

City Commission Workshop Meeting

July 12, 2023

(APPROVED)

7/12/2023 - Minutes

1. CALL TO ORDER & ROLL CALL

Members Present: Robin Gibson, Keith Thompson, Danny Krueger, Mayor Jack Hilligoss, Daniel Williams

Staff Present: James Slaton, City Manager; Jennifer Nanek, City Clerk; Albert C. Galloway, Jr.

Mayor Hilligoss called the meeting to order at approximately 2:00 p.m.

2. City Manager Comments

3. PRESENTATION - Zimmerman/Volk And Associates

Todd Zimmerman, Zimmerman/Volk and Associates, gave a presentation on the market for traditional neighborhoods in Lake Wales. He said they have been studying this for 3 decades. He shared about other areas that have done this. He reviewed their methodology about households with potential to move to these neighborhoods rather than a rear view analysis. He shared the big draw areas and mobility rates. There is a lot of internal potential within Polk County. Many households are trapped in a house not right for them due to lack of options.

He said there is an annual average of 4,630 households with incomes above \$50,000 have the potential to move to a traditional Neighborhood development in Lake Wales each year over the next 5 years. These people won't move without an opportunity.

Commissioner Thompson asked how they determine that these are looking for a traditional neighborhood design. Mr. Zimmerman reviewed the characteristics of certain demographics that are looking for these homes. They have done reverse analysis of those who buy in these neighborhoods. Commissioner Krueger asked where the 4,630 number came from. Mr. Zimmerman reviewed his methodology of the different draw areas to Polk County.

Mr. Zimmerman reviewed the market potential for traditional neighborhoods. 55% would be traditional and non-traditional families. He reviewed the amenities these families are looking for. These include walkability, bicycling and jogging among others. The neighborhood form is important such as porches with enough space. Mr. Zimmerman shared a list of target groups for traditional neighborhoods including retirees, families, and fast track professionals. He then shared a chart of the types of house and price ranges. There are a mix of unit types within housing types.

Commissioner Thompson asked what Annual Units absorbed means. Mr. Zimmerman said for rentals its how many are leased up or how many are sold in a calendar year. The numbers include turnover.

Mr. Zimmerman shared the different housing types that are sought after. Houses are 21%, Cottages and bungalows at 16%.

Mayor Hilligoss asked about the potential market of 4,630 a year and the capture rate of 7.5% - 10% of

potential market which would translate to about 212-226 per year. Is that more than the 4000 number? Mr. Zimmerman explained the capture rate. These are all the ones a developer can reasonably capture in a given year. The first year we won't see that. This will depend on how skillful the developer is in building these neighborhoods. Mayor Hilligoss asked to confirm that our market potential is more like 212-326 units. Mr. Zimmerman said each developer could theoretically capture that many if the appropriate housing is provided. The quality of the plan and developer is important. He shared some possibilities.

Commissioner Krueger asked if similar numbers are available for cul-de-sac developments. Mr. Zimmerman said he doesn't know. They have only worked with conventional stuff. Those aren't their thing.

Mayor Hilligoss asked what the real market viability is right now. Is the capture rate what we can realistically expect? Is that number of 212-326. Mr. Zimmerman said yes it will work out to that over the next few years. Mayor Hilligoss asked if that number will increase. Mr. Zimmerman said those numbers are per neighborhood so they will increase. Mayor Hilligoss reviewed some of the costs. He is skeptical that a family earning \$50,000 could afford these. Mr. Zimmerman said that number is a threshold. This won't be everyone who earns \$50,000. He encouraged the Mayor to review the methodology in detail. There won't be households with lower incomes.

Deputy Mayor Gibson asked if the lower income demographics will benefit. Can the status of citizens be elevated? Do these traditional neighborhoods produce more jobs and enhance the deteriorating core? Mr. Zimmerman said probably not. These will not be alternatives to the downtown. More livable communities attract attention and can improve neighborhoods. Current residents may be displaced. These neighborhoods won't solve the problem of deteriorating neighborhoods. Deputy Mayor Gibson said he hopes those picking fruit might now be building houses. Mr. Zimmerman said new jobs can definitely be a benefit.

Victor Dover, DoverKohl, suggested, that there are several small sites within traditional neighborhoods that would allow smaller projects that could improve those neighborhoods. Mr. Zimmerman agreed and said traditional neighborhoods can encourage revitalization of older neighborhoods with a mix of housing types and incomes.

