

# City Commission Work Session

## Meeting minutes

July 14, 2021

(APPROVED)

7/14/2021 - Minutes

### 1. CALL TO ORDER & ROLL CALL

**Commissioners Present:** Terrye Howell, Al Goldstein, Daniel Williams, Mayor Fultz

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

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

### 2. City Manager Comments

### 3. BUDGET WORKSHOP

#### 3.I. Certification Of 2021 Taxable Value, Interim Millage & FY21'22 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 2021, set the interim millage rate, and set the dates for the public hearings to adopt the final millage rate and the FY21'22 budget.

#### **RECOMMENDATION**

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

1. Approve the Property Appraiser's Certification of Taxable Value for 2021.
2. Set the interim millage rate at 6.7697 mills.
3. Set the dates for the required public hearings for the final millage rate and adoption of the FY20'21 Budget as Wednesday, September 8 and Tuesday, September 21.

#### **BACKGROUND**

##### **Certification of Taxable Values**

Attached for your review and approval is the Polk County property appraiser's Certification of Taxable Value for 2021. As indicated, the City's gross taxable value for operating purposes is \$887,970,261.

Lake Wales has experienced an increase in taxable value of \$27,640,457, since the 2020 certification. The certification for 2021 is 3.22% above 2020's final gross taxable value of \$860,329,804. It is recommended that the City Commission approve the Certification of Taxable Value for 2021.

**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 2021 millage rate and the FY21'22 budget.

Staff recommends the interim millage rate be set at the current year rolled-back rate of 6.7697. The City current millage rate is 6.7974.

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:

| <u>Interim Millage Rates</u>        | <u>Rate</u> | <u>CRA</u> | <u>Library</u> | <u>General</u> |
|-------------------------------------|-------------|------------|----------------|----------------|
| <u>Total</u>                        |             |            |                |                |
| Roll-back Rate<br>6,011,292         | 6.7697      | 1,175,361  | 435,234        | 4,400,697      |
| Current Rate<br>6,033,492           | 6.7947      | 1,179,703  | 436,841        | 4,416,948      |
| Difference over Roll-back<br>22,200 |             | 4,342      | 1,607          | 16,251         |

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.

**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 13 and Monday, September 20. The School Board's final public hearing is scheduled for Tuesday, September 7.

We are recommending the first public hearings for the millage and budget be set for Wednesday September 8, 2021. We are also recommending that the second public hearings be set for Tuesday

September 21, 2021.

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 said the Commission now has a draft budget for review. The draft is balanced at the rollback rate. It includes many of the Commission priorities. The draft can be discussed on August 11.

Deputy Mayor Gibson recommended keeping the current millage rate and going to rollback if we need to. This gives us flexibility. Ms. Abbott said the Commission can discuss and decide at the Commission meeting. The difference in income is \$22,000. Some flexibility has been built into the budget in the amount of \$150,000. She recommended going to rollback rate. James Slaton, City Manager, said they have a conservative budget as revenues were higher last year than planned. We are comfortable with the proposed budget and rollback rate.

### 3.II. Budget Draft FY 2021-2022

James Slaton, City Manager, said the current draft is balanced at the rollback rate. The draft can be reviewed and discussed at the Workshop in August. The Commission agreed to save discussion until the August budget workshop. Commissioner Howell said she was glad it was balanced and included priorities previously mentioned. Mayor Fultz said he is glad that it is balanced. Mr. Slaton said the date for the next budget workshop is August 11.

### 3.III. Organization Requests

James Slaton, City Manager, said he has been approached by a few organizations for funding. He has invited them to present their requests. If awarded he will invite them back next year to give a report on how those dollars were used. If the Commission consents he will add them to the budget.

#### Lake Wales Arts Council

Andrew Allen, Lake Wales Arts Council, distributed material on the Lake Wales Arts Center. He shared some of his background. He shared about the Arts Center, its history and programs. Mr. Allen reported on a funding award from the Tourist Development Council for their events this next year. There are 159 events planned for the next year. He explained that these events bring in tourist dollars to Lake Wales. The funds requested will bring in A list talent to Lake Wales. There will be an economic impact of \$1.2 million dollars for this area. He shared about planned events with Main Street and other partnerships with businesses and Bok Tower Gardens. He estimates 37,000 tourists over the next year. They plan an extensive out of county marketing campaign to draw in guests. This will fund their educational offerings to Lake Wales area students.

Mayor Fultz said he is glad the Arts Center is doing well after losing the partnership and funding from the state a few years ago. They are doing a great job.

Mr. Slaton said their request is for \$50,000. If the Commission consents they will add it to the budget.

Deputy Mayor Gibson asked if they receive county funding. Mr. Allen said yes from the TDC which is the County. It is a bed tax. Deputy Mayor Gibson asked if the County budget contributes. Mr. Allen said no and he is not aware that they give grants from the general fund. Deputy Mayor Robin Gibson asked when the Imperial Symphony Orchestra will come. Mr. Allen said a portion of their performers will come every other month. Deputy Mayor Gibson asked about individual contributions. Mr. Allen said the people and foundations of Lake Wales do support them. They are constantly working on fundraising.

Deputy Mayor Gibson suggested that they provide information on money received from outside the City as well as inside. He said that Lake Wales has a low per capita income compared to other areas. Mr. Allen agreed and said that the people of Lake Wales deserve access to high quality Fine Arts entertainment at a reasonable rate. He said they can be good stewards of the funds. Deputy Mayor Robin Gibson said he was glad of the partnerships with downtown. Mr. Allen said all of the talent coming also go to schools to share with students. Mr. Allen said he wants those that attend performances to go to a Lake Wales for dinner after and keep money here. Deputy Mayor Robin Gibson said that this is a value for value exchange for the money. He said he was in support of this funding.

Commissioner Howell said she was happy about the various partnerships. The Arts Council seems to try and help everyone. She liked the education part that is a plus for our youth. She asked for a calendar of the events. Mr. Allen said that is on their website. He will get a copy to the Commission.

Commissioner Williams asked if he could set up a meeting to discuss offering diverse entertainment to Lake Wales citizens such as spiritual or R&B. Mr. Allen said he would be glad to meet with him about that. They have a diverse set of programs. This is ongoing we want more partners and want to welcome everyone.

