quickly as we want them to. The rules prohibit a boat in the front yard and if it is on corner property, each side that fronts the street is still a front yard by Code. The education process will help people understand that. The owners both residential and commercial tend to be non-responsive when they want to be but when it is a tenant we have to rely on talking to them face to face because when we cite the property we are citing the owner. We contact the owner making them aware of the problems. Commissioner Howell said Code Enforcement explained to her about the 10-day process and since we are revamping the Code then perhaps we can do something about that as well. Ms. Bangley explained that State Statutes dictate some of the timelines so we have to be careful to stay within the due process rules as written. Commissioner Howell said on her ride-a-round with Code Enforcement she learned that a basketball goal is not allowed to be in the street. Ms. Bangley said it is okay when the kids are out there playing but when the goal is left in the street when not playing it becomes a safety problem. She welcomed all the Commission members to do a ride-a-round with Code Enforcement.

7. COMMUNICATIONS AND PETITIONS

There were no comments made by the public.

8. CONSENT AGENDA

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Agenda Item 8.I. Approval of Minutes: August 2, 2016, Regular Meeting

Agenda Item 8.II. Purchase Authorization – Grove Construction

[Begin Agenda Memo]

SYNOPSIS

The City Commission will consider authorizing staff to expend funds to Grove Construction for the resurfacing and striping of the Kirkland Gym/Little Theater parking lot.

RECOMMENDATION

Staff recommends that the City Commission take the following action(s):

1. Authorize staff to expend funds to Grove Construction in the amount of \$69,400 for the resurfacing and striping of the Kirkland Gym/Little Theater parking lot.
2. Authorize a budget amendment to transfer \$33,169 from various operating budget lines to the Capital Outlay Hardman Complex/Kirkland Gym budget line.

BACKGROUND

The subject parking lot has been deteriorating for many years and is an eyesore in the community. Additionally, the lack of organized striping or parking patterns causes congestion in the street during events at the gymnasium and the theater.

A total of \$42,000 was approved in the FY15/16 adopted budget for Kirkland Gym improvements. \$5,769 was used to purchase and install additional bleachers inside the gymnasium, leaving a balance of \$36,231 to resurface the gym's deteriorating parking lot.

In addition to the purchase authorization, staff is requesting a budget amendment in the amount of \$33,169 to cover the difference in the funding for this project. Staff has identified the following funding sources for the budget amendment:

1. \$17,093.25 transferred from M & R road repairs to C/O Hardman Complex/Kirkland Gym.
2. \$11,075.75 transferred from M & R sidewalk repairs to C/O Hardman Complex/Kirkland Gym
3. \$5,000 in proceeds from orange harvesting transferred to C/O Hardman Complex/Kirkland Gym.

In accordance with Sec. 2-417(d) (3) of the City's Purchasing Ordinance, all purchases in excess of Category 1 (\$20,000) require City Commission approval before funds can be expended.

City staff advertised a request for sealed bids (ITB #15-396) for annual street, sidewalk, and the City Commission awarded curbing maintenance and Grove Construction on June 16, 2015.

OPTIONS

The City Commission may elect to defer this project.

FISCAL IMPACT

The total project cost is \$69,400, of which \$36,231 is appropriated for the project and the balance of \$33,169 will come from M&R road repairs (\$17,096.25), M&R sidewalk repairs (\$11,075.75), and \$5,000 from the sale of oranges on City-owned property.

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[End Agenda Memo]

Agenda Item 8.III. Edward Byrne Memorial State and Local Law Enforcement Assistance Grant

[Begin Agenda Memo]

SYNOPSIS

Approval of this item will allow the police department to submit for and receive grant funding then purchase safety equipment, police mountain bikes, mobile thermal printers and audio/video equipment in FY16/17.

RECOMMENDATION

Staff recommends that the Honorable Mayor and the City Commission authorize the Police Department to apply for and accept funding through the Edward Byrne Memorial State and Local Law Enforcement Assistance Grant and purchase safety equipment, police mountain bikes, mobile thermal printers and audio/video equipment.