James Slaton, City Manager, asked if Mr. Zimmerman has worked with cities that have adopted codes that preclude developments other than the traditional design. Mr. Zimmerman said most cities zoning codes are not friendly to traditional neighborhoods. Plenty of areas have traditional neighborhood overlay districts some well conceived, some not so much. He said Lake Wales might not be for every developer. Mr. Slaton said Lake Wales might need to be a case study. We may come back in a few years and see what the numbers look like.

Mr. Zimmerman encouraged the Commission to email him with additional questions.

4. Certification Of 2023 Taxable Value, Interim Millage & FY23'24 Budget Hearing Dates

[Begin Agenda Memo]

SYNOPSIS: The City Commission will consider approval of the Polk County property appraiser's certification of taxable value for 2023, set the interim millage rate, and set the dates for the public hearings to adopt the final millage rate and the FY23'24 budget.

RECOMMENDATION It is recommended that the City Commission take the following actions:

1. Approve the Property Appraiser's Certification of Taxable Value for 2023.
2. Set the interim millage rate at 7.1214 mills.
3. Set the dates for the required public hearings for the final millage rate and adoption of the FY23'24 Budget as Wednesday, September 6 and Tuesday, September 19.

BACKGROUND

Certification of Taxable Values Attached for your review and approval is the Polk County property appraiser's Certification of Taxable Value for 2023. As indicated, the City's gross taxable value for operating purposes is \$1,157,265,308. Lake Wales has experienced an increase in taxable value of \$92,860,436, since the 2022 certification. The certification for 2023 is 8.73% above 2022's final gross taxable value of \$1,064,404,872. It is recommended that the City Commission approve the Certification of Taxable Value for 2023.

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 2023 millage rate and the FY23'24 budget. Staff recommends setting the interim millage rate at 7.1214. The City current millage rate is 6.3626 and rolled-back rate would be 6.1214.

The City Commission will be able to lower the millage rate throughout the budget adoption process but will be unable to raise the rate above the interim rate.

OTHER OPTIONS & FISCAL IMPACT

Taxes levied by the various options are as follows:

Interim Millage Rates Rate CRA Library General Total

Proposed Rate 7.1214 1,858,676 557,207 5,578,225 7,994,108

Current Rate 6.3626 1,660,631 497,836 4,983,853 7,142,320

Difference 198,045 59,371 594,372 851,788

Proposed Rate 7.1214 1,858,676 557,207 5,578,225 7,994,108

Roll-back Rate 6.1214 1,597,677 478,963 4,794,921 6,871,561

Difference 260,999 78,244 783,304 1,122,547

The City does not receive 100% of ad valorem tax levy due to 1) discounts offered for early payment and 2) unpaid delinquent taxes. Staff estimates Ad Valorem for budget purposes at 97%.

The final adopted millage rate may not exceed the interim millage rate, but it may be lower than the interim millage rate.

10 year Millage Rate - Historical Data

13'14 8.5866

14'15 8.3638 Rolled-back Rate

15'16 7.3638 Lowered a Full Mill

16'17 7.3273 Rolled-back Rate

17'18 7.0438 Rolled-back Rate

18'19 7.0438 Current Rate

19'20 6.9339 Rolled-back Rate

20'21 6.7974 Rolled-back Rate

21'22 6.7697 Rolled-back Rate

22'23 6.3626 Rolled-back Rate 10-Year Millage Rate - Historical Data

Date and Time for Public Hearings: State law requires that the county property appraiser notify each property owner of the interim millage rate and the dates of the meetings for adoption of the millage and budget. To give time for the mailing of this notice to the property owner, the City must, by law, adopt an interim millage rate no later than August 4.

Florida Statutes stipulate that the first public hearings can be held no sooner than 65 days after the Certification of Taxable Value by the Property Appraiser or July 1, whichever is later. Certification occurred on July 1, therefore the first public hearings can be held no sooner than Thursday, September 3 (65 days after July 1).

This year, the Board of County Commissioners has scheduled its public hearings on Monday, September 11 and Monday, September 18. The School Board's final public hearing is scheduled for Tuesday, September 5. We are recommending the first public hearings for the millage and budget be set for Wednesday September 6, 2023. We are also recommending that the second public hearings be set for Tuesday September 19, 2023.

