

The meeting of the Lake Wales City Commission was held on May 20, 2014 in the Commission Chambers at the Municipal Administration Building. The meeting was called to order by Mayor Eugene Fultz at 6:00 p.m. following the invocation and the Pledge of Allegiance.

INVOCATION

The invocation was given by Dr. Jim Moyer.

PLEDGE OF ALLEGIANCE

COMMISSIONERS PRESENT: Terrye Howell; Betty Wojcik; Jonathan Thornhill; Christopher Lutton, Deputy Mayor; Eugene Fultz, Mayor

COMMISSIONERS ABSENT: None

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

[Full staff memos are incorporated into the minutes. Meetings are recorded, but not transcribed verbatim.]

MAYOR

Agenda Item 5. PROCLAMATION: National Safe Boating Week; May 21-27, 2014

Mayor Fultz presented a proclamation to James Mulligan, Flotilla Commander, designating May 21-27, 2014 as National Safe Boating Week.

PROCLAMATION: GFWC Woman's Club of Lake Wales - 100th Anniversary Day; May 23, 2014

Mayor Fultz presented a proclamation designating May 23, 2014 as GFWC Woman's Club of Lake Wales - 100th Anniversary Day. Jessica Bray and Joan Bullwinkle of the GFWC Lake Wales Woman's Club accepted the Proclamation.

PRESENTATION

Agenda Item 6. Lake Wales Charter Schools Consideration Request by Superintendent Jesse Jackson

Dr. Jesse Jackson, Superintendent of the Lake Wales Charter Schools, said that he had two issues to bring forward. The first has to do with the fact that Bok Academy has a waiting list and needs to grow. Dr. Jackson described the value and importance of the Charter Schools in Lake Wales. They are looking at the 1919 School Complex as a possible facility for an additional campus for Bok Academy. The location of the Complex is great because it would allow for more students to walk to school. Dr. Jackson said the 1919 building can still be used as a Performing Arts Center as was intended in evenings or when school is out. They are working with the state to secure funding for this project. The location will help serve children from low income families in the nearby neighborhoods and will relieve McLaughlin Middle of that entire burden.

Dr. Jackson said that he has a second appeal regarding the use of the former Adult Day Care Center. There are now Career Academies at Lake Wales High School. This facility could house businesses run with students for job training.

Deputy Mayor Lutton asked about busing and parking at the school complex. There is not a lot of room there for buses. Dr. Jackson responded that they hope to have minimal busing there and that most students would be walkers. Parents driving students to school usually causes the biggest traffic problems.

Mayor Fultz asked if there's currently a waiting list for Bok Academy. Dr. Jackson confirmed that there is of more than 400 students primarily for sixth grade. Local students would be chosen first for the new campus. Commissioner Wojcik asked if there would be a focus on the Arts. Dr. Jackson confirmed this especially as the building will also be used for performing arts and that the Little Theater is right there but said they will not duplicate what is at McLaughlin. Commissioner Howell expressed concern about gym use, that citizens will have limited access to the Kirkland gym if it becomes part of the Charter Schools. She said she was also concerned about LW Little Theater building and they won't have an alternate facility. Dr. Jackson said what buildings the Charter Schools can use would be up to City. If the buildings become part of the school then money becomes available for maintenance and capital improvements for that building. Dr. Jackson said a new Charter School would bring in additional dollars to Lake Wales. He recommended to the City Commission that they should take time to study the issue and gauge public support on this while they are trying to get the funds. Commissioner Thornhill said hopefully an arrangement can be worked out and both sides can get what they need. Dr. Jackson said that the name of the building would not change and will still be after Mimi Hardman.

Kenneth Fields, City Manager, asked the Commission for direction to work out details with the Lake Wales Charter Schools on this possibility. Mayor Fultz asked that there be opportunity for public input on this issue.

Regarding the Adult Day Care Center, Mr. Fields said he will work with Dr. Jackson to negotiate with Polk County to acquire the building. Commissioner Lutton said we would need to know what the costs are before moving forward.

The Mayor asked the City Commission if it agreed to move forward on exploring both issues to include public participation.

By Voice Vote:

Commissioner Thornhill "YES"
Deputy Mayor Lutton "YES"
Commissioner Howell "YES"
Commissioner Wojcik "YES"
Mayor Fultz "YES"

The motion carried 5-0.

Agenda Item 7. Lake Wales Urban Chicken Pilot Program by Catherine Price

[Begin agenda memo]

Request

Authorize a one-year pilot program which would allow the City of Lake Wales, Florida, to monitor a limited number of "urban chickens" that are kept in the backyards of single family residential units. The pilot would be limited to 8 residences within the City of Lake Wales. It is proposed that the Lake Wales Chicken Council review and approve applicants utilizing a Temporary Use Application approved by the Lake Wales City Council and on a first come first serve basis. Acceptance into the program will be determined by the participant meeting meetings the basic requirements stated below.

Long Term Goal

This project is designed to demonstrate (on a small scale) the benefits of allowing the citizens of Lake Wales to raise a limited number of backyard chickens (hens only) and demonstrate that the impact to the City of Lake Wales and the citizenry will be negligible and manageable with a minimum of resources and effort. The long term goal is to pave the way (at the end of one year) for the City Commission to change the existing City ordinance to allow regulate backyard chickens in the city limits of Lake Wales.

Summary

From time to time, the City Planning staff has received requests from citizens to allow chickens in backyard coops. These requests are part of a nationwide trend to allow chickens in urban areas for the purpose of fresh eggs. Chicken keepers are typically concerned about the amount of time and energy it takes to get eggs to the end consumer, want eggs free of certain farm chemicals and pesticides, or just simply enjoy the taste of fresh eggs and chicken keeping as part of a more active lifestyle.

Chicken keeping is also part of a larger sustainability trend to allow citizens to grow their own foods – including fruits, vegetables and honey production – by reducing barriers which restrict local food production. These sustainability trends are congruent with community sentiments towards a more Green future, such as support for community gardens and active living initiatives. Also, conventional agricultural practices that have been in place since World War II have relied on pesticides and fertilizers to produce food for the mass consumer markets. These are typically petroleum-intensive operations. With rising fuel and food prices, allowing local food production may improve the resiliency of the Lake Wales area and help mitigate future price swings or food shortages. Additionally, supporting and encouraging local food and vegetable production can have a positive impact on the health and wellbeing of the residents in the City of Lake Wales.