BACKGROUND

Since 1999, the Police Department has received funding from the Edward Byrne Memorial State and Local Law Enforcement Assistance Grant Program. Since that time, the department has utilized this funding to create numerous community programs as well as purchase needed equipment to enhance public safety. This year the Edward Byrne Memorial State and Local Law Enforcement Assistance Grant award amount is \$10,300.00 and if approved would be included in the 2016/2017 budget.

The Police Department proposes to use the JAG-C funds toward the purchase four (4) GPS enables radio microphones, four (4) fully equipped police mountain bikes, four (4) mobile thermal printers with accessories and one (1) complete audio/video recording system installed within an existing interview room. This equipment will be used to increase officer safety, enhance community interaction and positive relationships, improve efficiency and customer service, and accurately document the interviews of victims, witnesses, and suspects.

Matching funds are not required for this project; however, any additional expenses can be covered with Police Forfeiture funds if necessary.

The costs of this equipment are as follows:

(4) GPS Radio Microphones -	\$2,000.00
(4) Police Mountain Bikes -	\$4,400.00
(4) Mobile thermal printers -	\$1,900.00
(1) Audio/video System -	\$2,000.00

OPTIONS

The Commission may choose not to authorize application for and accept the Edward Byrne Memorial State and Local Law Enforcement Assistance Grant or purchase this equipment.

FISCAL IMPACT

The Finance Department has reviewed this application.

[End Agenda Memo]

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Deputy Mayor Thornhill made a motion to approve the Consent Agenda. Commissioner Howell seconded the motion.

By Voice Vote:

Deputy Mayor Thornhill "YES"
Commissioner Howell "YES"
Commissioner Gibson "YES"
Commissioner Perez "YES"
Mayor Fultz "YES"

The motion carried 5-0.

9. OLD BUSINESS

Agenda Item 9.I. Ordinance 2016-10, Amendment to Airport Authority Board Ordinance 2nd Reading & Public Hearing

[Begin Agenda Memo]

SYNOPSIS

The City Commission will consider amending Ordinance 2016-10, the Airport Authority ordinance.

RECOMMENDATION

It is recommended that the City Commission adopt Ordinance 2016-10 after second reading and public hearing.

The City Commission approved Ordinance 2016-10 after first reading on August 2, 2016. Advertisement requirement for second reading and public hearing has been met.

BACKGROUND

On September 29, 2005, the City Commission adopted Ordinance 2005-44 creating the Lake Wales Airport Authority. Since its adoption, the City Commission has made modifications as follows:

- Ordinance 2005-48; December 6, 2005, expanded membership from five members to seven members
- Ordinance 2006-10; April 4, 2006, expanded membership requirement to include a City Commissioner as a non-voting member. Commissioner Pete Perez currently serves as that member.
- Ordinance 2007-07; March 20, 2007, added duties of oversight of airport operations, and the provision of input and advice to the City Manager in his capacity of Airport Manager

The Airport Authority meets monthly and at times, the quorum requirement becomes an issue due to the lack of members or attendance on the Board. Ordinance 2005-44 that created the Airport Authority requires that at least four voting members be qualified electors of the City of Lake Wales but does not specify a requirement for the other members. Therefore, those members are appointed in accordance with the membership requirement in Chapter 2, Section 2-26(1) (a), which limits persons serving on City boards, commissions and committees to persons who are residents of the City of Lake Wales or owners of property

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located in the City of Lake Wales or persons having a business tax receipt issued from the City of Lake Wales.

Although, the Airport Authority currently does not have vacancies it has encountered problems in the past with vacancies being filled in a timely manner due to the lack of applications received. The Board recently voted to recommend that the Commission expand its membership requirement to allow persons to serve on the Airport Authority that have general aviation experience and who are airport tenants regardless of where they live, inside or outside the City limits. Ordinance 2016-10 was prepared for that purpose and to also incorporate in the ordinance the membership requirement set forth in Chapter 2, Section 2-26(1)(a) of the Lake Wales Code of Ordinances.

