

**MINUTES  
CITY OF LAKE ALFRED  
CITY COMMISSION MEETING  
MONDAY JANUARY 23, 2017  
7:30 P.M.  
CITY HALL**

**Call to Order:** Mayor Charles Lake

**Invocation and Pledge of Allegiance:** Pastor Blocker

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

Staff attendance: City Manager Ryan Leavengood, Assistant Attorney Seth Claytor, City Clerk Ameen Bailey-Speck, Police Chief Art Bodenheimer, Public Works Director John Deaton, Community Development Director Valerie Vaught, and Parks and Recreation Director Richard Weed.

**CITY MANAGER ANNOUNCEMENTS**

**City Manager Leavengood** stated the Mackay Gardens and Lakeside Preserve will host a free astronomy workshop Saturday January 28th from 7 to 10 pm; a Master Gardner Workshop on Thursday February 2<sup>nd</sup> at 10 am, and a Nature Walk on Sunday February 5<sup>th</sup> at 2 pm. Contact the Parks and Recreation Department for more details or to sign-up for one of these events.

The upcoming Lake Alfred Public Library events include story time, Lego Mania, adult coloring, and computer class. The Library will also be hosting the Friends of the Library Book Sale and Mobil Career Source. Contact the Library for more information.

The Chamber of Commerce will host the "2<sup>nd</sup> Annual Hoedown" on Thursday, February 10<sup>th</sup> from 7 - 10 pm at the Lions Club. The event will include food from several local venues and entertainment.

The City will conduct its Municipal Election on April 4<sup>th</sup> for the purpose of electing two commissioners, each for a term of four years. Qualifying for candidates will begin Monday, February 13<sup>th</sup> and close on Friday, February 17<sup>th</sup>.

**City Manager Leavengood** shared an update on the BBQ & Bluegrass Bash. He stated that Richard Weed and Judy Schelfo work together to organize and advertise the event. The move to Lion's Park from Mackay Gardens seems to be well received, using all available parking.

**Parks and Recreation Director Weed** stated the event was well attended. He coordinated and used the parking at the park, boat ramp, and ball field. Staff then directed traffic to the Methodist Church, Antioch Church, and private property. He stated that the vendors love the venue at Lion's Park and he thanked the sponsors CenterState, TECO, and Harvest Meat Market. The event raised over \$4,000.

**City Manager Leavengood** stated the beams were installed for the pedestrian bridge last week. The installation was viewed by many residents despite happening in the middle of the night. The beams installed was 155 feet long and weighed 88 tons. Traffic was shut down back to Havendale. There is probably 3-4 months of construction remaining prior to the opening. Staff is preparing for a ribbon cutting and grand opening to start landscaping.

### **CITY ATTORNEY ANNOUNCEMENTS**

No announcements.

### **RECOGNITION OF CITIZENS**

**Wes Warren**, 2137 Lois Blvd in Lake Mariana Acres and the President of Lake Marianna Acres HOA presented a petition signed by 132 residents stating “We the undersigned residents of Lake Mariana Acres subdivision, request the water and sewer base rate be lowered to \$25.00 per month for accounts with no usage, provided the water service is disconnected at the street per customer request, and until such time as service is restored. All applicable disconnect/connect fees shall apply. Thank you for your consideration in this matter.” Vacation customers current pay \$20 a month as an external customer.

**City Manager Leavengood** gave a presentation on the water and sewer rate study to update the residents of Mariana Acres on the recent changes. The City changed from a flat rate system to a user based system. Due to good management, the water and sewer rates have not increase for 15-20 years. The new rate structure is revenue neutral to promote fairness and conservation. The study accomplished a 25% reduction in the base rates for all customers with a breakeven point of 4,500 gallons of usage per month. User are then charged on the amount of usage. The City of Lakeland has a lower base rate but a higher usage rate.

The City previously had an informal vacation policy which had no foundation in the code, ordinance or resolution. The vacation policy actually conflicts with the code (sewer availability for customers not connected) and could have been a violation of the bond to waive the fees for some users. Now everyone pays the base rate for access to the service and then customers pay for their individual usage. 95% of the utility’s costs are fixed. If some customers do not pay the base rate then the base rates for everyone would need to increase.