Specific criteria for the proposed pilot are as follows to allay the common concerns:

- Up to four (4) hens are allowed at a single family residence; **roosters are prohibited.**
- Hens must be contained within a covered chicken coop and fenced pen area. The coop and fenced pen area must be located in the rear half of the residential lot behind the principal structure. It shall be unlawful for any person to allow hens to run at large upon the streets, alleys or other public places of the City, or upon the property of any other person.
- The coop and fenced pen area shall be setback twenty (20) feet from any adjacent residential principal structure which is off the subject property, and five (5) feet from any abutting residential property line (unless the adjacent neighbor agrees in writing to a lesser setback or a waiver of these requirements).
- The coop and pen area must be kept in a clean sanitary manner, free of insects and rodents, offensive odors, excessive noise, or any other condition which could potentially cause a nuisance (i.e. the coop should be cleaned frequently). Stored feed must be secured in metal containers to prevent mice and other pests.
- The coop must provide adequate space for the hens to move about easily and have a safe roost and the pen should be at least 18 square feet.
- Annually the Polk County Florida Agricultural Extension Office will provide in Lake Wales a seminar regarding the care of chickens in an urban environment. Pilot project participants may avail themselves of this opportunity to learn more about the proper care of chickens.
- If the program is to discontinue, or households drop out, the individual participants in the program are responsible for finding new homes for their hens.
- No slaughtering of the hens is allowed on the subject site.
- At the end of the pilot program, the 8 residences will be allowed to legally retain their chickens until they sell their residence. This allowance cannot be sold with the property.

Application and Process

Up to 8 residents of single family dwellings within the City of Lake Wales may apply for a Lake Wales Chicken Council Determination by submitting an Application and requesting a site visit by members of the Lake Wales Chicken Council. This Application will require the following information: Name, Address, Telephone Number(s), E-mail Address. Applications will be taken on a first come, first serve basis. Upon receiving the applications, the first eight (8) applicants will be notified and accepted. This date will be noted on the Application form. Applicants will be given one month (30 calendar days) from the date of the official acknowledgement of the acceptance of the Application to be prepared for and to schedule a site visit. The applicant will be given a telephone number to call in order to schedule a site visit. If at the end of the 30 days, they are not prepared for the visit, they will be notified and if requested, allowed a two week extension (this date will be noted on the Application form). If at the end of that two week extension, the Applicant is still not prepared, the next applicant in line will be notified of acceptance into the pilot program. A Lake Wales Chicken Council volunteer will review the Application, contact the Applicant and note the various date(s) of the acknowledgement and any extension date, set a mutually convenient time for a site visit, perform the initial site visit, review the Application and notify the applicant of approval. The purpose of the site visit is to ensure that the Applicant is in compliance with the rules established above prior to introduction of chickens onto their property. The final Application forms of all applicants (those that are accepted and those that are rejected) will be sent to the City of Lake Wales Planning department for filing.

Recommended Actions and Conditions

Authorize the Planning Department to issue up to 8 Lake Wales Urban Chicken Permits for a pilot program authorizing urban chickens, subject to the above conditions, and the following:

- Should complaints about the chickens come in to the City with regard to any of the properties where the Pilot Project is being conducted; a Lake Wales Chicken Council volunteer will go to the site and conduct another site visit to ascertain if the participant is still in compliance with the rules stated above. Their findings will be passed on to the City of Lake Wales Planning Department. A City Code Enforcement Officer will then conduct an independent site visit to verify the findings of the Volunteer.
- The Planning Department may revoke a Lake Wales Urban Chicken Permit for a specific site via written notice to the property owner when the City finds that any of the above conditions are not met. The participant is then responsible for finding other homes for their chickens.
- The Planning Department will work with the Lake Wales Chicken Council in the pilot program, and report those findings to the Lake Wales City Manager on an as needed basis or at the end of the one year pilot program.
- At the end of the one year period, the Lake Wales City Commission will revisit the issue of the City ordinance to see if it is appropriate to change this ordinance to allow backyard chickens in the City Limit. Regardless of the decision of the City Commission at the end of the one year project, participants in the Lake Wales Urban Chicken Pilot Project will be allowed to keep their chickens because of the investment that they have made to house these chickens. The pilot project on these sites will not be grandfathered upon future sale of these properties.

Outcomes and Specific Criteria

Specific criteria for evaluation of the outcomes of this pilot project are as follows:

- The vast majority of the Citizens of Lake Wales will have a positive attitude about changing the City ordinance to allow backyard chickens in the Lake Wales.
- Awareness of urban farming and Green living (i.e. use of chicken manure to fertilize gardens, value of fresh eggs) will be raised in the City of Lake Wales.
- Code Enforcement Officers in the City of Lake Wales will not be burdened with excessive complaints and problems associated with backyard chickens in Lake Wales.

[End agenda memo]

Catherine Price reviewed the proposed pilot program for allowing chickens in Lake Wales and presented a slideshow detailing the plan.

Deputy Mayor Lutton asked how we would deal with illegal roosters. Kenneth Fields, City Manager, responded that would be a Code Enforcement issue and they will address any complaints. We will rely on the council and volunteers to report any violations. The real problem is illegal owners. Those with permits will most likely follow rules. The Mayor asked how to proceed. Mr. Fields explained that if the Commission were in favor of the pilot program, then an ordinance would be drafted and there will be two readings and a public hearing like other ordinances.

Commissioner Howell was concerned about all the free-range chickens, which needed addressing. Ms. Price said some free-range chickens may find homes if chickens are eventually allowed. Mr. Fields said if another person's chicken gets in someone else's yard, then that chicken has a new owner.

Commissioner Thornhill said he appreciated the effort to develop the plan and he was in favor of moving forward as the problems will be minimal.

The Mayor asked if the City Commission agreed to direct staff to prepare an ordinance for a pilot program.

By Voice Vote:

Commissioner Thornhill	"YES"
Deputy Mayor Lutton	"NO"
Commissioner Howell	"YES"
Commissioner Wojcik	"YES"
Mayor Fultz	"YES"

The motion carried 4-1.