The City Commission is not required to make a decision on the final millage rate at this meeting. The final decision should be made after we thoroughly review and discuss the budget and all of its implications; however, we do have to make a decision on the interim millage rate at this meeting.

[End Agenda Memo]

Dorothy Abbott, Finance Director, reviewed this item. She recommends setting the Interim millage rate higher than roll back to allow the Commission flexibility to decide what projects to fund or not. They can still go back to roll back. James Slaton, City Manager, said a big project that is a concern is the YMCA, a big ticket item for next year. We still don't numbers from the state yet.

Deputy Mayor Gibson asked how we compare to neighbor cities. Mr. Slaton said several cities and Polk County are higher than our current rate. He reviewed the rates for Lake Wales for the last few years, that they have been low.

Deputy Mayor Gibson said having flexibility is the important thing. Commissioner Thompson asked if it was flexible enough. Mr. Slaton said he thinks so.

5. Forest Lake Utility Agreement – Upsize Utility Lines

[Begin Agenda Memo]

SYNOPSIS: Forest Lake is an approved 295-lot single-family PDP located on approximately 97.35 acres of land south of Chalet Suzanne Road and east of US Highway 27.

RECOMMENDATION Authorize the execution of the Forest Lake Developers Utility Agreement

BACKGROUND General: The subject property, comprising of approximately 97.35 acres of vacant land, is located south of Chalet Suzanne Road and east of US Highway 27. The project is located in between Eagle Ridge Mall and Carlsberg Estates, just south of the Preserve Apartments.

The Planned Development Project (PDP) for a total of 295 units, was granted Preliminary Subdivision Plat Approval at the May 17, 2022 City Commission meeting.

The developer submitted engineered utility plans and the Public Works Director has determined that the city has water and wastewater capacity for this development. Therefore, a Capacity Queue request and down payment were not required.

City water line standards require a minimum of an 8-inch water line for new developments. The water line standards also require all new water lines be looped to minimize dead-end conditions. This requires at least a 12-inch watermain within this development.

Therefore, city staff have worked with the developer to provide a water impact fee credit at the time when home building permit are issued in exchange for their contractor of choice to design and construct the upsize of water utilities in the development.

City staff required the developer receive three quotes, and the credit would be based on the lowest quote. The lowest quote was given by Blue Ox in the amount of \$261,043.88. Based on current adopted water impact fees, this should waive water impact fees for 107 SFH.

Based on the review of this development, the utility department is working on amended the City Water Standards document, to be more encompassing of scenarios where water mains need to be increased.

OTHER OPTIONS Pay the developer for the upsize of the water line with accrued impact fees. Not require the upsize of the water line.

FISCAL IMPACT None for the city, as the builder would have to pay impact fees for water at time of permit.

[End Agenda Memo]

James Slaton, City Manager, reviewed this item.

Deputy Mayor Gibson asked about the value of what we are getting. Sara Irvine, Special Projects Manager, said about \$261,000 is what the City is receiving in exchange for impact fees on about 107 homes. The development is 295 homes.

6. Task Order #1 With Hoyle, Tanner And Associates, Inc.

[Begin Agenda Memo]

SYNOPSIS: The City Commission will consider approving Task Order #1, with Hoyle, Tanner and Associates, Inc. for the engineering design services for the Airfield Security Fencing and Access Design

RECOMMENDATION Staff recommends that the City Commission approve the following action:

1. Approve Task Order #1 (\$25,000.00) with Hoyle, Tanner and Associates, Inc. for the engineering design services for the Airfield Security Fencing and Access Design at the Lake Wales Municipal Airport

BACKGROUND At its regular scheduled commission meeting on June 20, 2023, the City Commission adopted Resolution 2023-07, authorizing the execution of an agreement with the Florida Department of Transportation to provide funding for Airport Airfield Security Fencing and Access Control at the Lake Wales Municipal Airport.

Task Order #1: Airfield Security Fencing and Access Design. Enclose the eastern portion of the airport property with 1,000 LF of 6', FDOT Type B fence with three strand barbed wire. An existing swing gate will be upgraded to an electronic roll gate with proximity card readers to control individual access to the airfield

and restrict access to predetermined individuals. The project total for engineering design is \$80,000.00

FISCAL IMPACT City: \$ 0 FDOT: \$ 80,000.00

OTHER OPTIONS The Commission has already accepted the grant from the Florida Department of Transportation for this project.