Over time, the City may need to make additional changes. The City is reviewing the ability to provide a 33% discount for customers with zero usage. He reviewed the cost for internal and external customers. The residents for Mariana Acres could lower their cost by annexing and consuming less water. The City has to wait on the revised rate study to make any changes. The goal is to find an option that will not require full-time residents to cover the reduced cost for part-time residents. The options presented may help Mariana Acres, but not all part-time residents. The study may also provide suggestions on how to offset the reduced base rate, such as increasing the disconnect and connection fee. Any changes will be considered as part of the budget process and any changes would be credited.

**Connie Oliver**, 2504 Mary Way stated she is only here for three months and the rate is not fair. She also stated people should not pay different rates and she was never informed of the rate changes.

**Commissioner Duncan** stated the subdivision had sanitation issues and that the City incurred millions of dollars in debt to improve their service.

**Ron Goens**, 1917 Wynelle Ct stated when on vacation and paid \$20 plus the connect and disconnect fees. He stated he did not receive a notice and that the rates should not be increased.

**Eugene Malloy**, 1912 Regina Dr stated the water and sewer smell.

**City Manager Leavengood** stated that staff is reviewing the rates and are open to making changes that are fair to everyone. He stated as other cities go through the process of evaluating rates, their rates will increase also, especially with the rising cost of alternate water supply projects. The City will have to wait on the rate study before making any additional changes, which would likely occur during the budgeting process.

### **CONSENT AGENDA**

**City Manager Leavengood** requested the Mayor ask for public comment on the consent agenda since it includes a Resolution to accept. The resolution formally accepts the property purchase deed.

**Commissioner Duncan** moved to move Resolution 01-17 from the consent agenda to item number 10, seconded by **Vice Mayor Daley**. The motion was approved by unanimous voice call vote. No citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

**Commissioner Dearmin** moved to approve the consent agenda, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. No citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

### **AGENDA**

#### **1.) ORDINANCE 1373-16: COMP PLAN AMENDMENT TO ADD MIXED USE**

**Assistant City Attorney Seth Claytor** read the Ordinance title.

**City Manager Leavengood** stated the Future Land Use Element of the City of Lake Alfred Comprehensive Plan currently provides for a variety of residential, commercial and other land uses. Mixed Use will allow for developments that are comprised of multiple or mixed uses

which require specific or selected land use districts. This type of flexible land use category, outside of the downtown area, is not set forth by the City's existing Future Land Use designations.

**Staff** recommended approval of Ordinance 1373-16 on second and final reading.

**Commissioner Dearmin** moved to approve Ordinance 1373-16 Comprehensive Plan Amendment to add Mixed Use on second and final reading, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote. There were no citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

## **2.) ORDINANCE 1374-16: FUTURE LAND USE FOR GAPWAY GROVES**

**City Manager Leavengood** stated Gapway Groves Corporation has requested to amend the Future Land Use designation and zoning on 91.5 acres. The property, known as the Adams Estate, is located adjacent to the southwestern shore of Lake Alfred, north of Lake Alfred Road and east of Adams Barn Road (near the Fort Cummings sign just past the railroad tracks on Pierce Road).from

The applicant's intended goal is to create a special events facility utilizing the existing structures (dating back to the 1940s) on site, and provide additional facilities on-site for reconfiguration as a facility for weddings, conferences, and similar special events on approximately 27 acres (Phase I; 2017-2021). The remainder of the site will be used for the eventual development of the property for residential with accessory resort related commercial uses (Phases II and III; 2027).

Gapway Groves Corporation intends to maintain ownership of the property after development and will maintain common open space and facilities, including the existing entrance road. The Lake Alfred Planning Board has recommended approval of the proposed future land use and zoning designations.

Ordinance 1374-16 proposes to change the Future Land Use on approximately 81.1 acres from "Low Density Residential (LDR) to Mixed Use (MU) while retaining the Conservation (CON) land use on approximately 10.4 acres of land for the total approximate 91.51 acres.

**Staff** recommended approval of Ordinance 1374-16 on second and final reading

**Commissioner Duncan** asked about the City Commission minutes from the first hearing.

**City Manager Leavengood** responded that City Commission minutes from past meetings are not included as attachments. The minutes from the Planning Board were attached because it is a separate board making recommendations to the City Commission.