In accordance with the authority granted by Sec. 4.04 of the City Charter, the Airport Authority Ordinance designated the City Manager as airport manager with the input and advice of the Airport Authority. However, for purposes of administration of the day-to-day operation of the airport and the enforcement of FAA rules the Airport Authority Ordinance allows a fixed base operator to be designated as airport manager. The City of Lake Wales no longer has a fixed base operator and the City Manager recently hired employee Alexander Vacha to take over the operations at the airport and designated him to be the airport manager. Adoption of Ordinance 2016-10 makes that change to the Airport Authority Ordinance and to Section 3-26 in the City's Code.

In accordance with 3.06 of the City Charter, it is the Mayor's duty to make appointments to the various citizen advisory and regulatory boards, commissions, committees and authorities. Approval of Ordinance 2016-10 makes that change in the Airport Authority Ordinance.

FISCAL IMPACT

No fiscal impact for this action.

OPTIONS

The City Commission can choose not to approve Ordinance 2016-10 or it can modify the recommended changes made in the ordinance.

[End Agenda Memo]

City Clerk Clara VanBlargan read Ordinance 2016-10 by title only.

AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA AMENDING ORDINANCE 2005-44 KNOWN AS THE "LAKE WALES AIRPORT AUTHORITY" ORDINANCE AS AMENDED BY ORDINANCE 2005-48, ORDINANCE 2006-10 AND ORDINANCE 2007-07; EXPANDING MEMBERSHIP REQUIREMENTS; ALLOWING FOR AN AIRPORT MANAGER DESIGNEE; ALLOWING FOR FILLING AUTHORITY VACANCIES IN COMPLIANCE WITH THE CITY CHARTER; PROVIDING FOR AN EFFECTIVE DATE.

OPENED PUBLIC HEARING

There were no comments made by the public.

CLOSED PUBLIC HEARING

Deputy Mayor Thornhill made a motion to adopt Ordinance 2016-10 after second reading and public hearing. Commissioner Howell seconded the motion.

By Roll Call Vote:

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Deputy Mayor Thornhill "YES"
Commissioner Howell "YES"
Commissioner Perez "YES"
Commissioner Gibson "YES"
Mayor Fultz "YES"

The motion carried 5-0.

Agenda Item 9.II. Ordinance 2016–13 Annexation, 16905 US Highway 27 – 2nd Reading & Public Hearing

[Begin Agenda Memo]

SYNOPSIS

Ordinance 2016-13 proposes the annexation of approximately 2.3 acres located at 16905 US Highway 27 and contiguous to the incorporated City limits.

RECOMMENDATION

Staff recommends adoption on second reading of Ordinance 2016-13, providing for the annexation of approximately 2.3 acres located at 16905 US Highway 27.

City Commission approved Ordinance 2016-13 following a first reading on August 2, 2016.

BACKGROUND

Barbara Douglas, Jeremy Herndon, and Luther Judah, Jr, owners are requesting annexation into the corporate city limits of Lake Wales.

An ordinance assigning Zoning and Future Land Use Map designation is presented later on the agenda for Commission consideration.

"Attachment A" to the ordinance shows the property's location. It is contiguous to the City Limits on its south boundary to unimproved property and to the west across US 27 to Longleaf Business Park.

Surrounding land uses:

North: County – A/RR Agricultural/Rural Residential

South: City – BPC Business Park Center

East: County – RS Residential Suburban

West: City – BPC Business Park Center

OTHER OPTIONS

Decline to annex the property.

FISCAL IMPACT

The annexation will add to the City's tax roll.

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[End Agenda Memo]

City Clerk Clara VanBlargan read Ordinance 2016-13 by title only:

(Annexation – 16905 US Highway 27)

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 2.3 ACRES OF TERRITORY, CONTIGUOUS TO THE INCORPORATED TERRITORY OF THE CITY OF LAKE WALES SHOWN ON ATTACHMENT “A” AND SPECIFICALLY DESCRIBED HEREIN; GIVING THE CITY OF LAKE WALES JURISDICTION OVER THE LAND ANNEXED; AND PROVIDING FOR AN EFFECTIVE DATE.

OPENED PUBLIC HEARING

There were no comments made by the public.

CLOSED PUBLIC HEARING

[End staff agenda memo]

Commissioner Howell made a motion to adopt Ordinance 2016-13 after second reading and public hearing. Deputy Mayor Thornhill seconded the motion.