ANNUAL REPORT

Agenda Item 8. CRA Citizen Advisory Committee

Murray Zacharia, acting Chair of the CRA Citizens Advisory Committee, gave a report on the board's activities of the past year and distributed a copy of his remarks to the commission. Mr. Zacharia said that projected increases in the tax base and associated CRA tax revenues coupled with reductions in annual debt service on CRA bonds beginning in FY 2015-2016 are encouraging for both the Agency and Committee. The Citizens Advisory Committee believes it should position itself in the coming year to gain a better understanding of the City's CRA plan and to identify opportunities for effective and efficient use of the funds available to the Community Redevelopment Agency. Mr. Zacharia recommends re-education of the board and the CRA about the CRA, what the borders are, and its goals, and about the Sunshine Law. He also would like to identify possible opportunities to improve the CRA area. Deputy Mayor Lutton suggested that the committee should focus on older parts of town as that area most needs redevelopment. Commissioner Wojcik asked if the committee hears items before it goes before the CRA Board. Kenneth Fields, City Manager, said they have done better with that, such as with the recent purchase of the benches. We will always take things to the CRA Board first even if it slows projects down.

Agenda Item 9. Recreation Commission

Robbie Shields, Vice-Chair of the Recreation Commission, gave a report on the activities of the board over the past year. Mr. Shields said they would like all recreation organizations to join the Recreation Commission. He emphasized the need for recreation staff to plan programs not covered by other groups

such as volleyball and youth tennis. The showers at the gym need to be repaired and reopened, as there is a lot of use. Commissioner Wojcik said that repair items about the gym were identified by the Commission at the recent budget workshop and they will try to include them in the budget. Deputy Mayor Lutton said we need a master plan and priority list for recreation projects. Mayor Fultz said he would like to see full use of all facilities and that the Commission will look at all these projects. Commissioner Thornhill commented on the quorum problem the Recreation Commission has been having and suggested that maybe we need to change the quorum requirements. Mr. Shields agreed and said that they will look at changing the time as well.

COMMUNICATIONS AND PETITIONS

David Smith, Babson Park, President of the Lake Wales Branch of the NAACP, said that the NAACP opposes charter schools and said that no public property should go to the Charter Schools.

William Moure, 2243 Laura Street, said that the Public Schools also have excellent professional staff at those schools as well as at the Charter Schools. He also said that if the Charter Schools take over the complex there could be a problem of who addresses citizen complaints. Mr. Moure also said that the public schools and their students should be invited to comment on this transaction.

Rev. Marshall Kirchik, Pastor from the Bethel Baptist Church and Manager of the Blue Star Lodge at 18721 US HWY 27, asked for an ordinance requiring transient motels to ask for IDs from customers. He further asked if there can be punitive measures against hotels who rent rooms to the same problem people repeatedly. The Hotel owners need to be held accountable. Kenneth Fields, City Manager, will research the issue to see what can be done. He encouraged Rev. Kirchik to discuss his concerns with the Police Chief in the meantime.

Jack Neal, 435 E. Central Avenue, expressed concern about storm water going to Lake Wailes with chicken material.

David Smith, Babson Park, asked how the eight families for the chicken pilot program would be selected. The Mayor answered that those details will be discussed when the ordinance is brought back for consideration.

CONSENT AGENDA

Agenda Item 10. APPROVAL OF MINUTES: May 6, 2014, Regular Meeting

Agenda Item 11. Disposal of Surplus Real Property

[Begin agenda memo]

SYNOPSIS

Staff is seeking approval to dispose of two surplus real properties.

RECOMMENDATION

It is recommended that the City Commission take the following action(s):

1. Classify the properties as surplus.
2. Authorize staff to dispose of the properties.

BACKGROUND

In accordance with Sec. 2-476 of the City Code, the City Commission may classify as surplus any property that is obsolete or the continued use of which is uneconomical or inefficient or which serves no useful function or purpose.

Parcel ID# 27-30-02-909610-007062 is a vacant residential lot located at 518 4th Street North, which serves no useful purpose to the City. There is no structure on the property.

The assessed property value is \$7,262.

Parcel ID# 27-29-34-872500-008080 is a vacant residential lot located at 640 Lincoln Avenue, which serves no useful purpose to the City. There is a small duplex structure on the property that is need of repair.

The assessed property value is \$22,219.

These properties may be sold at public auction or to the highest bidder after the solicitation of sealed bids.

OTHER OPTIONS

Do not authorize the disposal of surplus real property - Parcel ID# 27-30-02-909610-007062; 27-29-34-872500-008080

FISCAL IMPACT

Proceeds from the sale will be deposited into the general fund.

[End agenda memo]

Agenda Item 12. Preliminary Financial Statements for April 30, 2014

[Begin agenda memo]

SYNOPSIS

The preliminary financial statements report revenues received and expenditures made through the end of April 30, 2014.

The unaudited financial statements for the City of Lake Wales for the Period Ending April 30, 2014 are presented to the City Commission for review. At the end of April 30, 2014 the City was 58% into the fiscal year.

General Fund (001), page 2:

The General Fund appears to be materially on target with revenue and expenditure expectations.

Transportation Fund (102), page 7:

The Transportation Fund appears to be materially on target with revenue and expenditure expectations.

CRA Fund (105), page 10:

The CRA fund appears to be materially on target with revenue and expenditure expectations.

Library Fund (110), page 17:

The Library Fund appears to be materially on target with revenue and expenditure expectations.

Utility System Fund (403), page 27:

The Utility System Fund appears to be materially on target with revenue and expenditure expectations.

Airport Authority (404), page 29:

The Airport Authority appears to be materially on target with revenue and expenditure expectations.

[End agenda memo]

Deputy Mayor Lutton asked how the property would be disposed of. Kenneth Fields, City Manager, said we'll put a floor on it when it goes to auction.

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

By Voice Vote:

Deputy Mayor Lutton	"YES"
Commissioner Thornhill	"YES"
Commissioner Howell	"YES"
Commissioner Wojcik	"YES"
Mayor Fultz	"YES"

The motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

Agenda Item 13. Resolution 2014-09, State Revolving Loan Application – C Street Phase II

[Begin agenda memo]

SYNOPSIS

State Revolving Loan Application for C Street Phase II Project.

RECOMMENDATION

Staff recommends that the City Commission take the following actions:

1. Adopt Resolution 2014-09
2. Authorize city staff to submit an application for construction loan funding from the state revolving loan fund in an amount currently estimated to be \$6,059,071, which include the base loan amount of \$5,932,251 plus estimated capitalized interest of \$126,820.

BACKGROUND

The state revolving loan fund provides loans for local government utility projects. The City's C Street project is an eligible project. The City has an opportunity to apply for a low-interest loan through the State Revolving Fund for making necessary improvements.