**Commissioner Maultsby** moved to approve Ordinance 1374-16 Future Land Use for Gapway Groves on second and final reading, seconded by **Commissioner Dearmin**. The motion was approved by unanimous voice call vote. There were no citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

### 3.) ORDINANCE 1375-16: ZONING PUD FOR GAPWAY GROVES

**Assistant City Attorney Seth Claytor** read the Ordinance 1375-16 title.

**City Manager Leavengood** stated Ordinance 1375-16 proposes to change the 81.1 acres from Single Family Dwelling District (R1-A) to Planned Unit Development-Mixed Use (PUD-MU) while retaining the Conservation (CON) zoning on the approximately 10.4 acres of land for the total approximate 91.5 acres.

**Staff** recommended approval of Ordinance 1375-16 with updated conditions on second and final reading.

**Marisa Barmby**, Central Florida Regional Planning Commission, gave a presentation about the project and changes made as a response to questions from reviewing state agencies. Additional language was added regarding the maximum development of residential and commercial for phases 2 and 3. Development limitations may be changed by processes included within the land development code. She reviewed the conditions as follows:

1. The Phase I Planned Unit Development approval shall be for a special event facility for weddings, conferences, and similar special events including 26 cottages. Outdoor amplified music may be played between 7:00 a.m. and 10:00 p.m. on any day of the week.
2. Phases II and III of the Planned Unit Development approval shall be for a maximum of 9 dwelling units per acre (454 dwelling units) and commercial development including resort-related and neighborhood commercial limited to 20% of the site, with a maximum FAR of 0.25 and a maximum ISR of 0.7 (137,431 sf). These limitations may be modified through the PUD Major Amendment process, but shall not exceed the maximum density/FAR/ISR allowed by the Mixed Use Land Use designation.
3. A detailed traffic study for Phases IA and IB shall be completed by the applicant prior to final site plan approval.
4. The development is required to connect to City of Lake Alfred water and wastewater utilities.
5. The Master Development Plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to access points, structures within 50 feet of the boundary, or intensification of uses within 100 feet of the boundary shall constitute a Major Modification to this approval for Phase I.
6. Events attracting more than 300 people are prohibited without special event approval by the City. There shall be a minimum of two (2) hours between events to limit the potential off-site traffic congestion along Adams Barn Road and Lake Alfred Road.
7. Parking within the public right-of-way shall be prohibited. The uses and parking shall be contained within the 27 acre Phase I boundary shown on the Master Development Plan.

8. There shall be no permanent alcohol or retail sales except in accordance with the Land Development Code and Comprehensive Plan requirements, including but not limited to obtaining the proper land use designation. With an approved Florida Division of Alcoholic Beverages and Tobacco alcohol license, this PUD approval permits the sale and/or service of alcohol for on-site consumption ancillary to and in conjunction with the approved activities permitted to operate on this property.
9. Prior to site plan approval, the applicant shall complete a jurisdictional wetlands determination (JD) by the SWFWMD consistent with Policy 1.8.2 of the Future Land Use Element. The JD will be used as the basis for determining the location of the wetlands protection and transitional zones. A preliminary environmental impact assessment shall also be conducted indicating any native vegetative species and wildlife habitat such as gopher tortoises, etc.
10. The applicant will obtain all necessary permits required related to wetland and floodplain development.
11. The location of the dock as illustrated on the Master Development Plan may be relocated to a more northern point upon submittal of a recorded easement agreement with the neighboring property owner.
12. To proceed to Phases II and III of the development, the applicant will be required to submit a detailed traffic study showing the impacts of the development, and mitigation.
13. The cottages included in Phase IA (12 cottages) are restricted to temporary rental use in conjunction with the special event facility use and therefore will not generate any impacts on the Polk County School Board. Per the Polk County School Board, these 12 cottages are exempt from impact fees. If these 12 cottages ever convert to single-family homes, the impact fees would be due at that time. The 14 cottages in Phase IB, are subject to school concurrency requirements prior to site plan approval/construction plan approval.
14. Before Phase I can be utilized as a special events venue, the applicant shall prepare an event management plan consistent with major event management techniques for the City of Lake Alfred staff to review, approve, and keep on file. Should this plan need to be changed or modified for any reason, the City of Lake Alfred shall review and approve any changes or modifications in writing prior to any changes or modifications being commenced or enacted.
15. Any water-related activities for this project shall be recreation-oriented, be considered an accessory use, and shall be limited to the users of the facility.
16. The wetland transitional zone for this project shall be a minimum of 30 feet with an average of 80 feet on the subject property. The required City of Lake Alfred and Southwest Water Management District wetland buffers shall be included in the wetland transitional zone.