Mayor Fultz said he was glad they are going into schools to involve the kids. He said he prefers the jazz music. Mr. Allen said they want to reach as many students as possible. Music helps increase test scores. He wants to give kids a safe space to create.

Deputy Mayor Gibson said that this is a great way to pool our resources. He commended the Arts Council for this.

#### Lake Wales History Museum - Friends of the Museum

Mr. Slaton said this is a proposed new arrangement between the City and the Museum. They want to create a model similar to the YMCA. They would be independent and the City can give them a grant to operate. The museum can then operate more independently without the City bureaucracy. They would not be a department of the City and would save the City \$50,000.

Jennifer D'hollander, Museum manager and is Executive Director of Friends of the Museum organization. The City has been a wonderful force to ensure the museum continues. To accomplish the strategic plan it would be better to be in an amicable partnership with the City. The City has a lease with Florida Midland Railroad to operate a museum on their property. the Friends of the Museum would be a good organization to take this on. This would allow the Friends of the Museum to take charge of its own destiny and leverage their strength to raise funds and develop further without being a sub-department of the Library. The Friends of the Museum is a 501c3 organization and have raised funds to help with various projects. They would have an operating and lease agreement and continue to have programs, exhibits, preserve artifacts, maintain staff, oversee the buildings, and continue with the restoration projects.

Mayor Fultz asked if this is in the draft budget. Mr. Slaton said yes they are still finalizing the agreements and details. They need feedback from the commission to proceed. Mayor Fultz asked if this is a matching grant. Mr. Slaton said it would be a grant and operating agreement.

Commissioner Howell asked to confirm that the City would save \$50,000. Mr. Slaton said yes about that.

Deputy Mayor Gibson asked who is the party on the lease. Ms. D'hollander explained that it is the Friends of the Museum Inc. Deputy Mayor Robin Gibson asked about the lease with the Railroad. Albert Galloway, Jr., City Attorney, explained that we have a lease with the railroad. The railroad owns the land that the three museum building are on. This includes the white educational building, yellow depot, and Stuart House. The Pink Depot museum is on City Property. Mr. Slaton said that railroad property is all through the City including Stuart Park. Deputy Mayor Robin Gibson said public-private partnerships are beneficial as non-profits can draw from outside the city. It is a winning proposition for

us. Ms. D'hollander said this is a common arrangement with many museums and cities. Deputy Mayor Gibson said the arrangement works well with the YMCA.

Mr. Slaton said that it sounds like the Commission is in favor so he will move forward with this.

#### Lincoln Avenue CDC

Mr. Slaton reviewed the request for funding from the Lincoln Avenue CDC. They are requesting \$3,000 for Events and Recreation such as for the Community Market events, \$7000 for Business and Economic Development which includes Business development and micro-grants, and \$15,000 for Property and Land Development which is mostly heirs properties issues. There is a lot of effort to help with the issue of helping heirs get title to their property.

Sara Jones, Lincoln Avenue CDC, reviewed their request for \$25,000 in funding and an additional \$25,000 in matching funds. She reviewed the heirs property program. There are many properties like this in the northwest area. They are close to implementing the program. The property can then be used for wealth building purposes and increase property values. There are trust issues between cities and citizens especially within the Black community. Their organization can help facilitate this project. They will also do home improvement projects to improve the value of the area.

Deputy Mayor Robin Gibson asked for the name of the organization. Ms. Jones said they are the Lincoln Avenue Community Development Corporation. Deputy Mayor Gibson asked what organization Michelle Threatt is with. Ms. Jones said the Northwest Neighborhood Association. Deputy Mayor Gibson said then there's the Green and Gold Foundation that runs the B Street Community Center. Darrell Starling is the CRA Coordinator. Deputy Mayor Robin Gibson suggested working with the Care Center on their home improvement programs. Ms. Jones said they would coordinate with the Care Center and ensure they don't duplicate projects. This first year they are focusing on the heirs property program. Deputy Mayor Robin Gibson said taking that project off the City's hands is a good thing. Deputy Mayor Robin Gibson wondered if we are going in too many directions. Ms. Jones explained that each entity have different goals. She serves on the board of the Green and Gold foundation. They are focusing on helping those in need and educational programs. They are focused on implementing the Lake Wales Connected Plan. Deputy Mayor Robin Gibson asked about who we are working with. Mr. Slaton said we are working with all of the organizations. Each focus is different. We support each where possible. The Heirs Property program is important. There are at least 32 that need to be sorted through. He recommends letting them take this on. In a year we can hear about their activities and see if we wish to continue.

Commissioner Howell said this organization was a request of the previous City Manager so there weren't several groups asking for things. This is what this group is doing and that's what this group needs. During the C Street Sewer project many people did not trust the City holding the project up. This is a win all over the place.

Mayor Fultz said he is glad to see the effort on the heirs property. They need our assistance to get that done. This will benefit the City.

Mr. Slaton said if this doesn't work we will try something else.

Deputy Mayor Robin Gibson recommended measurable goals to see how we are doing and coordination with other organizations. Ms. Jones said they are working with other organizations on their projects and gave some examples.

Mr. Slaton asked if the Commission was agreed on this. Several Commissioners consented.

#### 4. ORDINANCE D2021-08 Zoning Designation – WH Corp 1st Reading And Public Hearing

[Begin Agenda Memo]

**SYNOPSIS:** Winter Haven Corp, owner, requests approval of City Commission to amend the Zoning Map to assign PDMU – Planned Development Mixed Use – to the above- mentioned parcels totaling,1,841+- acres of land.

## **RECOMMENDATION**

Approval at first reading, and adoption at second reading, following a public hearing, to assign the following zoning designation, as recommended by the Planning and Zoning Board at a regular meeting on June 22, 2021:

Current Zoning: None

Proposed: Zoning: PDMU – Planned Development Mixed Use

## **BACKGROUND**

Staff has been working with this large landowner and their development team to establish a zoning category, which would facilitate large-scale, unified mixed-use development. The Future Land Use designation of MU – Mixed Use was assigned to the property in May of 2020, after a recommendation from the Planning Board.