FISCAL IMPACT

Estimated debt service for the loan amount of \$6,059,071 (base loan \$5,932,251 plus estimated capitalized interest of \$126,820) would be \$394,100 annually over a twenty year repayment period.

[End agenda memo]

City Clerk Clara VanBlargan read Resolution 2014-09 by title only.

A RESOLUTION OF THE 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 ASSURANCE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

OPENED FOR PUBLIC COMMENT

There was no public comment.

CLOSED FOR PUBLIC COMMENT

Commissioner Thornhill made a motion to adopt Resolution 2014-09. Commissioner Howell seconded the motion.

By Roll Call Vote:

Commissioner Thornhill "YES"
Commissioner Howell "YES"
Commissioner Wojcik "YES"
Deputy Mayor Lutton "YES"
Mayor Fultz "YES"

The motion carried 5-0.

Deputy Mayor Lutton asked when we begin repayment of this loan of \$395,000 a year and if it comes out of utilities. Kenneth Fields, City Manager, responded that the funds will come from utilities and when the project starts we will start drawing funds and that's when repayment will be required. The full impact on rates will be available soon. Deputy Mayor Lutton asked about the different phases. Albert C. Galloway Jr, City Attorney, said that this loan is for Phase II which is three times higher than Phase I. Phase I was funded by a CDBG Grant of \$750,000. Commissioner Lutton asked if there are any other neighborhoods this bad. Tom Moran, Utilities Director, responded that this is the worst area and has been bad for 50-80 years. Mr. Moran said that staff is working on reviewing all areas and developing a list of water and sewer needs for the future.

Agenda Item 14. New name recommendation for the Lake Wales Trailway to be the People's Initiative Trail

[Begin agenda memo]

SYNOPSIS

The Bicycle/Pedestrian Advisory Commission recommends as a name for the Rails-to-Trails from Scenic Highway to Buck Moore Road the "People's Initiative Trail" in honor of the 2005 referendum on the trail.

RECOMMENDATION

It is recommended that the City Commission review the request by the Bicycle/Pedestrian Advisory Commission to rename the Lake Wales Trailway as the "People's Initiative Trail."

BACKGROUND

Due to possible confusion over the names of the two trails, the Lake Wales Trailway and the Lake Wailes Trail, the Bicycle/Pedestrian Advisory Commission recommended at its May 1, 2014 meeting to recommend to the City Commission the name People's Initiative Trail or if preferred the Citizen's Initiative Trail to commemorate the 2005 referendum vote for the Trail.

The Lake Wales Rails-to-Trails project was endorsed by the Lake Wales City Commission by the adoption of two resolutions in 1999 and 2000, respectively. In 2004, the project was opposed by a group of local citizens, and the resolutions were rescinded by the City Commission. In 2005, there was a citizen petition drive to put the trail issue on a City election ballot. The referendum passed. This is the only trail nationwide to be approved via referendum.

OTHER OPTIONS

Choose another name or do not rename the trail.

FISCAL IMPACT

There is no current fiscal impact, although new signs might be purchased in the future.

[End agenda memo]

Noel Phetteplace, 436 E. Central Avenue, Chair of the Bicycle/Pedestrian Advisory Committee reviewed this request but other suggestions for a name for the trail have come forward and asked that the City Commission table this discussion.

Mimi Hardman, 300 S. Lake Shore Blvd., said that she would like to investigate the possibility of naming the trail in honor of the railroad to recognize the role they played in the history of Lake Wales.

The agenda item was withdrawn.

Agenda Item 15. Leoma's Landing – Preliminary Subdivision and Planned Development Project, Chalet Suzanne Road – Public Hearing

[Begin agenda memo]

SYNOPSIS

Proposed is a 281-lot single-family development on 94 acres on the north side of Chalet Suzanne Rd., west of Dinner Lake Shores. The application, by Mike Lawson of Metro Development Group, is for a preliminary subdivision plat and Planned Development Project (PDP) plan. Requested are waivers to allow reduced lot sizes and building setbacks and increased lot coverage. The plan is a major revision of a residential PDP approved in 2005.

RECOMMENDATION

The Planning and Zoning Board held public hearings on the proposed plan (entitled "Leoma's Landing" JSK Consulting, and dated March 14, 2014*) on March 25 and April 22, 2014. The Board voted to recommend approval with revisions and conditions. (See attachment.) A finding was made that, with the proposed revisions and conditions, the plan would be superior to a standard subdivision.

*Note that the plan submitted to City Commission is dated May 14, 2014.

A public hearing is required. Public notice requirements have been met.

BACKGROUND

Summary of request

Approval is requested for a 281-lot single-family PDP/subdivision on 94.1 acres located on the north side of Chalet Suzanne Rd. and south side of C. F. Kinney Rd. The property is west of Dinner Lake Shores and east of Fire Station #2 and the old railroad right-of-way.

The development is proposed as a family development, not a retirement community. All streets are to be public.

Waivers of zoning requirements are requested under the PDP regulations to allow reduced lot sizes, reduced side and front building setbacks, and increased lot coverage. A finding is also requested that the requirement for visitor parking will be satisfied by construction of 2-car garages on every lot.

Staff estimates that the requested waivers will allow about 70 lots more than would be possible with strict adherence to lot dimensional requirements. A standard subdivision plan has never been proposed on the property for comparison.

PDP Approval Process

The proposed plan is a major revision of a residential PDP, requiring a recommendation by the Planning & Zoning Board and approval by City Commission. A PDP is a special exception use permit, allowed in all zoning districts. Waivers of dimensional requirements can be granted with certain limitations and conditions.

Section 23-224 of the zoning regulations sets forth the PDP approval process and sec. 23-441 through 443 set forth standards and guidelines for residential PDPs.

The PDP process is “intended to promote high quality site design” and “allows flexibility in project layout and relief from standard subdivision grids in order to preserve natural features of the land, maximize common open space and landscaping, and create vital neighborhoods.” Flexibility in layout is particularly beneficial for Leoma’s Landing because of the property’s irregular shape and large areas of wetlands. A PDP can be approved only if the proposed development has a “superior project layout, provides enhanced open space and preservation of natural features, does not subvert the intent of this chapter, and does not compromise public safety.” (Sec. 23-442 zoning regulations)

Following approval of the preliminary plans by City Commission, a site development application (engineering plans) can be submitted, and upon approval (administrative) and receipt of all outside agency permits, construction of site improvements can be commenced. Phased construction can be approved under the site development permit. A subdivision plat is brought to City Commission for endorsement once the site improvements and infrastructure is complete for the phase to be platted and public improvements have been found to meet city standards.