**Marisa Barmby** reviewed the wetland protection areas and clarified that the proposed 80 foot buffer would extend beyond these current requirements. The SWFWMD asked for an analysis of the potable water need for the development potential. Based on the maximum buildout there is capacity within the system to serve the proposed development. The SWFWMD also commented on the site's location within the Southern Water Use Cation Areas and that conservation and reclaimed water methods should be utilized. The current land development code regulations address this concern. The site development plan has limited proposed impacts to the floodplain. There is an existing water use permit on the site for agriculture activities. If any changes in permitted land use or ownership are proposed, early coordination with the District's WUP staff is encouraged. Existing wells that are no longer proposed for use should be properly abandoned.

Some information within the staff report was updated due to a typo and calculation error.

The FDOT commented on the increased traffic although it is not expected to adversely impact State transportation facilities. They also recommend buffering of the railroad to minimize impacts (noise, dust, fumes, glare, etc.) from the current rail operations. FDOT recommended the use of "Complete Streets", modern roundabouts, and a commitment to bicycle and pedestrian safety.

**Mark Bennett**, Director of Planning for the Ridge Professional Group 4425 US Hwy 92 East in Lakeland was in attendance along with Erik Polumbo, John Strang representing Gapway Groves. He addressed questions from the previous hearing which included lake activities, wetland transitional zones, and traffic. They have met with Polk County to discuss what will be required for the driveway permit. The thresholds for deceleration lanes is between 500-900 average annual daily trips. However the current site conditions limit the development 300 average annual daily trips, which would not reach the level of traffic to warrant a decal lane for phase I. An addition detailed study will be required for additional phases, which may lead to the need for a decal lane or a second access point.

**City Manager Leavengood** asked about the "Y" configuration, which can serve as a decal area.

**Vice Mayor Daley** asked about the wetland determination and native vegetation. She recommended the use of native vegetation and not to clear near the lake.

**Commissioner Dearmin** asked about uses on the lake and access.

**Margaret Wheaton**, 340 Carolina Ave South, stated she was concerned about the music across the lake.

**Marisa Barmby**, stated the event plan can also address traffic such as having requirement for a police officer for events with a certain attendance. She also stated the current wetland line is based on GIS data and may change after the SWFWMD jurisdictional determination. The ERP permit and the land development code will then provide the direction for uses within the wetland areas including impacts to vegetation. Development will not be allowed in the wetlands. She stated there was a condition regarding the times music can be played and addressed by the management plan. The City has a noise ordinance and the code addresses volume.

**Mark Bennett** responded that there will be a dock for viewing and fishing. Visitors may also kayak or take pictures. Violations would be subject to the police and code enforcement.

**John Strang** commented on the family goals and the family weddings that have been held. He thanked staff for their considerations.

**Commissioner Dearmin** moved to approve Ordinance 1375-16 Zoning PUD for Gapway Groves with updated conditions and corrected far of 0.25 on second and final reading, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

**Commissioner Maultsby** asked when construction would begin.

**Mark Bennett** responded that they are finalizing permits and hope to begin moving dirt in a few months.

#### **4.) ORDINANCE 1377-17: GENERAL EMPLOYEE RETIREMENT SYSTEM**

**Assistant City Attorney Seth Claytor** read the Ordinance title.

**City Manager Leavengood** stated the City maintains a defined benefit retirement system for its general employees. The proposed ordinance includes updated language to be in compliance with Internal Revenue Code (IRC) changes. The proposed ordinance also includes updated language and provisions for membership; pickup contributions; and permissive service credits.

The proposed changes have no financial impact to the plan and received a recommendation of approval from the pension board. The attached impact statement provided by the plan's actuary has a detailed breakdown of the changes.

**Staff** recommended approval of Ordinance 1377-17 on second and final reading.

**Mayor Lake** asked about the non-qualified service credit, if it was available to the Commission, eligibility, and the DROP membership.