The next step is to assign the zoning to the Winter Haven Corp property.

The City Commission assigns zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

## **OTHER OPTIONS**

Decline to re-assign the land use and zoning of these parcels.

## **FISCAL IMPACT**

Zoning assignment would enable the development of this property and the potential increase in property value.

[End Agenda Memo]

### 5. Master Development Plan - Winter Haven Corporation

[Begin Agenda Memo]

**SYNOPSIS:** Winter Haven Corporation, owner, requests approval of City Commission for a Master Development Plan (MDP) for the above-mentioned parcels totaling,1,841+- acres of land, as recommended by the Planning and Zoning Board on June 22, 2021.

## **RECOMMENDATION**

Approval of City Commission of the Master Development Plan, with the attached conditions of approval, as recommended by the Planning and Zoning Board on June 22, 2021.

## **BACKGROUND**

The 1,841.5 acres owned by Winter Haven Corporation have been under common ownership for 60 years. The owners are committed to the execution of a high-quality, large-scale development that respects the history and character of Lake Wales. The site was annexed into the City of Lake Wales in 1995. In

2020, the City adopted a new Future Land Use designation of Mixed Use, including an amendment to the City's Land Development Code that created a Planned Development Mixed Use zoning district as an implementation measure of the Comprehensive Plan. Later in 2020, the City's Future Land Use Map was amended to place the Mixed-Use future land use on the Winter Haven Corp property.

Utilizing master planned development encourages the preservation of open space and protection of environmentally sensitive areas, by clustering development activities. This form of development also prioritizes pedestrian and vehicular connectivity, promoting the creation of pedestrian connectivity throughout the entire site. Trail systems become an important community asset that creates recreational opportunities and provides a safer alternative to vehicular movement throughout the community.

Cohesive design and development of a roadway network also promotes a strong sense of place and enables the master developer to establish a roadway network hierarchy to guide vehicular traffic thoughtfully through the development, allowing for the prioritization of the pedestrian in areas where that is more appropriate.

Developing large tracts of land in a cohesive manner promotes the location of community uses, such as schools, libraries, public services, and places of worship. Communities are thoughtfully planned, so these community needs are located in a manner that highlights their importance and function in the community.

Development Details:

1. Project acreage is 1841.5 +/-.
2. The site lies within flood zones X, A, and AE, Flood Insurance Rate Map (firm) panel 12105C0535H, 12105C0555H, 12105C0545H and 12105C00565H, Polk County and incorporated areas.
3. Current Future Land Use designation is Mixed Use.
4. Development Table is listed below:

The Commercial/Office/Public Facilities uses may include public and private educational facilities.

| Land Uses                              | Dwelling Units | Square Feet   |
|--|----------------|---------------|
| Residential                            |                |               |
| Single Family Detached                 | 2800           |               |
| Single Family Attached (paired villas) | 550            |               |
| Townhomes                              | 950            |               |
| Multifamily                            | 1800           |               |
| Non-Residential Commercial             | 400000         |               |
| Office                                 | 125,000        |               |
| Assisted Living / Public Facilities    | 200,000        |               |
| Total                                  | 6,100          | 725,000       |
| Areas                                  | Area Code      | Gross Density |

|                           |      |                |
|---------------------------|------|----------------|
| Multifamily 1             | MF1  | 20 du/net acre |
| Multifamily 2             | MF2  | 20 du/net acre |
| Office Commercial 1       | OC1  | 16 du/net acre |
| Office Commercial 2       | OC2  | 16 du/net acre |
| Residential/Institutional | RI1  | 8 du/net acre  |
| Residential/Institutional | RI2  | 8 du/net acre  |
| Single Family 1           | SF 1 | 4 du/net acre  |
| Single Family 2           | SF 2 | 4 du/net acre  |
| Single Family 3           | SF 3 | 6 du/net acre  |
| Single Family 4           | SF 4 | 4 du/net acre  |
| Single Family 5           | SF 5 | 4 du/net acre  |
| Single Family 6           | SF 6 | 4 du/net acre  |
| Single Family 7           | SF 7 | 4 du/net acre  |
| Single Family 8           | SF 8 | 4 du/net acre  |

5. Permitted uses shall be consistent with the PDMU (Planned Development Mixed Use) District and Master Development Plan standards, as set forth in section 23-450, Uses Permitted, of the City of Lake Wales Code of Ordinances requiring permitted uses be included as identified below, and on the approved site plan.

6. A vertical mix of land uses shall be permitted in Office/Commercial areas.

7. Required Master Development Plan open space is 20% (368 acres). The project provides 43% open space (796 acres). The open space consists of wetlands, natural areas, perimeter buffers, common open space, linear parks, amenity centers and recreational areas. Common open space (green areas) may also be located within individual development parcels but not on individual lots. At a minimum, the open space includes 10% of usable open space (184.15 acres) which includes trails, recreational amenity centers, unprogrammed recreation areas and accessible lakes.

8. The proposed gross residential density is 3.3 du/ac.

9. The maximum allowed floor area ratio is 0.35.

10. The sizes and specific location of the community parks will be determined through the approval of final plats and accompanying construction plans. Recreational amenities shall be provided in accordance with Section 23-450.5 through 23-450.7 of the Lake Wales Code of Ordinances.