[End Agenda Memo]

James Slaton, City Manager, reviewed this item.

7. 3rd Street Subdivision Preliminary Plat Approval

[Begin Agenda Memo]

SYNOPSIS: Chad Brooker, P.E., authorized agent for owner, requests approval of a 6- lot preliminary plat.

RECOMMENDATION Staff recommends approval of the preliminary plat as recommended by the Planning & Zoning Board at a regular meeting on June 27, 2023. A public hearing is not necessary for approval of a preliminary plat.

BACKGROUND The subject property is located on the east side of 3rd Street, north of Kissimmee Avenue and south of Osceola Avenue East. The property is adjacent to City property for Lake Alta Park. The property was contemplated to be subdivided by the previous owner who reassigned land use and zoning designations to Low Density Residential LDR and R-1C to develop single-family homes in May of 2021. If there were existing water and sewer utilities available for homes to tie into, a provision in the code allows for the Development Review Committee to waive the preliminary plat process and move straight to final plat, per Section 23-223.1(a)3. However, utility improvements were necessary prior to platting the lots as buildable lots. The property was then illegally subdivided by legal description with the County recording office and sold to the current owner who believed they were platted.

The current owner intends to sell the lots for development of six single-family homes. The applicant is currently working on improvements to install water and sewer lines to serve the six lots and will tie into existing utilities during the process of building permit review.

The minimum dimensional standards of the R-1C zoning district require a minimum lot size of 8,000 square feet and a minimum lot width of 50 feet, outlined in Table 23-422 of the Land Development Regulations. The applicant provides lots that meet those dimensional and area requirements by having lot sizes exceeding 10,000 square feet and lot widths of over 60 feet.

Section 23-223.1(b) states, "In accordance with authority granted by Florida Statute 498.025, it shall be unlawful for any owner of land, or agent of any owner, to transfer, sell, or negotiate to sell such land by reference to or exhibition of a plat, or by other use of said plat without having first submitted such plat to the City for approval." The approval of this preliminary plat is a formality; in order build homes on buildable lots, by definition, the six lots shall be legally subdivided by plat. The Planning Board recommended approval of the 6-lot preliminary plat to City Commission at a regular meeting on June 27, 2023.

CODE REFERENCES AND REVIEW CRITERIA

- Sec. 23-223 – Land subdivision

FISCAL IMPACT Approval of the preliminary and final plat would enable the construction of 6 new single-family homes. Estimating a taxable value of \$200,000 per unit, could result in \$1.2 million in taxable value, and generate over \$7,600 in ad valorem taxes.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

[End Agenda Memo]

Autumn Cochella, Interim Director of Development Services, reviewed this item.

Deputy Mayor Gibson said that area is pretty, that is a great infill project.

8. ORDINANCE 2023-20 Future Land Use Amendment For 8.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South - 2nd Reading & Public Hearing

[Begin Agenda Memo]

SYNOPSIS: Dave Holden, P.E., authorized agent for owner, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on parcels of land totaling approximately 8.66 acres.

RECOMMENDATION Adoption at second reading, following a public hearing to re-assign the following land use designation, as recommended by the Planning & Zoning Board at a regular meeting on June 27, 2023:

Current Land Use: Neighborhood Activity Center (NAC)

Proposed Land Use: Low Density Residential (LDR)

City Commission approved the first reading of Ordinance 2023-20 at a regular meeting on July 5, 2023.

BACKGROUND The subject property is located south of Passion Play Road and west of 11th Street South, south of the Whispering Ridge subdivision. The property was annexed in July of 2022 and was assigned land use designations of Low Density Residential, LDR, and Neighborhood Activity Commercial, NAC, along with zoning designations of Residential, R-1A, and Neighborhood Commercial, C-4. No development was contemplated at the time of annexation, zoning, and land use assignments.

The applicant requested a special exception use permit to allow for a Planned Development Project which received a recommendation to City Commission for approval from the Planning and Zoning Board in May of 2023. The PDP was unanimously approved by City Commission on June 20, 2023 with the following condition of approval:

Approval of the PDP shall be contingent upon adoption of Future Land Use and Zoning Map amendments to retract a portion of the NAC, re-designating 8.66 acres to LDR Low Density Residential, and R-1A single-family residential zoning.

