

**MINUTES
CITY OF LAKE ALFRED
CITY COMMISSION MEETING
TUESDAY JANUARY 22, 2019
CITY HALL**

Call to Order: Mayor Charles Lake

Invocation and Pledge of Allegiance: Joyce Schmidt

Those in attendance were Mayor Charles Lake, Vice Mayor Jack Dearmin, Commissioner Nancy Daley, Commissioner John Duncan, and Commissioner Albertus Maultsby.

Staff in attendance: City Manager Ryan Leavengood, City Attorney John Murphy, Community Development Director Ameer Bailey, Financial Director Amber Deaton, Police Chief Art Bodenheimer, Public Works Director John Deaton, Deputy City Clerk Mamie Drane, and other staff.

CITY MANAGER ANNOUNCEMENTS

City Manager Leavengood announced there will be a blood drive at City Hall on Thursday, January 24th from 10 am till 2 pm. Donors will receive a free gift.

The Lake Alfred's Heritage Festival will be held Saturday February 23rd from 10 am till 6 pm. The Festival will be located at E. Pomelo and N. Seminole Avenues. For more information please contact at the Parks and Recreation Department.

He thanked Mayor Lake for the delivery of donuts and coffee from the new Dunkin Donuts here in Lake Alfred. He stated there will be a ribbon cutting at Dunkin's Friday, January 25th at 9 am. He invited everyone to attend.

Mayor Lake stated the store is more modern than the other Dunkin Donuts. Attending the ribbon cutting ceremony will be management from the corporate office.

City Manager Leavengood stated Echo Terrace Playground has been torn down and the site is ready for the new equipment. Over the next several weeks the project will be coming together as the new equipment is brought into place.

CITY ATTORNEY ANNOUNCEMENTS

No comments.

RECOGNITION OF CITIZENS

Mayor Lake thanked the Operations Manager and Store Manager of Dunkin, stating they did a good job of putting the package of donuts and coffee together for tonight's meeting.

Addison Fadlevich, Vice President of the Lake Alfred Public Library Teen Advisory Board (LAPLTAB) stated the Board would like to host a Spring Festival, funds raised would be used to fill Easter Baskets for less fortunate children. In November the Advisory Board provided 5 families, within Lake Alfred, a Thanksgiving Dinner. They would like to continue to help families in need. They requested the use of the vacant field next to the library. They would like to plan their festival sometime toward the end of March. **Robert Wade** President of the LAPLTAB stood for questions.

City Manager Leavengood stated staff will work out the details with the group and the work and involvement is appreciated.

The Commissioners expressed their gratitude to the group for attending the City Commission Meeting.

CONSENT AGENDA

Commissioner Maultsby moved to approve the Consent Agenda; seconded by **Vice Mayor Dearmin**; The motion was approved by unanimous voice call vote.

MAYOR LAKE	AYE
VICE MAYOR DEARMIN	AYE
COMMISSIONER DALEY	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

AGENDA

1.) PUBLIC HEARING: ORDINANCE 1409-19: GENERAL EMPLOYEES RETIREMENT SYSTEM UPDATE

City Attorney Murphy read the ordinance title.

City Manager Leavengood stated the City maintains two retirement systems for its employees separated into the General Retirement and Police & Fire Retirement systems. Each system has its own pension board that acts as a Board of Trustees that retains its own attorneys and financial advisors to ensure the health of the systems and to ensure that it is compliant with IRS standards and other applicable law.

The proposed ordinances are cleanup in nature to be in compliance with IRS guidelines related to disability, reemployment after retirement, and other miscellaneous provisions. Both ordinances were prepared by the boards' pension attorney and reviewed by the City Attorney and received a recommendation of approval from their respective boards. There is no financial impact to the plans (or the City) based upon the actuary's determination.

Staff recommended approval of Ordinance 1409-19 on second and final reading.

Commissioner Maultsby asked if the plan still required employees have 10 years of service to be vested.

City Manager Leavengood replied both plans require 10 years with the City to be vested. The language in the ordinances are clean up to meet guideline requirements.

Mayor Lake opened public hearing, with no public comment, he closed public hearing

Vice Mayor Dearmin moved to approve 1409-19 on second and final reading; seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

MAYOR LAKE	AYE
VICE MAYOR DEARMIN	AYE
COMMISSIONER DALEY	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

2.) PUBLIC HEARING: ORDINANCE 1410-19: POLICE OFFCERS AND FIREFIGHTERS RETIREMENT SYSTEM UPDATE

City Attorney Murphy read the ordinance title.