11. Park, recreational and municipal uses shall be allowed in all Development Areas.

12. Existing agricultural uses shall be permitted to continue on the property.

Dimensional Criteria:

13. The Master Development Plan dimensional criteria shall be as shown below.

| Type            | Minimum Lot Width |       |     | Minimum Lot Size |                         |     | Maximum Building Height |      |      |
|-----------------|-------------------|-------|-----|------------------|-------------------------|-----|-------------------------|------|------|
|                 |                   |       |     | (FT)             |                         |     | Front                   | Side | Rear |
| Residential     |                   |       |     |                  |                         |     |                         |      |      |
| Single Family   | 40' to 60'        | 4,000 |     | 20'              | 5'                      |     | 15'                     | 35'  |      |
| Single Family   | 61' and over      | 6,100 |     | 25'              | 10'                     |     | 20'                     | 35'  |      |
| Townhome        | 60'               | 2,000 | 20' | 10               | (20' between buildings) |     | 15'                     | 35'  |      |
| Villas          |                   |       |     |                  |                         |     |                         |      |      |
| MultiFamily     | 20'               | 3,000 | 20' | 10               | (20' between buildings) |     | 15'                     | 35'  |      |
| Non-Residential |                   |       |     |                  |                         |     |                         |      |      |
| Commercial      | N/A               | N/A   | 25' | 20'              | 25'                     | 35' |                         |      |      |
| Office          | N/A               | N/A   | 25' | 20'              | 25'                     | 65' |                         |      |      |
| Institutional   | N/A               | N/A   | 25' | 20'              | 25'                     | 45' |                         |      |      |

Public Infrastructure

14. Screening and buffering will be provided in accordance with Section 23-450.5 through 23-450.7 of the City of Lake Wales Code of Ordinances.

15. The provision of off-site water and sewer, and reclaimed water improvements are subject to the approval of the Utilities Director.

16. The provision of on-site water and sewer, and reclaimed water improvements are subject to the approval of the Utilities Director.

17. All utilities shall be placed below ground except where connecting to existing aboveground utilities.

18. The construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed and permitted through the Southwest Florida Water

Management District. Wetland buffers shall be an average of 25 feet wide.

Transportation

19. An interconnected system of linear parks and trails shall be provided throughout the community. Trails may be provided within road rights-of-way. The main trail along the project boulevard will be a minimum of 8 foot wide and with a 5 foot sidewalk provided on the opposite side of the boulevard.

20. Sidewalks on local and collector streets shall be installed in accordance with Section 23-450.5 through 23-450.7 of the City of Lake Wales Code of Ordinances.

21. Internal roadway alignments are conceptual. Specific location of rights-of-way will be determined through the approval of preliminary site plans and accompanying construction plans.

22. Streets are anticipated to be public (city owned), however, the Developer reserves the right to provide private streets, gated or ungated, for individual neighborhoods. Unimpeded travel by the public shall be allowed on the boulevard shown on the plan.

23. Site access points are conceptual and will be finalized with preliminary plat.

24. All project external access points on Polk County roads shall be subject to Polk County requirements.

General:

25. The Developer shall track the number of dwelling units and commercial, retail, office, civic, educational square feet, as identified on the MDP Plan. Said tracking shall be provided with each preliminary site plan and final construction plan application or final plat. Tracking shall also be provided relative to the total project trip thresholds.

Specific Planned Development Criteria

26. Specific design features within the development will meet the criteria required in Section 23-450, Master Development Plan Regulation criteria. Specific design features may include at a minimum but are not limited to:

a. Additional usable open space in the form of accessible lakes, programmed recreation amenity centers, pedestrian friendly trail systems and unprogrammed recreation areas.

b. Variety of building façades with unique architectural features.

c. Streets shall be designed predominantly in a curvilinear fashion.

d. Require the installation of street trees.

e. Require a pedestrian friendly trail system traversing the development – with connections to recreational amenities and sidewalk system throughout the development.

f. Require walkable neighborhoods with pedestrian connections to recreational amenities, institutional uses and non-residential services. Require internal street connections to allow access to commercial services to residents.

g. Provide two identifiable community centers with programmed recreational amenities within short walking distance to the majority of homes.

h. Provide additional unprogrammed recreation areas within short walking distance to the majority of homes. These may include pocket parks.

i. Project shall provide a range of housing choices including multifamily, townhomes, villas and a minimum of three (3) single family detached lot sizes. The project design shall also disperse the housing products throughout the development to provide visual interest in both design and architectural features and to avoid monotony.

27. Landscape features

a. Street Trees - The project shall provide 1 tree per lot (typical 60 ft separation).

b. Perimeter landscape buffers abutting property line – The project shall provide an average of a 20 ft with small to medium trees every 40 ft (25 ft to 35 ft in height at maturity) with a 6' tall hedge, wall, or 80%

opaque fence

c. Perimeter landscape buffers abutting rights of way. The project shall provide an average of a 20 ft buffer with small to medium trees every 40 ft (25 ft to 35 ft in height at maturity).

28. Fences and/or privacy walls, a maximum of 6 ft in height, may be constructed along the perimeter.

29. The project shall retain, to the greatest extent possible and where appropriate, natural features on the external perimeter boundary for use in landscape buffers and to limit the external exposure to the development. Where those features exist, they may be med to meet the landscape buffer requirement.

30. Monotony Control –

a. Houses shall be required to have sufficient difference in both front elevation and color schemes.

b. Front yard setbacks on non-curvilinear streets must vary by a minimum of 2 feet.

c. Development pods of varying lot widths shall be dispersed throughout the development to avoid a repetitive pattern.

### **FISCAL IMPACT**

Approval of the Master Development Plan would enable the development of this property and the potential increase in property value. Specifically, estimating a conservative median taxable value of \$100,000 per unit, it could potentially result in over \$610 million in taxable value, and generate \$4 million in ad valorem taxes. This does not include potential revenue generated for non-residential uses.

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

[End Agenda Memo]

Mark Bennett, Development Services Director, reviewed the Winter Haven Corporation project which concerns Agenda Item #4 & this item.

Deputy Mayor Gibson asked if Mr. Bennett foresaw any trouble spots. Mr. Bennett said no but additional work may need to be done on the transportation plan.

Deputy Mayor Gibson recommended taking steps to reduce urban sprawl.

Deputy Mayor Gibson said he is interested in exploring the possibility of expanding the CRA to include this property. Those tax increment dollars would be a huge benefit to the City. It would help the rest of the City. He spoke to their representatives and they were open to it. Mr. Bennett said he is concerned about the general fund. Mr. Slaton said there would be an impact to the general fund. There are \$4 million in facility repairs that are needed, we need park employees and we will need to take care of the new trees. We need to proceed cautiously if we add to the CRA with a finite time limit. A possible solution could be splitting the tax increment 50/50. We can look into this. It might be a good solution. Deputy Mayor Gibson said we should keep the county informed but this would be in everyone's best interest. We would need to be careful with what we can and can't do.