By Roll Call Vote:

Commissioner Howell “YES”
Deputy Mayor Thornhill “YES”
Commissioner Gibson “YES”
Commissioner Perez “YES”
Mayor Fultz “YES”

The motion carried 5-0.

Agenda Item 9.III. Ordinance D2016-03, CPA/Zoning, 16905 US Highway 27 – 2nd Reading & Public Hearing

[Begin Agenda Memo]

SYNOPSIS

The proposed amendment will designate land use and zoning for approximately 2.3 acres of property located at 16905 US Highway 27.

RECOMMENDATION

Staff recommends that the City Commission approve, following a public hearing, a first reading of Ordinance D2016-03.

Notice requirements for a public hearing have been met.

The City Commission approved Ordinance D2016-03 after first reading and public hearing on August 2, 2016. Following the adoption of the ordinance, it will be submitted to DEO for the State’s small scale expedited review process.

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BACKGROUND

The ordinance proposes land use designation changes for approximately 2.3 acres of property located at 16905 US Highway 27 and owned by Barbara Douglas, et als. The property was annexed into the city by Ordinance 2016-13.

See Attachment A to the ordinance for location and land use designations.

Surrounding land use designations:

North: County – A/RR Agricultural/Rural Residential

South: City – BPC Business Park Center

East: County – RS Residential Suburban

West: City – BPC Business Park Center

Proposed development impact:

The owner intends to connect to city sewer when it becomes available. Property is already on city water.

[End Agenda Memo]

City Clerk Clara VanBlargan read Ordinance D2016-03 by title only:

(CPA/Zoning 16905 US Highway 27)

AN ORDINANCE OF THE CITY OF LAKE WALES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN AND THE ZONING MAP TO CHANGE THE LAND USE DESIGNATION ON 2.3 ACRES OF LAND LOCATED ON US HIGHWAY 27 FROM POLK COUNTY DESIGNATION A/RR AGRICULTURAL/RURAL RESIDENTIAL TO CITY OF LAKE WALES FUTURE LAND USE DESIGNATION BPC BUSINESS PARK CENTER AND ZONING DESIGNATION BP BUSINESS PARK; AND PROVIDING FOR AN EFFECTIVE DATE.

OPENED PUBLIC HEARING

There were no comments made by the public.

CLOSED PUBLIC HEARING

[End staff agenda memo]

Commissioner Howell made a motion to adopt Ordinance D2016-03 after second reading and public hearing. Commissioner Gibson seconded the motion.

By Roll Call Vote:

Commissioner Howell "YES"

Commissioner Gibson "YES"

Commissioner Perez "YES"

Deputy Mayor Thornhill "YES"

Mayor Fultz "YES"

The motion carried 5-0.

10. NEW BUSINESS

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Agenda Item 10.I. Resolution 2016-18, Amendments to the Section 3 and Affirmative Action Policy and Equal Employment Opportunity Plan

[Begin Agenda Memo]

SYNOPSIS

In order to receive CDBG funds certain policies need to be amended including our Section 3 and Affirmative Action Policy and our Equal Employment Opportunity Plan. Resolution 2016-18 approves the modification of these policies to comply with the grant requirements

RECOMMENDATION

Staff recommends approval of Resolution 2016-18 confirming that the City of Lake Wales has modified the Section 3 and Affirmative Action Policy and Equal Employment Opportunity Plan to enhance our CDBG application.

BACKGROUND

In April 2016, the City of Lake Wales submitted an application to the Department of Economic Opportunity (DEO) for a Community Development Block Grant to help with the C Street Sewer project. After a site visit in June DEO, staff informed city staff that some of our policies need to be updated. Some of these include the Section 3 and Affirmative Action Policy and Equal Employment Opportunity Plan.

OTHER OPTIONS

Do not approve Resolution 2016-18 and lose possible funding of our CDBG grant.

FISCAL IMPACT

None

[End staff agenda memo]

City Clerk Clara VanBlargan read Resolution 2016-18 by title only:

A RESOLUTION OF THE CITY OF LAKE WALES, FLORIDA, AMENDING CERTAIN POLICIES AND PROCEDURES RELATING TO THE CITY'S APPLICATION FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT.