Approved Plan

A preliminary PDP/subdivision plan was approved in November 2005 for a total of 395 units including 139 single-family lots (65 feet in width) and 265 townhouses. (See attached plan.) The site development approval process was started, but was put on hold in response to the economic slump.

The revised plan proposed by Metro Development differs from the approved plan as follows:

- eliminates the townhouses and proposes single-family lots throughout
- average single-family lot size drops from 8,211 to 7,117 square feet
- minimum lot size drops from 7,800 to 5,911 square feet
- density drops from 4 to 3 units/acre (maximum allowed is 6 units/acre)
- views and road frontage of common open space has been reduced significantly
- has many lots fronting on collector street, whereas prior plan has few

- northernmost roadway is directly adjacent and parallel to the proposed C. F. Kinney Rd. extension whereas prior plan locates lots along the northern boundary.

Land characteristics

The irregularly shaped property is former cattle range, mostly open land with a scattering of pine and oak trees. Topography is gentle, with elevations ranging from 120 ft. to 130 ft. except in the southeast corner where the land reaches a high of 138 ft. There are two pockets of wetland to be preserved, about 15 acres in total, and on the east side, there is about 300 feet of shorefront on Dinner Lake. An area of regulatory flood plain (FEMA zone AE) in the north portion of the site will be eliminated through land alteration.

Proposed layout and amenities

This section describes the proposed development in detail and notes the Planning Board recommendations in bold.

Entrances and site circulation

Leoma's Landing's main entrance will be from Chalet Suzanne Rd., directly across from the Carlsberg Estates' entrance. Turn lanes to both developments are required by the County. A privacy wall, sidewalk, and landscaped buffer are proposed along the Chalet Suzanne Rd. frontage. An existing bus stop on Leoma's frontage will be retained, but may be need to be relocated to meet safety standards.

A secondary entrance, required for any development with 50 lots or more, is proposed from C. F. Kinney Rd., a local County road which runs west from the Scenic Highway, turns north at the Leoma's Landing property, and connects to Waverly Rd. The East Polk Road Study in 2008 found that more east-west connectors are needed in the Lake Wales area and proposed the extension of C. F. Kinney Rd. westward to US 27 at Starr Lake Blvd. (north side of Home Depot.). Dedication of half of the right-of-way along the northern boundary of Leoma's Landing is proposed for the extension and additional width along the paved section. **(A correction is needed on the proposed plan to show the right-of-way as agreed to and approved on the prior plan.)**

Interior roadways include a "spine" road from the Chalet Suzanne Rd. boulevard entrance to the C. F. Kinney entrance. As required for a development of this size, the road will meet requirements for a minor collector road (66 feet of right-of-way) and will have sidewalks on both sides of the road. The road will look similar to streets in the "Olmsted" neighborhood with a 14-ft. wide grassy strip between the roadway and the sidewalk.

All other roads in the development will meet local road standards (50 ft. of right-of-way) and will have sidewalks on both sides of the street. There will be a 6-foot grass strip between the road and sidewalk on local roads. **The Planning Board recommends street trees with root barriers on all streets.**

The northernmost street in the development ends in a cul-de-sac near the second entrance at C. F. Kinney Rd. The edge of this roadway is directly adjacent and parallel to C. F. Kinney Rd. and its proposed extension. Trees are shown in the middle of the future right-of-way. The prior plan avoids this issue by showing lots back up to the northern property boundary. **The Planning Board recommends revision of the roadway layout to its former configuration and elimination of cul-de-sacs.**

A pedestrian trail is proposed to meander through the development along wetlands, retention ponds, along Dinner Lake and along the Chalet Suzanne frontage. The exterior sidewalk will connect to the sidewalk along Dinner Lake Shores' frontage, but there is no sidewalk to the west of Leoma's property.

All streets are to be public. Street lights will be provided as required. **The Planning Board recommends "dark sky" type street lighting.**

Natural features and open space

Wetlands are to be preserved. Flood plain located in the northern portion of the site will be eliminated through filling. Retention areas will be “wet” retention areas or ponds providing open water views. There are some trees on the site proposed for preservation, but there are no outstanding specimens deserving special treatment. A stand of large oaks in the southwest corner was heavily damaged in the 2004-2005 hurricanes.

Open space, including wetlands, retention ponds, and 300 feet of Dinner Lake shoreline, will be accessible via the pedestrian trail. Views of open space from roadways are very limited, particularly in comparison with the approved plan. **The Planning Board recommends revisions to the plan so that 50% of the open space areas are along roadways and 50% along the backs of lots.**

Parks and common areas

The requirement is met to offset reductions in lot sizes with common open space in excess of the minimum acreage required for parks and open space. However, distribution of park acreage is uneven, with 64% of the parks being in the northern neighborhood where lots are largest. The northern neighborhood has twice the proportion of park acreage to lots while the other neighborhoods have half of the share. **The Planning Board recommends adjustments in lot and park boundaries to more evenly distribute park acreage.**

Park facilities and improvements are not shown on the plan and will be provided during the site development review process. The prior plan proposed a club house and pool on the shore of Dinner Lake. **The Planning Board is concerned that the parks are too small to provide an open play area for children and recommend that a park include such an area with minimum dimensions of 100 x 100 ft.**

The boulevard entrance and front buffer area will be landscaped. Trees are also required in all park and common open space areas

Waivers and zoning requirements

The Future Land Use Map classification of the property is MDR-Medium Density Residential allowing residential development with a density cap of 6 units/acre. Proposed density is just under 3 units per acre.

The property is zoned R-3 Multi-family (84 acres) and R-1C Single-family (10 acres – southeast corner). The following table compares the requested lot widths and areas to the zoning requirements.

Number of Lots	Lot Width at Building Line		Lot Size	
	<i>Proposed</i>	<i>Required</i>	<i>Proposed</i>	<i>Required</i>
82	45	75	5911	7500
62	55	75	7240	7500
43	55	65	7514	8000
94	65	75	7905	7500

The Planning Board found that 45-foot wide lots are too narrow and recommends that the minimum lot width be increased to 55 feet. They also recommend a minimum lot size of 6,050 (55' x 110').