City Manager Leavengood stated the analysis would be the same as for Ordinance 1409-19.

Staff recommended approval of Ordinance 1410-19 on second and final reading.

Mayor Lake opened public hearing, with no public comment, he closed public hearing.

Commissioner Maultsby moved to approve 1410-19 on second and final reading; seconded by **Vice Mayor Dearmin**. The motion was approved by unanimous voice call vote.

MAYOR LAKE	AYE
VICE MAYOR DEARMIN	AYE
COMMISSIONER DALEY	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

3.) RESOLUTION 02-19: STORMWATER MAINTENANCE AGREEMENT

City Attorney Murphy read the resolution title.

City Manager Leavengood stated storm water systems within newer subdivisions are typically the responsibility of the homeowner's association as they are generally the permit holders and the system is self-contained within the subdivision for the benefit of its residents.

However, the storm water system within the Lakes subdivision is not a self-contained system. It has inlets on Echo Street which are connected to the Tract 1, 2 and 3 system that receives drainage from areas outside of their subdivision. It also has two large drainage pipes that crosses Mackay Boulevard and drains into Lake Rochelle. Normally storm water is self-contained within the HOA subdivision. Because there are inlets on Echo St. the houses across the street, that are not part of the subdivision, are getting drainage and debris.

As a result of the interconnectedness the proposed resolution accepts the maintenance and repair of the storm water inlets, pipes, and related infrastructure located within the publicly dedicated easements and right of way associated with Tracts 1, 2, and 3 of the Lakes subdivision by the City.

Under the provisions of the maintenance agreement tied to the resolution the Homeowner's Association (HOA) will be responsible for the basic maintenance of the ponds (mowing, erosion, sedimentation, and trash cleanup).

Staff recommended approval of Resolution 02-19.

Commissioner Duncan asked if the other tracts had the same situation as Tracts 1, 2 and 3. He also asked if there were any back-ups associated with the pipes.

Director Deaton stated the inlets on Glencruiten do not go into tract 4 they go into a pond on the corner of Glencruiten and Echo that is in Tract 2 and 3, Tract 4 was not developed at the same time so this would not pertain to Tract 4. The infrastructure in place is a large caliber, thick walled pipe that will last a very long time Director Deaton replied that to his knowledge there has not been back-ups associated with the pipes.

City Manager Leavengood stated that there are public areas draining into their system which they should not be responsible for maintaining.

Commissioner Daley asked if this would change the HOA fees for the subdivision.

Joe Hults 824 James Way speaking as an owner, the most critical points about the project, is there is not a common element in the subdivision, he gave a brief outline of the drainage areas within the subdivision.

Mayor Lake opened public hearing, with no public comment, he closed public hearing.

Vice Mayor Dearmin moved to approve the Resolution 02-19; seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

MAYOR LAKE	AYE
VICE MAYOR DEARMIN	AYE
COMMISSIONER DALEY	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

4.) 485 W. HAINES PURCHASE AGREEMENT

City Manager Leavengood stated at the November 19, 2018 regular City Commission meeting a discussion item was presented to the City Commission regarding the potential property acquisition of 485 West Haines Blvd. for future Public Works facility expansion.

At the January 7, 2019 regular City Commission, it was reported that city staff and the city engineer inspected the site and determined that the gymnasium building could be repurposed into vehicle bays for Public Works. Additionally, each Commissioner was able to walk through the site individually with the Public Works Director and City Manager to inspect the property.

The City Commission approved a motion to proceed with a formal purchase agreement for the property in the amount of \$360,000.

As a recap, the initial asking price for the property was \$400,000. City staff had an appraisal performed on the property that determined the value to be \$370,000. City staff tentatively reached a purchase price amount of \$360,000. The City has approximately \$240,000 in General Government Impact Fees. The overage of \$120,000 will be paid out of general fund reserves and then repaid back to the general fund as additional general government impact fees are collected. There are no other projects currently included in the City's 5-year Capital Improvement Program (CIP) that rely upon general government impact fees as a funding source.

The proposed purchase agreement was drafted by the City Attorney and signed by the seller. If approved, the closing date will occur on or before March 19, 2019 which will allow the proper time for due diligence to ensure clear title.

Staff recommended approval of the purchase agreement for 485 West Haines Boulevard in the amount of \$360,000.

