

**MINUTES
CITY COMMISSION WORKSHOP
HAINES CITY, FLORIDA**

March 1, 2018

6:00 PM

Commission Chambers

1. CALL TO ORDER

At 6:00 p.m. Vice Mayor West called the City Commission Workshop to order in the City Commission Chambers located in City Hall, at 620 E. Main Street, Haines City, Florida.

Mayor H.L. Roy Tyler (6:01 p.m), Vice Mayor Morris West, Commissioner Anne Huffman, and Commissioner Horace West were in attendance. Commissioner Don Mason was excused.

Also in attendance were the following staff members: City Manager Deric Feacher, City Attorney Fred Reilly, and City Clerk Linda Bourgeois.

2. PRESENTATIONS AND DISCUSSIONS

2.A. GARBAGE COLLECTION AND RECYCLING SERVICES

Staff Contact: Addie Javed, Public Works Director

Public Works Director Javed presented on the Garbage Collection and Recycling Services. The presentation was for informational purposes only.

Overview

- 7-year solid waste contract with Republic
- Commenced: January 1, 2017
- Ends: December 31, 2023
- Option: 3-year renewal option
- 2017 Residential rate: \$12.50 per month
- 2017 Commercial rate: \$7.43 per cubic yard
- 1.75% annual increase in rates
- Tipping fee credit: 50c for yard waste per home (estimated)
- Complaints & customer services will be handled by Republic
- 2017 Residential rate: \$12.50 per month
- Annual Increase (1.75%): \$0.22
- Tipping Fee Increase (Sect 6.12): \$0.46
- 2018 Residential rate: \$13.18 per month

City Commission discussion surrounded how the citizen complaints were handled by the Public Works staff and it was shared by Director Javed that emails were sent to Republic Services and they are very responsive.

The City Commission voiced that they had no issues with the 2018 residential rate increase.

RESULT: DISCUSSED

2.B. 8 ACRE PARK POOL UPDATE

Staff Contact: Terrell Griffin, Parks and Recreation Director

Parks and Recreation Director Griffin said at a previous Commission meeting, the City Commission approved staff to award the contract to Hydro Solutions, LLC. for the municipal pool facility design and project management. The first phase will include a feasibility study. This includes collecting data and community input. In addition, the company will bore 12 soil samples of 20 feet deep, and one of 30 feet deep to measure the water table. He went on to share that the proposed cost for the engineering and design costs were estimated not to exceed \$219,213.00.

Commissioner Huffman asked about the location of the pool and City Manager Feacher read the resolution and explained the engineering firm would determine location feasibility. She went on to ask how big the hole would be and City Manager Feacher said the study would provide that information along with location for parking areas and amenities.

Parks and Recreation Director Griffin distributed conceptual drawings of a \$2-3 million dollar pool.

Vice Mayor West, Commissioner Huffman, and Commissioner West agreed the size of the pool should not be of that magnitude. It was shared they were envisioning a smaller community pool.

Commissioner Huffman requested a decent size wading area for smaller children.

City Manager Feacher said the study was the first step in moving forward.

There was a consensus to bring back the agreement with Hydro Solutions, LLC. at the next City Commission meeting.

RESULT: DISCUSSED

2.C. CITY OWNED PROPERTY

Staff Contact: Richard Greenwood, Development Services Director

Development Services Director Greenwood presented on the request for donating surplus property.

Street Address	Status	Parcel ID
326 North 6th Street	Vacant	ID: 272729783000049170
316 North 6th Street	Vacant	ID: 272729783000049160
314 North 6th Street	Vacant	ID: 272729783000049150
617 3rd Street	House	ID: 272720747300002220
904 North 7th Street	Vacant	ID: 272720747500013030

1017 Avenue B	Vacant	ID: 272721756000009070
1011 Avenue B	Vacant	ID: 272721756000009070
1237 Avenue K	Vacant	ID: 272721753500004020
2124 Oakley Avenue	Vacant	ID: 272721754000007161
2132 Oakley Avenue	Vacant	ID: 272721754000007171
108 South 4 th Street	Vacant	ID: 272729783000027150
2202 East Johnson Ave	Vacant	ID: 272721754000009120
2222 E. Johnson Ave.	Vacant	ID: 272721754000009141

The yellow highlighted properties were presented for consideration of donation to Habitat for Humanity.

The red highlighted properties were presented for consideration of sale to Louise Hook.