**City Manager Leavengood** responded that the non-qualified service credit was capped for time that could be bought. There is no financial impact to the plan, since the time is bought. The Commission does not participate in the employee pension system. Full-time employees that are hired by the City are required to participate in the plan. Contract employees may opt in or out. The DROP program is for employees near retirement. They retire from the plan and their contributions are still collected. They can continue to work for five years. They do not receive any additional pension benefits, but the employee receives those funds as a lump-sum payment at retirement.

**Vice Mayor Daley** moved to approve Ordinance 1377-17 General Employee Retirement System on second and final reading, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There were no citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

#### **5.) ORDINANCE 1378-17: MEDICAL MARIJUANA DISPENSARY MORATORIUM**

**Assistant City Attorney Seth Claytor** read the Ordinance title.

**City Manager Leavengood** stated on November 8, 2016 voters approved a ballot initiative to amend the Florida Constitution to allow for boarder sale and use of marijuana to treat Debilitating Medical Conditions within the State of Florida. Under state law, a municipality may determine by ordinance the criteria for the number, location, and other permitting requirements for dispensaries that do not conflict with state law or department rule.



The proposed six month moratorium for the permitting and placement of these dispensaries will give staff the time necessary to study the issue and to coordinate our efforts with Polk County and other cities in the area. The proposed ordinance has been modeled after Polk County's ordinance that is taking the same action by placing a six month moratorium to allow time for regulations to be drafted and implemented.

The end result of this process will be draft land development code provisions that will be transmitted to the Planning Board for their recommendation before coming to the City Commission as an ordinance to be in effect by the expiration of the moratorium. He has been in contact with the Lake Wales City Manager and will review their code provisions along with other cities like Orlando. The moratorium will give staff time to develop policies in advance of the end of the moratorium.

**Staff** recommended approval of Ordinance 1378-17 on second and final reading.

**Assistant City Attorney Seth Claytor** stated the attorney office will be participating in a web symposium in February and will bring back information to the Commission.

**Mayor Lake** stated the Florida League of Cities is also taking action.

**Marisa Barmby**, stated that the Department of Health issued provisional rule-making language. They will be holding five public hearings around the state in February. The Florida League of Cities in also holding a workshop in February. The proposed rules mimic current language and proposed treating medical marijuana facilities as dispensary. They list specific conditions and registration requirements.

**Commissioner Duncan** stated based on research he is comfortable with the six month moratorium.

**Commissioner Dearmin** moved to approve Ordinance 1378-17 Medical Marijuana Dispensary Moratorium on second and final reading, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote. There were no citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

## **6.) RESOLUTION 02-17: VACATING FORT CUMMINGS SUBDIVISION PLAT**

**Assistant City Attorney Seth Claytor** read the Resolution title.

**City Manager Leavengood** stated in conjunction with the previous land use and zoning changes, Gapway Groves Corporation is requesting to vacate the existing Fort Cummings Subdivision Plat on the property which is from 1908. The vacation of the plat clears the slate on the property and allows for fresh platting of the site's future phases within the planned development.

**Staff** recommended approval of Resolution 02-17.

**Commissioner Dearmin** moved to approve to Resolution 02-17, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There were no citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

## **7.) RESOLUTION 03-17: ROAD DIET STUDY FOR US 17/92**

**City Manager Leavengood** requested to pull this item. During the planning for the Downtown Overlay, the need for an operation study was discussed. The FDOT has recently completed the study and is under review. If the study does not make the recommendations the City requests then the City can pursue a road-diet study.

**Vice Mayor Daley** moved to table to Resolution 03-17, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There were no citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

## **8.) RESOLUTION 04-17: SUPPORT OF FLORIDA LEAGUE OF CITIES RECOMMENDATIONS TO THE CONSTITUTION REVISION COMMISSION**

**Assistant City Attorney Seth Claytor** read the Resolution title.

**City Manager Leavengood** stated the Florida League of Cities (FLC) was created to support cities including the authority of home rule. The Constitution Revision Commission (CRC) meets every 20 years to review and recommend changes to the Florida constitution. The CRC is scheduled to meet in 2017. The FLC has recommended that there should be municipal representation on the CRC to ensure that local perspectives and concerns are adequately voiced.

**Staff** recommended approval of Resolution 04-17.

**Commissioner Duncan** asked how municipal representatives were selected.

**Vice Mayor Daley** stated that members are chosen by the Governor, Senate, etc. The Florida League of Cities asked for the cities to support Susan Haynie.