Commissioner Maultsby asked if the building would be at structural risk when the reconstruction starts. He said it seems this purchase will save the City money in the future by enlarging the Public Works facility now instead of waiting and potentially having to purchase land and building.

Director Deaton stated there would not be structure compromised by the planned improvements, none of the load bearing supports will be altered.

City Manager Leavengood stated the City is spending now to avoid the inevitable increase in property values in the future. Public Works is already crowded, it would only be a short amount of time until a new facility is required and this property is next door to the Public Works facility. This is an opportunity that has presented itself, the City has fund balance and impact fees that will support the purchase.

Commissioner Daley asked about the cost of the needed improvements and if the impact fees will replenish the funds used for the demolition and reconstruction.

Director Deaton stated a lot of work will be done in-house and some will need to be contracted out. The estimate on the demolition will be in the \$30,000 range.

Vice Mayor Dearmin stated he was impressed, that as a City, the Commission came together on this plan to make it a win- win situation.

Mayor Lake opened public hearing, with no public comment, he closed public hearing.

Commissioner Daley moved to approve the purchase agreement for 485 West Haines Boulevard in the amount of \$360,000; seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

MAYOR LAKE	AYE
VICE MAYOR DEARMIN	AYE
COMMISSIONER DALEY	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

5.) BID: STORAGE BUILDING

City Manager Leavengood stated the current FY 18/19 Budget includes \$60,000 for the construction of a metal storage building at public utilities. This will allow for the removal of a dilapidated storage facility and allow for consolidation of some materials currently being stored outside. The City solicited bids through a published advertisement. The scope of work requested bids for both a 40x40 and a 40x60 building. The City received the following bids on the project:

- Henkelman Construction, Inc. 40'x40' Metal Building \$68,452
- Everett Whitehead and Sons, Inc. 40'x40' Metal Building \$115,000
40'x60' Metal Building \$133,400
- First Florida Contractors, LLC 40'x40' Metal Building \$45,775
40'x60' Metal Building \$58,450

Staff recommended awarding the bid to First Florida Contractors, Inc. for construction of a 40'x60' metal building in the amount of \$58,450.

Commissioner Daley asked the size of the current storage building.

Director Deaton stated the present storage shed was converted from a portable school room and is over 18 years old. In the new building there will also be room for the Waste Water Plant to store some of their items keeping them dry and out of the weather. The present building is a 20' by 15' shed.

City Manager Leavengood stated the new building will allow Public Works to consolidate material that is being stored under canopies or in the weather.

Mayor Lake opened public hearing, with no public comment, he closed public hearing.

Vice Mayor Dearmin moved to award the bid to First Florida Contractors, Inc. for the construction of a 40'x60' metal building in the amount of \$58,450; seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

MAYOR LAKE	AYE
VICE MAYOR DEARMIN	AYE
COMMISSIONER DALEY	AYE
COMMISSIONER DUNCAN	AYE
COMMISSIONER MAULTSBY	AYE

RECOGNITION OF CITIZENS:

There were no comments.

COMMISSION COMMENTS:

Commissioner Maultsby stated the Commission proves to be conservative, accomplishing projects for the City without going in debt, and he hopes it will continue. Hopefully the Commission will continue to take care of our citizens and they will continue to take care of us.

Mayor Lake stated there was a great turnout for the Bluegrass Bash, and he thanked the Parks and Recreation department. The ribbon cutting for the new Dollar Tree was Saturday, he was there with Police Chief Bodenheimer and Fire Chief Costine. The new growth is coming into Lake Alfred.

Vice Mayor Dearmin stated he's excited about the growth in the City. The Bluegrass Bash was a great success. He is looking forward to Heritage Day and thanked the Parks and Recreation Department.

Commissioner Daley stated there was a controlled burn at Mackay last week, and that burns are necessary to keep the grounds healthy. The growth will come back and it will be beautiful. She thanked Director Richard Weed and everyone that helped with the burn.

Commissioner Duncan stated the Mackay art show will start Friday, March 1st. The art will be received at Ridge Art then they will transport it to Mackay. The reception date has not been set yet and the theme of the show is Art and Nature. He said he agreed with all that has been said tonight and he appreciates being on the Commission.

With no further business the meeting was adjourned at 8.20 pm.

Respectfully submitted,



Mamie Drane
Deputy City Clerk

Reviewed by.



Ameé Bailey
City Clerk