The remainder of the properties were presented for consideration of donation or the City to receive a \$5,000 payment for them upon closing on the homes to Pastor Charles Anderson. Renovate Neighborhoods, Inc. would partner with Pastor Anderson to build affordable housing and revitalize the neighborhoods. The paperwork distributed by Renovate Neighborhood, Inc. is attached hereto and made a part of the minutes.

Development Services Director Greenwood stated the sale of all properties will have a reverter clause that requires the proposed owner to obtain a building permit within 6 months of the contract being signed or the City may take action to revert the ownership back to the City.

Martin Rubin of Renovate Neighborhood Inc. presented on the benefits to the city of returning homes to the tax rolls. He shared about the company Mission and Vision statements, the origin and inception of the concepts, and said the homes would be 1,364 square feet sold at \$175,000 instead of \$300,000 per home. He went on to request consideration of a donation with a reduction of impact fees or an impact fee waiver. He concluded by saying they would pass 100% savings onto the occupant of the home.

The paperwork distributed by Renovate Neighborhood, Inc. will be filed as an attachment with the minutes.

During the presentations, the City Commission discussed whether these properties would be for Haines City residents, placing a reverter clause within the closing documents, the properties being utilized for residential use only, the forgiveness of city liens on the properties, and whether or not the city would have to follow the bidding process.

Development Services Director Greenwood requested clarification on the direction the City Commission would like to take with the properties.

City Attorney Reilly commented that Florida Statute 166.0451 governs the disposition of municipal property. He went on to say that a list should be created from the properties that cannot be used for a municipal purpose. He continued and said one option for the

city is to donate the properties to a 501(C) 3 organization such as Habitat for Humanity or a ministry that is nonprofit that is engaging in affordable housing. He said you can also sell the property however you cannot donate property to a for profit company. The statute does not provide for the city to go into a joint venture with an entity for this. He went on to say that the city can insert a reverter clause that would give them a reasonable period of time and very specific that would give the entity receiving the donation a finite period of time to do what they say they are going to do. Another aspect that the City Commission needs to be aware of is that the statute has to be followed and you now have multiple groups that want to do affordable housing and what you want to be able to say is we have made a decision treating various nonprofit organizations fairly. When it comes to selling a lot or two lots to a private individual, if it is a sale you have to go through the normal process of a sale.

City Manager Feacher asked the City Attorney if receiving \$5,000 for the lot after closing of the mortgage legal?

City Attorney Reilly said he is not comfortable with that. He explained that the house is now being built when the City owns the property. He said he would give it more thought.

Commissioner Huffman requested clarification on whether a consensus was needed for the three individual presentations or as a whole.

City Manager Feacher said the City Commission needs to provide a consensus if they want to surplus the properties and then city staff will bring back a final recommendation.

City Attorney Reilly said this was an informational meeting and you learned of three different avenues on the table tonight. The appropriate procedure for you to follow is to have an agenda item in the form of Resolution that approves the property on the list as surplus. Then a formalized action must be taken on each different transaction as a separate agenda item.

A consensus was given to move forward to the next step of bringing back a Resolution for the surplus of properties.

RESULT: DISCUSSED

2.D. HAINES CITY TRITONS SWIM TEAM PROPOSAL

Staff Contact: Terrell Griffin, Parks and Recreation Director

Parks and Recreation Director Griffin presented; The Parks and Recreation Department has been approached by Jim Grazier, the former Head Swim Coach of the Winter Haven Stingrays Swim team, to start a club swim team at the Lake Eva Aquatic Center.

He said Coach Grazier was no longer affiliated with the Winter Haven program and has established a new program called Polk Imperial Aquatics. The Parks and Recreation Department's Aquatic staff had been exploring the options of starting a club swim team and these circumstances have presented an ideal opportunity to begin a program with an

extremely experienced coaching staff. This new program would be called the Haines City Tritons Swim Team and would be a chartered USA Swimming Swim Team and a registered United States Masters Swimming (USMS) Swim Team including participants of all ages from beginning swimmers to master swimmers.

The City Commission gave a consensus to bring back the agreement for consideration.

RESULT: DISCUSSED

3. AGENDA REVIEW

There were no agenda items discussed on the March 1, 2018 regular City Commission meeting agenda.

4. ADJOURNMENT

At 6:58 p.m. the City Commission workshop was adjourned.

APPROVED: _____

BY: _____

ATTEST:

Linda Bourgeois
City Clerk