This re-assignment is necessary in order for the proposed development to be consistent with the Future Land Use Element of the Comprehensive Plan for NAC Neighborhood Activity Center, which allows for up to 40% of the development to be residential. The project will connect to the existing 5-acre NAC property which is not part of the project area, but will prove future support commercial.

With the recently-approved Grove at Orchard Hills Subdivision north of the subject property, which provides over 8 acres of commercial, and the determination from Plusurbia's peer review of the Passion Play PDP which suggests reducing the amount of commercial area, staff concurs that the amendment is appropriate.

CODE REFERENCES AND REVIEW CRITERIA The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT Assignment would enable the development of this property and the potential increase in property value.

[End Agenda Memo]

Autumn Cochella, Interim Director of Development Services, reviewed this item.

9. ORDINANCE 2023-21 Zoning Map Amendment For 8.66 Acres Of Land South Of Passion Play Road And West Of 11th Street South - 2nd Reading And Public Hearing

[Begin Agenda Memo]

SYNOPSIS: Dave Holden, P.E., authorized agent for owner, requests approval of City Commission to amend the Zoning Map on parcels of land totaling approximately 8.66 acres.

RECOMMENDATION Adoption at second reading, following a public hearing to re-assign following zoning designation, as recommended by the Planning & Zoning Board at a regular meeting on June 27, 2023:

Current Zoning: C-4

Proposed Zoning: R-1A

City commission approved the first reading of Ordinance 2023-21 at a regular meeting on July 5, 2023.

BACKGROUND The subject property is located south of Passion Play Road and west of 11th Street South, south of the Whispering Ridge subdivision. The property was annexed in July of 2022 and assigned land use designations of Low Density Residential, LDR, and Neighborhood Activity Commercial, NAC, along with zoning designations of Residential, R-1A, and Neighborhood Commercial, C-4. No development was contemplated at the time of annexation, zoning, and land use assignments.

The applicant requested a special exception use permit to allow for a Planned Development Project which received a recommendation to City Commission for approval from the Planning and Zoning Board in May 2023. The PDP was unanimously approved by City Commission on June 20, 2023 with the following condition of approval:

Approval of the PDP shall be contingent upon adoption of Future Land Use and Zoning Map amendments to retract a portion of the NAC, re-designating 8.66 acres to LDR Low Density Residential, and R-1A single-family residential zoning.

C-4 was originally assigned to the property to provide a commercial mix along 11th Street South, and to bring commercial support uses for the growing area as it is at the corner of 11th Street and Hunt Brothers Road. The project will connect to the existing 5-acre property zoned C-4 for future support commercial, but it is not a part of the Planned Development Project.

With the recently-approved Grove at Orchard Hills Subdivision north of the subject property, which provides over 8 acres of commercial, and the determination from Plusurbia's peer review of the Passion Play PDP which suggests reducing the amount of commercial area, staff concurs that the amendment is appropriate.

CODE REFERENCES AND REVIEW CRITERIA The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

FISCAL IMPACT Assignment would enable the development of this property and the potential increase in property value.

[End Agenda Memo]

Autumn Cochella, Interim Director of Development Services, reviewed this item.

10. Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval For A Residential Planned Development Project (PDP) PID: 27293600000044030 Lake Wales Estates PUBLIC HEARING – Requirements Have Been Met.

Autumn Cochella, Interim Director of Development Services, explained that this item was advertised but will be continued.

11. Special Event Permit Application – McLaughlin School Of Excellence Orientation August 8, 2023 Road Closure.

[Begin Agenda Memo]

SYNOPSIS McLaughlin School of Excellence is applying to close Grove Avenue between 4th and 3rd Streets on August 8th for a School Orientation event.

RECOMMENDATION Staff recommends approval of the Special Event Application closing Grove Avenue between 3rd and 4th Streets between 3:30 p.m. and 8:30 p.m. on Tuesday August 8th .

BACKGROUND McLaughlin School of Excellence has applied for a Special Event Permit to close Grove Avenue between 3rd and 4th Streets for additional parking during their school orientation event on Tuesday August 8th. The road would be closed from 3:30 p.m. and 8:30 p.m. Mclaughlin School is having Construction done on their campus, which will restrict availability of parking for this event.