OPENED TO PUBLIC COMMENT

There were no comments made by the public.

CLOSED TO PUBLIC COMMENT

Commissioner Howell made a motion to adopt Resolution 2016-18. Commissioner Gibson seconded the motion.

By Voice Vote:

Commissioner Howell "YES"
Commissioner Gibson "YES"
Commissioner Perez "YES"
Deputy Mayor Thornhill "YES"

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Mayor Fultz "YES"

The motion carried 5-0.

Agenda Item 10.II. Resolution 2016-19, State Revolving Funds Loan Application for SR 60 West Utilities Expansion

[Begin Agenda Memo]

SYNOPSIS

Approval of Resolution 2016-19 gives authorization for staff to submit and for the Mayor to sign the loan application for the SR 60 West Utilities Expansion to extend the water lines to the airport and to the end of the service area on SR 60 W.

RECOMMENDATION

It is recommended that the City Commission consider taking the following action:

1. Adopt Resolution 2016-19
2. Authorize City staff to submit and the Mayor to sign an application for the construction loan funding from the state revolving loan fund in an amount currently estimated to be \$2,825,770, which includes the base loan amount of \$2,797,793 plus estimated capitalized interest of \$27,977.

BACKGROUND

The state revolving loan fund provides loans for local government utility projects. The City's SR 60 West Utilities Expansion for the water line installation is an eligible project. The City has the opportunity to apply for a low interest loan through the State Revolving Fund for making these necessary improvements.

OTHER OPTIONS

Staff could be directed to go out on the open market for financing which would result in a higher interest rate than what is being offered by the Florida Department of Environmental Protection.

FISCAL IMPACT

Estimated debt service for the loan amount of \$2,825,770 (base loan \$2,797,793 plus estimated capitalized interest of \$27,977) would be \$170,416 annually over a twenty year repayment period.

[End staff agenda memo]

City Clerk Clara VanBlargan read Resolution 2016-19 by title only:

A RESOLUTION OF CITY OF LAKE WALES, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Commissioner Perez asked the meaning of a State Revolving Fund Loan Program. Utilities Director Sarah Kirkland said this application is just for the water extension on SR 60 West. Because they are two separate funds, the application for the waste water extension part will be brought to the Commission for approval.

The memo stated the amounts and capitalized interests. Once the Commission approves submitting the application SRF will send the agreement, which will state all the terms. Commissioner Perez asked why the fund is called a State Revolving Fund and Ms. Kirkland said that is the name of the agency that gives the money. Mr. Fields explained that at State level, it is a revolving fund but as we repay the loan to the State, it will then loan the money to other jurisdictions. It was initially funded with federal dollars to get it all set up and the interest rate is fixed and is much lower. Ms. Kirkland said we asked for \$650,000 from the State and received \$250,000 so we submitted an application but we have not heard back yet. Mr. Fields said this loan was built into the rates that the Commission approved last year so we should be generating sufficient revenue to pay this off, and that this is part of the financial plan that led to the rate increase.

OPENED TO PUBLIC COMMENT

There were no comments made by the public.

CLOSED TO PUBLIC COMMENT

Commissioner Howell made a motion to adopt Resolution 2016-19. Deputy Mayor Thornhill seconded the motion.

By Voice Vote:

Commissioner Howell "YES"
Deputy Mayor Thornhill "YES"
Commissioner Perez "YES"
Commissioner Gibson "YES"
Mayor Fultz "YES"

The motion carried 5-0.