Waivers of building setbacks are also requested. A side setback of 7.5 feet instead of the required 10 feet is proposed. A front yard setback of 15 feet for the house in lieu of the required 25 feet is proposed, but the garage setback of 25 feet will remain in force, ensuring the minimum driveway length of 25 feet. **The Planning Board supports the waiver of side setback to 7.5 feet and the front setback to 15 feet, provided the garage setback remains at 25 feet.**

The maximum lot coverage (building footprints and any paved surfaces) allowed for single-family development regardless of the zoning district is 40%. Requested is an increase in the allowance to 65%. The prior plan was approved at 60%. **The Planning Board recommends a maximum of 50% lot**

coverage. For comparison, Lake Ashton is running at about 53% average coverage and Carlsberg at 40%. Dinner Lake Shores is 30-35%.

OTHER REQUIREMENTS

Visitor parking

A minimum (no waiver) requirement for a residential PDP with reduced lot sizes is that visitor parking is provided in a ratio of 1 space per 10 lots. The code also requires the same ratio of spaces for parking at recreation areas. The applicant proposes to meet the recreational parking requirement and shows 28 parking spaces on the plan. However, he proposes to substitute 2-car garages on each lot for visitor parking. Some Planning Board members noted that they live in retirement developments without visitor parking and there are frequent problems with guests having no place to park. In a family development, the parking shortage might be more acute. At the Planning Board hearing, the applicant said that he is willing to provide 10 additional spaces. **The Planning Board recommends that the full 28 spaces be provided unless the applicant presents a study as evidence that they are not needed.**

Setback from exterior property lines

The PDP regulations require a minimum setback of 35 feet from project property lines which cannot be waived under a PDP approval. Staff advised the Board that the setback was intended to apply to multi-family and cluster type developments and should be re-evaluated for single-family lots. Passage of an ordinance is required to amend the setback. There is ample time to amend the ordinance because the setbacks apply at the time the building permit is issued. In response to the concerns of residents of Dinner Lake Shores, the applicant will commit to limiting the houses along the eastern boundary of the project to one story if the following setbacks are allowed along the rear property lines:

For lots 61 through 78 rear setback of 25 feet (abutting Dinner Lake Shores)

For Lots 81 through 90 rear setback of 24 feet (abutting Dinner Lake Shores)

For lots 1 through 7 rear setback of 19 feet (at C. F. Kinney Rd. entrance)

The Board agreed that an amendment to the code should be made to reduce the setback and the consensus was that the setbacks along the eastern property line (Dinner Lake Shores) as proposed by the developer were acceptable. **The Planning Board recommends an amendment to the zoning regulations to reduce the setbacks required from project property lines for single-family dwellings and supports the setbacks proposed by the developer along the eastern property line, provided the houses are limited to one story.**

Note that the building envelopes shown on the lots are not correct in a number of cases. In the area zoned R-1C (southeast corner) for instance, the rear-yard setback is shown as 15 feet, not 20 feet as required. (The rear yard setback in R-3 for single-family dwellings is 15 feet shown correctly.) There are also several lots with their long sides running along the outside project property lines. **Staff recommends that the building envelopes be corrected to reflect required setbacks or those approved by City Commission, as appropriate.**

OPTIONS

Following the public hearing, the City Commission can approve the application with or without conditions, approve with modified conditions, deny with specific reasons with reference to the land development regulations. The Commission could also table the application for further discussion or revisions.

[End agenda memo]

Margaret Swanson, Planning & Development Director, reviewed the proposed development project and requested waivers. After approval this goes into construction phase and unless there's a change it will not come back to the commission.

Michael Lawson, Director of Operations from Metro Development group at 2205 Rocky Pointe Drive in Tampa, gave a presentation on the details of project and distributed copies to the commission. Mr. Lawson emphasized that Leoma's Landing will have trails, park areas, and access to advanced connectivity. He reviewed the various economic benefits to the city.

Mr. Lawson reviewed the waivers recommended by the Planning and Zoning Board. He asked for revisions to some of those waivers and explained why:

- He asked for a minimum lot area of 4,950 feet instead of 6,050 feet and minimum lot width at the building line at 45 feet instead of 55 feet. This equates to the 45x110 lot minimum. The 6,050 feet minimum will require the lots to be 55ft, 65ft, and 75ft. The 65s and 75s will be difficult to sell. The 45s, 55s and 65s are a better starting point. Only 30 lots are the smaller size.
- Mr. Lawson said he would like the maximum lot coverage to be 55% instead of 65% to allow for pools and lanais. Commissioner Lutton asked what the average lot coverage would be. Mr. Lawson responded 55% across the board. A tier approach would be too difficult. Deputy Mayor Lutton asked if the 65ft lots would also have 55% lot coverage. Mr. Lawson said the current plan is 60% so it is now lower. Deputy Mayor Lutton asked Ms. Swanson if the straight R-3 code is 40% coverage. Ms. Swanson confirmed it was. Deputy Mayor Lutton said that 55% would include a pool, so without a pool the coverage will be less. Deputy Mayor Lutton asked what the pool size usually is. Mr. Lawson said about 28'x32' roughly 700-800sqft. The 55% allows for a comfort zone. Mr. Lawson confirmed that most lots coverage would be lower.

Mr. Lawson said the other waivers are fine. Commissioner Lutton asked for clarification on the requested plan revisions. Mr. Lawson disagreed with elimination of cul-de-sacs as there is no LDC requirement that preclude them. One to the north prevents an intersection too close to the entrance. Commissioner Wojcik expressed support for cul-de-sacs. Mr. Lawson explained that the revision to the roadway layout is not necessary as the proposed plan clearly defines smaller neighborhoods based on lot size differentiation. It is also unnecessary to increase road frontage along 50% of the open space given that the open space frontage of 2,775ft provided for by the trail system in the proposed plan exceeds the open space frontage of 2,153ft by 622ft or 29% which is a better experience.

Regarding visitor parking, Mr. Lawson said the City has two parking requirements for parks and visitors. On parks, they are required to have 28 for each of those for a total of 56. We have accommodated 29 for the parks and another 12 for guests for a total of 41 spaces which leaves 15. They will require two-car garages on all lots and that parking on the road will be limited to only one side of the road to allow for emergency vehicles. Hopefully, this will satisfy the requirements. Deputy Mayor Lutton asked if there are 28 parking spaces required for the parks in Leoma's Landing. Ms. Swanson said yes, on this reduced lot size development, at least one space for every 10 homes are required for parks and visitors. Mr. Lawson said that they will provide 41 out of 56. Commissioner Wojcik asked if the double car garages are required. Ms. Swanson said no. Commissioner Wojcik said that the double garages will exceed the parking requirement. Ms. Swanson said the double car garages will add more parking spaces to each of the lots. This is in lieu of visitor parking.