Mr. Bennett said this development may occur sooner rather than later.

6. Ordinance 2021-13 Annexation – 2nd Reading And Public Hearing 19.82 Acres Of Land At The Southwest Corner Of Sunset Drive And Buck Moore Road

[Begin Agenda Memo]

**SYNOPSIS:** Ordinance 2021-13 proposes the voluntary annexation of approximately 19.82 acres of land located at the southwest corner of Sunset Drive and Buck Moore Road, and contiguous to the incorporated City limits.

**RECOMMENDATION**

Staff recommends adoption after second reading of Ordinance 2021-13 following a public hearing.

Public Hearing notice requirements have been met.

A recommendation from the Planning and Zoning Board is not required for an annexation ordinance.

**BACKGROUND**

Southwest Holdings USA, Inc, owner, petitioned annexation into the corporate city limits of Lake Wales on May 17, 2021.

“Attachment A” to the ordinance shows the property’s location. It is contiguous to the City Limits along all four boundary lines.

[End Agenda Memo]

7. Ordinance D2021-13 Future Land Use Map Amendment, 1st Reading And Public Hearing

**SYNOPSIS:** Southwest Holdings LLC, owner, requests to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on one 19.82-acre parcel.

**RECOMMENDATION**

Approval to re-assign the following land use and zoning designations:

Current Land Use: Polk County RS

Current Zoning: N/A (County does not have zoning)

Proposed Land Use: LDR Proposed Zoning: R-1A

**BACKGROUND**

Southwest Holdings USA, Inc, owner, petitioned annexation into the corporate city limits of Lake Wales on May 17, 2021. The property is contiguous to the City Limits along all four boundaries. The next step is to assign land use and zoning to the property.

A Future Land Use Designation of LDR – Low Density Residential, and a Zoning designation of R-1A is compatible with the surrounding area and will complement the built environment. This land use and zoning was recommended by the Planning and Zoning Board at a regular meeting on June 22, 2021.

The City Commission assigns future Land Use and zoning designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted land use 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**

Re-assignment would enable the development of this property and the potential increase in property value.

Specifically, estimating an average of \$175,000 in taxable value per unit, and assuming 99 dwelling units based on maximum density, it could potentially result in over \$17 million in taxable value, and generate \$117,000 in ad valorem taxes.

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

[End Agenda Memo]

8. ORDINANCE D2021-14 Zoning Designation – Robin's Run 1st Reading And Public Hearing

[Begin Agenda Memo]

**SYNOPSIS:** Southwest Holdings LLC, owner, requests to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on one 19.82-acre parcel.

**RECOMMENDATION**

Approval to re-assign the following land use and zoning designations:

Current Land Use: Polk County RS

Current Zoning: N/A (County does not have zoning)

Proposed Land Use: LDR Proposed Zoning: R-1A

**BACKGROUND**

Southwest Holdings USA, Inc, owner, petitioned annexation into the corporate city limits of Lake Wales on May 17, 2021. The property is contiguous to the City Limits along all four boundaries. The next step is to assign land use and zoning to the property.

A Future Land Use Designation of LDR – Low Density Residential, and a Zoning designation of R-1A is compatible with the surrounding area and will complement the built environment. This land use and zoning was recommended by the Planning and Zoning Board at a regular meeting on June 22, 2021.

The City Commission assigns future Land Use and zoning designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted land use 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**

Re-assignment would enable the development of this property and the potential increase in property value. Specifically, estimating an average of \$175,000 in taxable value per unit, and assuming 99 dwelling units based on maximum density, it could potentially result in over \$17 million in taxable value, and generate \$117,000 in ad valorem taxes.

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

[End Agenda Memo]

Mark Bennett, Development Services Director, reviewed the Robin's Run project which is covered by Agenda Items 6, 7, & 8.

9. ORDINANCE 2021-10 Annexation –2nd Reading And Public Hearing 61 Acres North Of Mammoth Grove

Road

[Begin Agenda Memo]

**SYNOPSIS:** Ordinance 2021-10 proposes the voluntary annexation of approximately 61 acres of land located north of Mammoth Grove Road, east of Masterpiece Road, and contiguous to the incorporated City limits.

#### **RECOMMENDATION**

Staff recommends adoption after second reading of Ordinance 2021-10 following a public hearing.

Public Hearing notice requirements have been met.

A recommendation from the Planning and Zoning Board is not required for an annexation ordinance.

#### **BACKGROUND**

Everything and All LLC, owner, petitioned annexation into the corporate city limits of Lake Wales on May 13, 2021.

"Attachment A" to the ordinance shows the property's location. It is contiguous to the City Limits on its western boundary along Masterpiece Road.

On June 1, 2021, The City Commission approved Ordinance 2021-10 on First Reading.

#### **OTHER OPTIONS**

Decline to annex the property.

#### **FISCAL IMPACT**

The annexation will add to the City's tax roll. The combined properties are valued at \$229,217, which would bring in additional property taxes.

[End Agenda Memo]

#### 10. Ordinance 2021-11 Future Land Use, Mammoth Grove Road - 1st Reading And Public Hearing

[Begin Agenda memo]

**SYNOPSIS:** Everything and All LLC, owner, requests to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on 61+/- acres of land.

#### **RECOMMENDATION**

Approval of City Commission to re-assign the following zoning and land use designations:

Current Land Use: Polk County RS (6.4 acres) & A/RR (54+/- acres)

Current Zoning: N/A (County does not have zoning)

Proposed Land Use: NAC Neighborhood Activity Center (6.4 acres)/R-1A SFR (54+/- acres)

Proposed Zoning: C-4 Neighborhood Commercial (6.4 acres)/R-1A(54+/- acres)

## **BACKGROUND**

Everything and All LLC, owner, petitioned annexation into the corporate city limits of Lake Wales on May 13, 2021. First reading of the annexation took place on June 1, 2021, and was approved by City Commission. The applicant requested to postpone the second reading of the annexation ordinance, in order to secure land use and zoning for the site first. Zoning and Land Use was recommended by the Planning and Zoning Board on June 22, 2021.