11. CITY MANAGER

Agenda Item 11.I. City Commission Tracking Report

City Manager Kenneth Fields commented the following:

- He and the Mayor attended the Polk County Water Coop yesterday and were giving an update. That organization is moving forward. He believes that a representative from the Coop will be coming before the Commission in the next couple of months to give a full briefing of what is going on in that regard. Along with this loan and our expansion of the utilities, it is going to be very important process to make sure we get adequate water in Polk County for the next 20 years.
- He and the Mayor will be attending the Florida League of Cities meeting beginning tomorrow and will be out of the City for the next few days. It will be a very valuable conference and it will be good to hear what other cities are doing.
- He will be out of the City next week from Wednesday through Monday attending his daughter's wedding in North Carolina. He will be available by email and cell phone.
- He told how Carnegie Mellon University not only had the best computer science zero robotics program in the country, it also has the only music school in the country where you can major in bagpipes. He said he wished he said this when the Charter School representatives and the High School band were here.
- He reminded everyone that the next Commission meeting is on Wednesday, September 7 and on that agenda is the first public hearing on the millage and budget and other financial matters. Mayor Fultz said he would not be present at the September 7 meeting because he will be in Haiti so Deputy Mayor Thornhill will be leading that meeting.

Commissioner Perez asked Mr. Fields if he would be addressing the letter received about asbestos at the Depot Museum. Mr. Fields said there have been some questions raised about the volunteer work on the Caboose down by the Depot Museum. An environmental survey by an outside firm evaluated the conditions down there and found no contamination of lead poisoning or asbestos present there that would be a danger to anybody.

Agenda Item 11.II. City Commission Meeting Calendar

Agenda Item 11.III. Other Meetings & Events Calendar

Agenda Item 11.IV. City Boards Meeting Schedule

Agenda Item 11.V. Information: Boards, Commissions, and Committees

12. CITY COMMISSION COMMENTS

Commissioner Gibson said he had surveyed the community before becoming a Commissioner and after talking with the most admired and respected people in the community he came up with six goals for the benefit of the Commission and the City. He does not have the answers but we can work toward them for improvement. He described the six goals as follows:

1. **City should be known for community consensus than for conflict** – Commissioner Gibson said he came up with this goal because of the negativity going on in the City about six or eight months ago. He set up a website for communicating during his campaign and since converted that so anyone can go on the website and see that during his office holding.
2. **Establish a clear distinction between policy and administration** – Commissioner Gibson said that in the past our City has had a lot of turmoil and a lot of tension, which has resulted in the loss of some City Managers. He believes a lot of that was due to lack of civic leadership from the Commission because the City Manager has to fill that vacuum. As soon as the City Manager gets involved with civic issues and starts to get political then the malcontent comes out of the woodwork and aim at the City Manager. It is the Commission's responsibility led by the Mayor to exercise civic leadership, which involves policy, vision as to where we want the City to go, and then the City administration has a clear directive to make sure that train runs on time. It is the Commission's responsibility to protect the City Manager from politics because it is in charge of politics. A clear distinction from what the Commission's responsibility and what the administration's responsibility will help us a lot.
3. **Stabilize the economic decline of the community's center** – Commissioner Gibson said the traditional community zip code has 73% of the household income of the zip codes around the City. The key to what he would be working for is to enhance the City's tax base, which is critical, and the Community Redevelopment Agency is critical to that so we have to stabilize the economic decline of the community's center.
4. **Adopt what has worked for getting things done in spite of the City's limited resources** – Commissioner Gibson said that because of the City's community spirit, which is its #1 strength and a sense of community, it accomplished some remarkable things. This accomplishment was through non-political not-for-profit corporations that do not have to worry about City limits and politics; they are concerned about the community as a whole. The best recent example is the group working for the museum, which a majority of them live outside the City limits and they are doing sensational work. The Depot Museum and all the rest of us have benefited from that.
5. **Support economic development job creation as the City's #1 priority**
6. **Support downtown redevelopment as the City's next priority**

Commissioner Gibson said he would be working toward helping to accomplish those six goals and he welcomes suggestions on how to do it better. From the community input, he is confident this is the pulse of the community. The people want to see these things happen in this City in his short time here so he is going to try helping them out.