OTHER OPTIONS Do not approve the permit application.

FISCAL IMPACT None.

[End Agenda Memo]

Jennifer Nanek, City Clerk, reviewed this item.

12. Appointments –Library Board, Citizens And Police Community Relations Advisory Committee,

[Begin Agenda Memo]

SYNOPSIS: Appointments to fill vacancies due to expiration of terms

RECOMMENDATION Staff recommends that the Mayor and Commission to make the following appointments as deemed appropriate.

1. Re-appoint Andy Oguntola to a new term on the Citizens and Police Community Relations Advisory Committee that expires 7/1/2025.
2. Re-appoint Imelda Tice to a new term on the Library Board expiring 7/1/2027

BACKGROUND The Mayor makes appointments to various citizen advisory and regulatory boards, commissions, committees, and authorities with the advice and consent of the City Commission (City Charter, Sec. 3.06).

Citizens and Police Community Relations Advisory Committee (Res 2020-05) The board consists of 6 members. Terms are 2 years. One member shall be an active police officer serving in the Lake Wales Police Department and shall be appointed by the chief of police. Each Commissioner shall recommend one appointment to the Mayor. There is currently 1 vacancy

Current Members: Andy Oguntola (Seat 1) 7/01/2021 – 07/01/2023 P+1

Tiffany Davis (Seat 2) 7/1/2022 – 7/1/2024 2

Narvell Peterson (Seat 3) 7/1/2022-7/1/2024 2

Al Goldstein (Seat 4) 7/1/2023 – 7/01/2025 P+1

Troy Schulze (Seat 5) 7/1/2022 – 7/1/2024

Michael Smith (appointed by police Chief)

Applying for Reappointment – Andy Oguntola for a term to expire 7/1/2025

Mayor Hilligoss must recommend this appointment.

Library Board (City Code Sec. 2-26,(b)) – The board consists of five (5) members. Four members must reside in the City, own property in the City or hold a valid business tax receipt issued from by the City. One member shall be a resident of the unincorporated Greater Lake Wales area having a Lake Wales address or a resident of the City of Lake Wales if the Lake Wales Public Library is a member of the Polk County Cooperative and receives operating funds from Polk County Board of County Commissioners (Ordinance 2008-07; 02/19/08). (5-year term)

- There is no interview process requirement for applicants applying for appointment to this board.

- Members are not required to file an annual Form 1, Statement of Financial Interests

- Current Vacancies: 1 vacancies, resident, due to expiration of terms

Current Meeting Schedule: 1st Wednesday @ 4:00 p.m.; Lake Wales Library Primary Duties: Operate the public library; control expenditures of all monies collected or donated to the Library Fund; appoint the library staff and establish rules and regulations for operation and use of the Library subject to the supervision and control of the City Commission.

Current Members: Jodie Schmidt, outside 2/15/22 -07/1/26, P

Kathy Manry Smith, resident 09/21/22 – 07/01/24, P

Tice, Imelda, resident 10/20/20 - 07/01/22, P

Brandon Alvarado, resident 07/01/23 – 07-01-28 P+1

Allison Kapphan, resident 07/01/19 - 07/01/24, P+1

Applying for Re-appointment: Imelda Tice for a term expiring on 7/1/2027

The Library Board recommends her appointment.

OPTIONS Do not appoint those that have applied.

FISCAL IMPACT None. These are volunteer boards.

[End Agenda Memo]

Jennifer Nanek, City Clerk, reviewed this item.

13. CITY COMMISSION AND MAYOR COMMENTS

Commissioner Krueger expressed concerns about the sustainable cities and smart growth. Its not about environmental issues but control of the population. He has information on this that he will share for possible future discussion.

Commissioner Williams said he is glad we are doing our due diligence towards responsible growth.

Deputy Mayor Gibson asked the City Clerk how well our boards are working. Jennifer Nanek, City Clerk, said the boards are working well. There is good attendance and we have quorums most of the time.

Mayor Hilligoss said he appreciated the meeting last night and the presentation today. He has further questions for Mr. Zimmerman and asked for his contact information. Commissioner Thompson agreed. James Slaton, City Manage, said he will get that for the commission.

14. ADJOURN

The meeting was adjourned at 3:32 p.m.



Mayor

ATTEST:

City Clerk