The western 6.4 acres of the site is proposed as non-residential, Neighborhood Commercial. This zoning district is designed to permit the development of local commercial areas to serve surrounding residential areas with small-scale convenience goods and personal services. Such uses, which are permitted by right, include a day care center, nursery with plant sales, an eat-in restaurant or outdoor café, medical or professional office, or a small grocery store. Mixed land uses are encouraged and it is considered a smart growth tool, as it promotes walkable neighborhoods and less dependency on vehicles.

The current maximum density under the County's Future Land Use of A/RR is 1 dwelling unit per 5 acres of land. The residential designations of Low Density and R-1A are the City's least intense residential land use and zoning categories; therefore, staff finds that they are most compatible with the surrounding area. Low Density residential provides for a maximum of 5 units per 1 acre, while R-1A zoning contains standards for the largest lots and homes within the city. Although the density supports a maximum of 5 per acre, the engineer has mentioned that a density of 1.79 single-family homes per 1 acre is conceptually planned.

The nearest residential subdivision to the subject site, Country Oaks, is to the south/southeast and is built out at a density of roughly 1.36 dwelling units per 1 acre, including duplexes, which is in excess of the County's current 1 per 5 acre standard. The County does have a provision called a "Suburban Planned Development", which allows a subdivision to be built out at a maximum of 3 dwelling units per acre. The City serves Country Oaks with municipal water; however, the subdivision remains in the County and on septic tanks. The City's R-1A zoning does not provide for the construction of duplexes.

The City Commission assigns Future Land Use and zoning 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**

A recommendation of re-assignment would enable the future development of this property and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, and assuming 97 dwelling units based on the conceptual density, it could potentially result in over \$19 million in taxable value, and generate \$131,000 in ad valorem taxes.

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

[End Agenda Memo]

11. ORDINANCE 2021-12 Zoning Designation – 61+/- Acres North Of Mammoth Grove Road And East Of Masterpiece Road - 1st Reading And Public Hearing

[Begin Agenda Memo]

**SYNOPSIS:** Everything and All LLC, owner, requests to amend the Zoning Map, and the Future Land Use

Map of the Comprehensive Plan on 61+/- acres of land.

## **RECOMMENDATION**

Approval of City Commission to re-assign the following zoning and land use designations:

Current Land Use: Polk County RS (6.4 acres) & A/RR (54+/- acres)

Current Zoning: N/A (County does not have zoning)

Proposed Land Use: NAC Neighborhood Activity Center (6.4 acres)/R-1A SFR (54+/- acres)

Proposed Zoning: C-4 Neighborhood Commercial (6.4 acres)/R-1A(54+/- acres)

## **BACKGROUND**

Everything and All LLC, owner, petitioned annexation into the corporate city limits of Lake Wales on May 13, 2021. First reading of the annexation took place on June 1, 2021, and was approved by City Commission. The applicant requested to postpone the second reading of the annexation ordinance, in order to secure land use and zoning for the site first. Zoning and Land Use was recommended by the Planning and Zoning Board on June 22, 2021.

The western 6.4 acres of the site is proposed as non-residential, Neighborhood Commercial. This zoning district is designed to permit the development of local commercial areas to serve surrounding residential areas with small-scale convenience goods and personal services. Such uses, which are permitted by right, include a day care center, nursery with plant sales, an eat-in restaurant or outdoor café, medical or professional office, or a small grocery store. Mixed land uses are encouraged and it is considered a smart growth tool, as it promotes walkable neighborhoods and less dependency on vehicles.

The current maximum density under the County's Future Land Use of A/RR is 1 dwelling unit per 5 acres of land. The residential designations of Low Density and R-1A are the City's least intense residential land use and zoning categories; therefore, staff finds that they are most compatible with the surrounding area. Low Density residential provides for a maximum of 5 units per 1 acre, while R-1A zoning contains standards for the largest lots and homes within the city. Although the density supports a maximum of 5 per acre, the engineer has mentioned that a density of 1.79 single-family homes per 1 acre is conceptually planned.

The nearest residential subdivision to the subject site, Country Oaks, is to the south/southeast and is built out at a density of roughly 1.36 dwelling units per 1 acre, including duplexes, which is in excess of the County's current 1 per 5 acre standard. The County does have a provision called a "Suburban Planned Development", which allows a subdivision to be built out at a maximum of 3 dwelling units per acre. The City serves Country Oaks with municipal water; however, the subdivision remains in the County and on septic tanks. The City's R-1A zoning does not provide for the construction of duplexes.

The City Commission assigns Future Land Use and zoning 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**

A recommendation of re-assignment would enable the future development of this property and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, and assuming 97 dwelling units based on the conceptual density, it could potentially result in over \$19 million in taxable value, and generate \$131,000 in ad valorem taxes.

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

[End Agenda Memo]

Mark Bennett, Development Services Director, reviewed the Mammoth Grove project. This covers Agenda Items 9, 10, and 11.

He compared the proposed project with the Country Oaks development and what the county zoning is. There will be neighborhood commercial zoning that will allow stores. Deputy Mayor Gibson praised them for this.

Mr. Bennett said city requirements are better than the County. There will be 97 units not 400 as has been suggested in the community. The County could allow mobile homes but the City would not. The City could have duplexes as Country Oaks does. Both this development and Country Oaks have septic tanks. We notified the County residents. The Planning board includes County residents. Planning decisions should be made locally. Intersection improvements at Masterpiece and Mammoth Grove would be up to the County as it is a County intersection.

Deputy Mayor Gibson asked if those with objections were City or County residents. Mr. Bennett said they are County residents.

12. ORDINANCE D2021-09 Future Land Use Designation – 2804 Hwy 60 E - 1st Reading And Public Hearing

[Begin Agenda memo]

**SYNOPSIS:** Staff requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on one parcel located at 2804 Hwy 60 East.

**RECOMMENDATION**

Approval of City Commission to re-assign the following zoning and land use designations, as recommended by the Planning and Zoning Board on June 22, 2021:

Current Land Use: County LCC – Linear Commercial Corridor Current Zoning: N/A (County does not have zoning)

Proposed Land Use: CAC – Community Activity Center Proposed: Zoning: C-3 – Highway Commercial

**BACKGROUND**

In 1999, the City of Lake Wales entered into a binding annexation agreement with the then-owners of the subject property, in order for them to obtain water and sewer services prior to being contiguous to the city limits. According to the agreement, once the property became contiguous, they were to annex into the City.