Regarding the parks, Mr. Lawson said that the plan exceeds the code requirements. The two parks can accommodate a 100ft by 100ft play area. In speaking with the City Manager, Mr. Lawson said that they will provide right-of-way and construct an access road to the southwest boundary to allow access to a future city park near the fire station.

Mr. Lawson said that all other conditions they are fine with.

Commissioner Howell asked about frontage along the water. Mr. Lawson explained that for the homes along the lake the trails provide access to those vistas. The wetlands will not be impacted which was a problem with the earlier plan. Commissioner Howell asked about neighboring Dinner Lake Shores. Mr. Lawson said that to address their concerns of two-story homes against their houses there will be only one-story houses near those houses and those are 55ft lots. The requested setback adjustments will allow for this and make the neighboring Dinner Lake Shores folks happy. Deputy Mayor Lutton asked

confirmation that some lots would be two-story homes. Mr. Lawson confirmed that there will be a mix of one-story to two-story homes for variety. Commissioner Howell asked if the 12 extra parking spaces are on the plan. Mr. Lawson confirmed they are not, but they would be added to the final PDP.

Commissioner Thornhill said it was a unique layout given the difficult area to work with. He asked if Dinner Lake Shores will have access to these trails. Mr. Lawson answered that no, these are only for the residents of this development and maintained by the HOA.

Commissioner Wojcik commented that it sounds like they worked closely with the Planning and Development Department and the Planning and Zoning Board to make this project as economically friendly as possible and that they accommodated most of the requirements for a good development and maintained the marketability of the project. This is important in order to move forward. His requests sound reasonable for a viable housing development.

Deputy Mayor Lutton asked Ms. Swanson if there is a requirement for the 100' x 100' play area. Ms. Swanson said it was a recommendation by the Planning & Zoning Board so that children will have at least one large open place to play, as there are no community parks in this area of the city. Deputy Mayor Lutton asked about the bulk area in the northwest portion. Mr. Lawson said that area is more than three times the size for that you can easily get that 100' x 100' area. Deputy Mayor Lutton said he would like at least 10,000sqft. Four parks exceed 17,000sqft and squared enough to be usable. They did not object to that recommendation.

OPENED PUBLIC HEARING

Catherine Price, 813 Campbell Avenue, expressed concerns about enough park space for children in these high density developments. Children do not play in wetland areas and can people even walk around a wetland. She urged caution about bringing in more people and whether or not the developments pay for themselves. The jobs and other benefits may not cover the costs of additional services.

Charlene Bennett, 929 Carlton Avenue, said she serves on the Planning and Zoning Board and that she was concerned about the two-car garages as that creates a lot of monotony and is not user friendly.

Nicholas Smith, 1001 Tower Blvd, expressed concern about the smaller lots. The two-car garages will take much of a 45ft wide lot and will require two-story houses. There will be quite a bit of monotony. He recommends against a reduction in width as there will be lots of cars and garages.

CLOSED PUBLIC HEARING

Margaret Swanson, Planning and Development Director, asked to address the requests from the applicant. If they decide to approve the applicant's proposal, for 45ft lots with a minimum of 4,950 sqft, she suggests limiting those 45ft lots to the 33 that are proposed on the plan and not allow the whole section of 82 lots to be 45ft. As far as lot coverage the average coverage at Lake Ashton with small lots is 50% with the highest coverage is not even 55%. Ms. Swanson said that 60% is excessive and recommends 55%. No disagreement regarding the setbacks. If the commission does not require the roadway revisions she recommends keeping the northern cul-de-sac to avoid a difficult intersection. She recommends requiring the two-car garages and the extra 12 spaces should not take up park space unless the park spaces are enlarged.

Commissioner Wojcik asked for clarification about keeping the cul-de-sac on the north end. Ms. Swanson explained that if the commission does not require the roadway revisions then they should keep that cul-de-sac.

Michael Lawson asked to put additional spaces in parks as the park space exceeds the requirements and they are the best places to put them.

Deputy Mayor Lutton recommended the lot coverage for the 55ft and 65ft lots be reduced to 50% and for the 45ft lots kept at 55%. This could be done by excluding pool decks on some. This is a low area and we don't want streets flooding up on you. He hates to see the spaces there in the parks but that is visitor parking. Commissioner Wojcik asked about the waivers. Deputy Mayor Lutton said he would like to approve the plan as shown with that revision. Commissioner Lutton asked about the status of CF Kinney Road. Ms. Swanson said it was paved and goes through although not well.

Ms. Swanson asked about the extra 12 visitor spaces, if they were to be required. Mr. Lawson confirmed that they are adding 12 combined with the parks. There will be only 33 45ft lots identified on the plan.

Deputy Mayor Lutton made a motion to approve the plan with his suggested changes. Commissioner Wojcik seconded the motion.

By Roll Call Vote:

Deputy Mayor Lutton	"YES"
Commissioner Wojcik	"YES"
Commissioner Thornhill	"YES"
Commissioner Howell	"YES"
Mayor Fultz	"YES"

The motion carried 5-0.

Agenda Item 16. Lake Belle Litigation - Mediated Settlements

[Begin agenda memo]

SYNOPSIS

Consideration of Mediated Settlements in the Lake Belle litigation

RECOMMENDATION

That the City Commission approves the Mediated Settlements reached in the Court Ordered Mediation conducted on April 24 and 25, 2014, in the Ahern, Barron, and Findley actions. These actions were touched upon from a strategy standpoint in closed session on March 18, 2014, in accordance with the provisions of §286.011(8), Florida Statutes. Approval of the Mediated Settlements will resolve all but the remaining Ken and Patricia Smith portion of the Lake Belle litigation.

BACKGROUND

The action referred to as the Lake Belle litigation is styled Marcia Mudd, et. al., vs. City of Lake Wales. The action concerns flooding on Lake Belle following the Hurricanes of 2004 and the exceptional rainfall in 2005, which precipitated the flooding. The case was filed in 2006 and involved seven (7) different claimants. Three of the actions, Mudd, Long, and Rumsey, have been resolved by Agreements previously approved by the Commission. The Ahern, Barron, and Findley actions will be completely resolved upon approval of the Mediated Settlement Agreements. In the remaining action, Smith, Offers of Judgment have been filed by the Plaintiffs and the Defendant. A resolution may yet be reached, as the action has not been noticed for trial. The terms of the Mediated Settlement Agreements are confidential under the Florida Rules of Civil Procedure and cannot be divulged until considered by the City Commission in an open forum.