Commissioner Perez said he understands that Rob Quam owns half of the City, about 16 buildings in the downtown. The Mayor said he does not know how many but he owns a large number of them. Commissioner Perez said we are looking for taxable property and if we have an entity that owns a lot of the buildings that are tax exempt what are we going to do about that. He has been wondering what the plan is so he talked to Mr. Quam and never got an definitive plan that says he is going to do something in the City that is going to enhance the tax base. What Commissioner Gibson is saying sounds well but how are we going to do that if we do not have access to those buildings. Mr. Fields said this next year is going to be a very important because we have to come up with a plan involving all the stakeholders in the downtown. We need their input in coming up with a strategic plan for downtown in terms of what we want to see there and how are we going to get to where we want to be. Because the Care Center owns a lot of property in the downtown, they will be a major player in that and he looks forward to their contributions and visions. The Care Center does own a lot of the buildings and that is not the most efficient way for them to operate. If they can consolidate into some larger facility, they would happily do so if we can all work that kind of arrangement out somehow. That would free up a lot of buildings for redevelopment purposes but it would have to be done in the context of their input, and that of the existing businesses in the downtown, the citizens, and the Commission. It takes everyone to be a part of the process.

Commissioner Gibson said the Care Center would be happy to sell some of those buildings if there were any demand for them. Think of the condition of the buildings that the Care Center has taken care of and what the condition of those building without the Care Center. The most recent example is the nightclub that was beside the hotel and fortunately, the Care Center got that building and is in the process of improving it considerably. One of the things that concern him is the loss of revenue and he wonders if all those buildings like the Care Center Thrift Store are entirely exempt because money changes hands in there. Mr. Fields explained that because that is part of the fundraising effort that building is entirely tax exempt. It does however pay the fire assessment fee because it is a retail store. He explained how the fire assessment process works with non-profits, not-for-profits etc. Commissioner Gibson said in talking to the Care Center, they are sensitive to this criticism and they would like to be able to sell those buildings except for certain ones and move away from the downtown because most of what they do could function very well off premises. They would renovate another place but they are entitled to a fair price for those buildings. It is up to the Commission to create the environment that results in a desire to purchase those buildings for commercial for-profit purposes so that we can enhance the tax base in the downtown. Those buildings are in good condition and their appearance could benefit everyone.

Mayor Fultz said the six items brought forward by Commissioner Gibson are worth considering and that we are probably going to be talking more about that and possibly having the community type of input Mr. Fields' talked about. That way we will know more about what we can do to enhance the tax base by getting some of those properties back on the tax rolls.

Commissioner Perez said he sits on the Recreation Commission and it has been about 10 to 15 years since we have had a Recreation Director. Compared to what some of the other cities have he is beginning to feel like Lake Wales is a stepchild and we have not received the attention other cities receive. He would like us to open that conversation to see if it is something, we would like to do. The Mayor said we have had similar conversations about that and also have been talking to the County about getting some kind of funding for the lighting at the soccer fields, etc. and it does look like this side of the county does not receive its fair share of the county's money that has been put out there. The facility that Dundee has is a very large, outstanding facility but it is underused, which is one point of reason they are suggesting we consolidate there. Discussions with the County will continue. Mr. Fields said regarding a recreation director, the resources were not available this year. We are very fortunate that a lot of the programs in the City are run by non-profit organizations and some day there may be a need for the City to staff that. As we upgrade the facilities there is a lot more we can be doing beyond athletics. Maybe next year with the Recreation Commission we might be able to start looking at possibly having someone in house coordinating and developing new programs. Recreation is a quality of life and he can only ask Jennifer to do so much in terms of festivals and other special events. So, having an in-house person that can take over some of that and do some of the other athletic things like running programs, start developing new facilities, and taking the responsibility for

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planning of new facilities could be about a year or so away. Commissioner Perez said we are fortunate to have Robbie and Victor running those programs for no pay. The soccer field and stadiums are jammed on Saturdays so we need to pay more attention to our recreation programs.

13. MAYOR COMMENTS

The Mayor said he is part of the Florida Advocacy Committee, which is part of the Florida League of Cities. He has been tasked with talking to some Legislators in Tallahassee this week about CRA and Home Rule and keeping the CRA money designated by the municipalities because they are wanting to take that CRA money for affordable housing only and we cannot do anything else with it. If that happens, we will never accomplish what we want. We know more about what we need than what some of the Legislators do so he will be talking to them about that to get them to support us in keeping Home Rule in place.

The meeting was adjourned at 7:04 p.m.



Mayor/Deputy Mayor

ATTEST:



City Clerk Clara VanBlargan, MMC