Staff recently did a review of existing annexation agreements executed by the City, and found that the subject property is now contiguous and should annex per the agreement.

The second reading of the annexation ordinance went before City Commission on January 19, 2021 and was unanimously approved.

The next step is to assign the Future Land Use designation and a Zoning designation to the property.

A Future Land Use Designation of CAC – Commercial Activity Center, and a Zoning designation of C-3

Commercial, is compatible with the surrounding area and will complement the built environment.

The City Commission assigns future Land Use and zoning 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**

None.

[End Agenda Memo]

13. ORDINANCE D2021-10 Zoning Designation – 2804 Hwy 60 E 1st Reading And Public Hearing

[Begin Agenda Memo]

**SYNOPSIS:** Staff requests approval of City Commission to amend the Zoning Map, and the Future Land Use Map of the Comprehensive Plan on one parcel located at 2804 Hwy 60 East.

**RECOMMENDATION**

Approval of City Commission to re-assign the following zoning and land use designations, as recommended by the Planning and Zoning Board on June 22, 2021:

Current Land Use: County LCC – Linear Commercial Corridor Current Zoning: N/A (County does not have zoning)

Proposed Land Use: CAC – Community Activity Center Proposed: Zoning: C-3 – Highway Commercial

**BACKGROUND**

In 1999, the City of Lake Wales entered into a binding annexation agreement with the then-owners of the subject property, in order for them to obtain water and sewer services prior to being contiguous to the city limits. According to the agreement, once the property became contiguous, they were to annex into the City.

Staff recently did a review of existing annexation agreements executed by the City, and found that the subject property is now contiguous and should annex per the agreement.

The second reading of the annexation ordinance went before City Commission on January 19, 2021 and was unanimously approved.

The next step is to assign the Future Land Use designation and a Zoning designation to the property.

A Future Land Use Designation of CAC – Commercial Activity Center, and a Zoning designation of C-3 Commercial, is compatible with the surrounding area and will complement the built environment.

The City Commission assigns future Land Use and zoning 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**

None.

[End Agenda Memo]

Mark Bennett, Development Services, reviewed this project which covers items 12 and 13.

14. Hangar Land Lease Agreement – LW Hangar, LLC.

[Begin Agenda Memo]

**SYNOPSIS:** The City Commission will consider a correction to the hangar land lease agreement at the Lake Wales Municipal Airport.

**RECOMMENDATION**

1. Authorize the mayor to make a correction to the hangar land lease agreement between LW Hangar, LLC and the City for 49,140 square feet (1.13 acres) of land space for the purpose of developing and constructing a 4-bay aircraft hangar.

**BACKGROUND**

On July 6, 2021 the Lake Wales City Commission approved a hangar land lease agreement between the City and LW Hangar, LLC to develop and construct a 4-bay corporate hangar.

The pages were not renumbered after the exhibits were inserted and pages 24 and 31 had a statement that did not match; page 24: "Approved as to form and correctness" and page 31: "Approved as to form". Corrections have been made.

**OTHER OPTIONS**

The Commission has already approved the agreement.

**FISCAL IMPACT**

There is no change to the fiscal impact. Airport revenue of \$3,600.00 annually remains unchanged.

[End Agenda Memo]

James Slaton, City Manager, reviewed this item.

15. Special Event Permit - Homecoming Parade September 23 2021

[Begin Agenda Memo]

**SYNOPSIS:** Approval of the special event permit application and the request for street closings will allow the Lake Wales High School Homecoming Parade to be held on Thursday, September 23, 2021.

**RECOMMENDATION**

It is recommended that the City Commission take the following action:

- Approve the special event permit application from Lake Wales High School for the Homecoming Parade to be held Thursday, September 23, 2021 from 5:00 pm to 6:30 pm.
- Approve the request for the road closing of First Street from SR60 to Central Avenue, Central Avenue from First Street to Lake Shore Boulevard, and Lake Shore Boulevard from Central Avenue to North Wales

Drive at Legion Field, and Orange Avenue and N 5th Street to Sessoms Avenue.

## **BACKGROUND**

Ms. Donna Dunson, Principal of the Lake Wales High School submitted a special event permit application for the Homecoming Parade to be held on Thursday, September 23, 2021 between the hours of 5:00 pm and 6:30 pm. Parade line up begins at 4:00 p.m. in the parking lot of Polk Avenue Elementary School and on south First Street with the parade starting at 5:00 p.m. The requested temporary street closings will involve the following streets;

First Street from State Road 60 north to Central Avenue, east on Central Avenue crossing SR 17 and continuing to Lake Shore Blvd., north on Lake Shore Blvd. to North Wales Drive, Orange Avenue to N 5th Street, N 5th Street to Sessoms Avenue All Departments have reviewed the application and have approved the event. The Charter Schools have provided the required proof of liability insurance.

## **OTHER OPTIONS**

Do not approve the request for the Homecoming Parade and the road closings for the event.

## **FISCAL IMPACT**

In-kind service from the City is estimated to be \$1,710 for FY2021/2022. Lake Wales High School is responsible for 25% of the total cost or approximately \$428.

[End Agenda Memo]

Jennifer Nanek, City Clerk, reviewed this item.

### 16. Interlocal Agreement For Fire And Police Telecommunication Services

[Begin Agenda Memo]

**SYNOPSIS:** The City Commission will consider approval of an Interlocal Agreement with the Polk County Sheriff's Office to continue providing fire and police telecommunication services.

## **RECOMMENDATION**

Staff recommends the City Commission authorize the City Manager to execute the attached Interlocal Agreement and continue to receive telecommunication services through the Polk County Sheriff's Office.

## **BACKGROUND**

The annual cost for Fire Telecommunication Services is determined each year based on the number of fire calls for the City of Lake Wales divided by the total fire calls for service dispatched by the Sheriff's telecommunication center multiplied by the direct fire dispatch operating costs.