FISCAL IMPACT

Confidential unless the settlements are approved.

ALTERNATIVES

Continue to actively litigate the matter, which may lead to higher costs and attorney's fees, including the costs and fees of the Plaintiffs' experts and legal counsel.

[End agenda memo]

Albert C. Galloway Jr., City Attorney, reviewed the three settlements and recommended approval.

Commissioner Howell made a motion to approve the mediated settlements. Commissioner Wojcik seconded the motion.

By Roll Call Vote:

Commissioner Howell	"YES"
Commissioner Wojcik	"YES"
Commissioner Thornhill	"YES"
Deputy Mayor Lutton	"YES"
Mayor Fultz	"YES"

The motion carried 5-0.

Mr. Galloway distributed information on the details of the settlement for public record.

Agenda Item 17. Redevelopment of the Wales-Dixiebilt Hotel Property

[Begin agenda memo]

SYNOPSIS

The City Manager seeks directions concerning the initiation of strict code enforcement action against the subject property.

RECOMMENDATION

That the City requires the owner of the subject property to submit a satisfactorily detailed plan for its redevelopment to the City within thirty (30) days or the City will initiate code enforcement action against the property.

BACKGROUND

The City conveyed the Wales-Dixiebilt Hotel in downtown Lake Wales to the Wales-Dixiebilt, LLC in 2008 with the understanding that the property would be redeveloped into an economically viable structure. Since that time, while the owner has made some internal improvements, the structure remains uninhabited and there have been no improvements to the exterior of the structure or the surrounding site. In an effort to facilitate the redevelopment, the City has not strictly enforced its building or appearance codes in the hope that progress would be demonstrated and funds concentrated on creating an economically viable building. While overall economic conditions at the time of conveyance and subsequent years can explain much of the delay, the City now cannot withstand the structure's continuing blighting influence as the economy improves and new redevelopment is sought for the rest of Downtown.

The City Manager requests direction to require the building owner to provide the City with a detailed plan for the redevelopment of the building including planned use(s), analysis of total construction costs, construction schedule, and sources and evidence of firm funding for all activities. If the City receives a satisfactory plan with all these elements, it can continue to work with the owner to implement the plan; if no such satisfactory plan is forthcoming, the city will initiate the appropriate code actions so as to mitigate the buildings negative impact on downtown.

OTHER OPTIONS

Take no action at this time and see if redevelopment of the building occurs without city prodding.

FISCAL IMPACT

No additional fiscal impact is seen beyond normal staff time spent on reviewing any submitted plan or code enforcement activities.

[End agenda memo]

Kenneth Fields, City Manager, reviewed this issue and expressed concern about lack of progress of the project. He said we need a definitive plan regarding construction, financing, and a timeline. Otherwise, the city should move forward on code enforcement action. Mayor Fultz said that he agrees with Mr. Fields' recommendation. Deputy Mayor Lutton disagreed and said that the City should not interfere with private business. If there are code violations we should go ahead and address them. Commissioner Wojcik said that we need the exterior to be improved and we need construction plans shared with commission and public. Commissioner Howell agreed that the exterior needs to be improved and she would also like to see a plan first.

Rusty Ingley, 1616 S. Highland Park Dr, read a statement expressing support for the restoration of the hotel and described recent partnerships to make this happen.

Reid Hardman, 300 S. Lake Shore Blvd., explained that a group of interested citizens has been established and is working with the owner and an agreement has been signed with Scott Crews an architect from Lake Wales. Parlier Architects will also consult on the project. New detailed plans for moving forward will be developed and completed by October. Details on the new committee will be available soon.

Ray Brown, 236 Lake Link Road in Winter Haven, with the Dixie-Walesbilt, Inc., described status of the hotel and plans to move forward. He said that Reid Hardman and Rusty Ingley would serve as his "Communications Team" for the Hotel project. They will communicate the status of the project with the City and the public.

Mayor Fultz said he was glad to hear these plans.

Albert C. Galloway Jr., City Attorney, suggested starting work on selling or renting condominiums and getting the condominium work in place dealing with common areas and assessment issues ahead of time. Mr. Brown responded that he is working with an attorney on this.

Commissioner Wojcik asked if they plan to come back to the commission when the plans are complete. Mr. Ingley said that are ready to dive in and will communicate with the City Manager on the status of this.

Mr. Fields encouraged them to develop a definitive plan on the hotel with specific details. Reid Hardman said they will set up committee within 60 days and will stay in communication with the City as plan develops. The community needs to be involved for this to happen.

Commissioner Lutton said that it will be nice when completed and that downtown needs to be revitalized to support the hotel. He encouraged improved communication and to improve exterior appearance.

Commissioner Thornhill expressed his support saying this could be a win-win for us.

Mayor Fultz commended Mr. Brown for enlisting others to help.

Consensus of the Commission is to wait until October 31 for the plans before any further decisions.

CITY MANAGER

Agenda Item 17. City Commission Tracking Report:

Kenneth Fields, City Manager, reported on a recent meeting with Florida Midland Railroad regarding improvements on the tracks near the Airport.

New signs have been installed at the Lake Wailes Trail and another will be installed at the horseshoe area.

Agenda Item 18. City Commission Calendar

Mr. Fields reported that the June 3 workshop will be on the Utilities expansion along west 60. The next budget workshop is Wednesday June 18.

Agenda Item 19. Annual Reporting – Boards, Commissions, and Committees

The Airport Authority Board will present an annual report on June 17, 2014.

CITY COMMISSION COMMENTS

Deputy Mayor Lutton apologized for his absence at the previous budget workshop and shared some of his priorities for next year's budget. He would like to see a reduction in the millage rate that still maintains the current level of income. He wants to maintain current facilities as best possible but avoid any new facilities. He emphasized the need for a long range plan for infrastructure replacement and recommended reviewing all service contracts for efficiency.

CITY MANAGER COMMENTS

Mr. Fields said he had a video on the recent CSX trip but will defer that to another time.

MAYOR COMMENTS

The meeting was adjourned at 10:37 p.m.

Mayor/Deputy Mayor

ATTEST:

City Clerk