The annual cost for Police Telecommunication Services is provided for a four-year period in the Interlocal Agreement.

This agreement is similar to those in place in Winter Haven, Auburndale, Frostproof, Fort Meade and Davenport. The city of Lake Wales previously entered in to this Interlocal Agreement in 2017.

## **OTHER OPTIONS**

Do not approve the agreement, purchase updated communications equipment and hire full time telecommunication personnel.

## **FISCAL IMPACT**

\$42,717 for fire telecommunication services for fiscal year beginning October 1, 2021.

\$270,780 for police telecommunication services for fiscal year beginning October 1, 2021

\$278,903 for police telecommunication services for fiscal year beginning October 1, 2022

\$287,270 for police telecommunication services for fiscal year beginning October 1, 2023

\$295,888 for police telecommunication services for fiscal year beginning October 1, 2024

[End Agenda Memo]

James Slaton, City Manager, reviewed this item.

Deputy Mayor Gibson asked what the cost increase is. Zaillet Suri, Deputy City Clerk, said 2.5%. Deputy Mayor Gibson said that its a good deal for 4 years. Mr. Slaton said its cheaper than if we did it in-house.

## 17. Commission Vacancy Discussion

Albert Galloway, Jr., City Attorney, explained that under the charter the Commission has 30 days to fill the seat held by Kris Fitzgerald who has been suspended by the Governor. If Ms. Fitzgerald is not reinstated then the seat will be filled by election. If Ms. Fitzgerald is reinstated she comes back as if nothing happened with all her back pay. Someone needs to be appointed from the same district.

Mayor Fultz said he has heard of several people who want the seat. He has asked for people to send in a resume and express their desire to fill that seat. They should come Tuesday and be available for questions. Mr. Galloway said those interested should submit paperwork to the City Clerk who will disseminate those to the Commission members.

Deputy Mayor Gibson asked if it was a Mayoral appointment with consent of the Commission. Mr. Galloway confirmed this.

Commissioner Howell said she wished she was told about the resume part before as she did not know until yesterday.

Commissioner Williams asked if the sunshine law applied to this issue. Mr. Galloway said yes. Commissioner Williams said the dialogue will be at the open meeting. Mr. Galloway confirmed this.

Commissioner Howell asked about the Friday deadline. Jennifer Nanek, City Clerk, said that is the deadline for it to be included in the agenda. Mr. Galloway said that resumes can be accepted afterwards and distributed to the Commission up until the meeting.

Mr. Slaton reminded the Commission that Kris Fitzgerald is still covered by the sunshine law.

## 18. CITY COMMISSION AND MAYOR COMMENTS

Commissioner Howell requested an update on the Citizens and Police Advisory Board. What have they done and what they are doing.

Commissioner Howell said we need a level of respect between the Commission and the Citizens. Both

sides need a level of decorum. Terry Christian is a taxpayer and needs to be allowed to speak. Mayor Fultz said that he was not aware that he was a property owner and will apologize to him. Staff has checked this. He gets irritated as he comes up frequently. Deputy mayor Gibson said he asked Mr. Christian to tone it down but as a property owner he needs to be heard.

Mr. Slaton asked to discuss how to best maintain decorum in the room. Deputy Mayor Robin Gibson suggested putting the police officer in the front row in case a speaker gets out of line. Commissioner Howell said that would be intimidation. Deputy Mayor Robin Gibson said there have been cases where intimidation is needed. Commissioner Howell asked what happens if the Mayor gets out of control. The Mayor said Commissioners Howell and Williams can hold him accountable. Mayor Fultz agreed. Albert Galloway, City Attorney, said the officer needs to be in the back to see what's going on for protection.

David Black, Deputy Police Chief, suggested an officer behind dais or by the door. Deputy Mayor Gibson said the police needs to keep those in the audience under control. Deputy Chief Black said he and Mr. Slaton will discuss it further.

Commissioner Howell recommended a workshop or town hall on controversial issues to let people talk it out before the workshop or Commission meeting. Deputy Mayor Gibson said a meeting with the City Manager beforehand is best. Mayor Fultz agreed as this would avoid people coming in on the attack. Commissioner Williams said that citizens don't know or trust Mr. Slaton because he is the City Manager. He likes the idea of a public forum or town hall so we can listen to our citizens. Mr. Slaton said a workshop could be held at anytime the Commission wants on a case by case basis. In the future with regulatory matters he has learned some things. He is working on the mobile car wash owners. He will seek more input on the front end of these issues in the future and work with those this affects before it gets to commission.

Mayor Fultz said that he was accused of speaking more harshly to the Black people that came than to the whites that came. He said their were differences in behavior. Regardless of color everyone needs to be respectfully. Commissioner Williams said that Mayor Fultz started it with his tone to Terry Christian. He reviewed the tape and noted the differences in address to those who were white than black. The Mayor said he is not going to be disrespected by anyone. Deputy Mayor Gibson said he supports what Commissioner Williams is saying. We need to let people vent its part of the job. Commissioner Howell said that as a teacher she was often talked to wrong by parents. She allowed them to say things to her and she just sucked it up.

Commissioner Howell said there are inconsistencies in the neighborhoods on what speed limits are. Some places its 30 miles per hour and others 25. Can we get everything 25? Albert Galloway, City Attorney, said they can go to 25 but not lower without a study. Mr. Slaton said they can look at that and change it but enforcement will be needed.

Deputy Mayor Robin Gibson said we need to look into financing while long term rates are low. Mr. Slaton said we are looking into this.

Commissioner Williams asked about the hiring process of the Deputy Police Chief. Mr. Slaton said the job opening was posted on the website for 5 days per policy. David Black was promoted. Commissioner Howell asked if it was just on the City website. Mr. Slaton said yes. He said that hiring decisions are within the organization. Commissioner Williams said the conversation they had previously was different. Commissioner Williams said now there is a trust issue that we will discuss later.

## 19. ADJOURN

The meeting was adjourned at 4:35 p.m.

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Mayor

ATTEST:

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City Clerk