**Commissioner Duncan** moved to approve Resolution 04-17, seconded by **Commissioner Dearmin**. The motion was approved by unanimous voice call vote. There were no citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

## **9.) BIDS: CLEAN & REPAINT WATER TOWER**

**City Manager Leavengood** stated the capital improvement program and funding amount of \$60,000.00 was included within the current FY 16/17 budget to clean and repaint the water tower. This is a necessary maintenance item to protect the tower from corrosion in order to extend the life of the asset.

City staff has solicited the following bids for the purchase:

- HTO Towers: \$49,500.00
- Shane Davis Tower Painting, Inc: \$76,000.00
- Underwater Solutions: No bid submitted

**Staff** recommended awarding the bid to HTO Towers to clean and repaint the City's water tower in the amount of \$49,500.

**Vice Mayor Daley** asked about birds, the inside of the tower, and if the cost would be paid from enterprise fund. She stated the tower is a landmark and needs to be maintained.

**Commissioner Maultsby** stated the amount was small for an asset that brings in funding.

**Commissioner Duncan** asked about the bid process, changing the color, and suggested spikes and marker paint.

**City Manager Leavengood** stated the funding for the tower leases in \$50-60 thousand per year and \$600 thousand in water revenue. Operation the tower is not needed, however the tower is still a landmark. The cost will be paid from the enterprise fund. Generally, a sealed bid is not used on a specialty item. Sealed bids are used on complicated construction projects where there might be multiple sub-contractors.

**Mayor Lake** asked about the paint color, adding the City seal, and the prices.

**Bob Sandor** from HTO Towers stated the Dundee tower is blue.

**Public Works Director Deaton** stated the tower needs to be cleaned and re-painted approximately every seven years. The company is from Dundee and recently completed the Dundee tower. The tower also needs work on the legs. The price includes the cost for replacing the current lettering. The inside will need painting in a couple of years. There is not a color that deters the birds. Staff has tried several techniques to get rid of the birds including electrical shock and spikes.

**Commissioner Dearmin** moved to award the bid to HTO Towers to clean and repair the City's water tower in the amount of \$49,500, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

**Commissioner Dearmin** moved to amend motion to award the bid to HTO Towers to repair and repaint the City's water tower in the amount of \$49,500, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

**Commissioner Dearmin** made a second motion to amend the amended motion to award the bid to HTO Towers to clean and repaint the City's water tower in the amount of \$49,500, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

The City Commission then voted on the amended motion. The motion was approved by unanimous voice call vote. There were no citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

## **10). RESOLUTION 01-17: ACCEPTANCE OF SCHALLER PROPERTY**

**Assistant City Attorney Seth Claytor** read the Resolution title.

**City Manager Leavengood** stated the City Commission will consider approval of Resolution 01-17 accepting conveyance of the property and duplex on Seminole Avenue. The proposed resolution formally accepts the property that the City purchased from Toni Schaller and Jose Humberto Schaller. The City Attorneys suggestion is for the City to memorialize the purchase with a resolution.

**Commissioner Duncan** moved to approve Resolution 01-17 Acceptance of Schaller Property, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote. There were no citizen comments.

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

## RECOGNITION OF CITIZENS

**Police Chief Bodenheimer** stated the FBC will be celebrating their 100<sup>th</sup> Anniversary this Sunday.

**City Manager Leavengood** stated at the next meeting there will be a police officer oaths ceremony and recognition of Lt. Dempsey for his award from the Police Chiefs Association.

## COMMISSIONER QUESTIONS AND COMMENTS

**Vice Mayor Daley** stated Mackay family is coming to visit the property from Scotland and Thanksgiving 2017 will be the 100<sup>th</sup> anniversary of the first meal at the estate. The Committee would like to hold a picnic or fund-raiser to commemorate the event and invite the family for an event.

**Commissioner Duncan** stated the Little League Jamboree day is March 4<sup>th</sup>. He enjoyed the BBQ and Bluegrass Bash and people like the event at Lion's Park. He videoed the installation of the pedestrian bridge which has been viewed by 1000s.

**Commissioner Dearmin** stated the BBQ and Bluegrass Bash was great and the bridge beams were impressive.

**Commissioner Maultsby** stated he passed his driving test.

**Mayor Lake** stated BBQ had a great turn out and publicity was good. Tomorrow is the Polk Regional Coop meeting and Summit. He invited everyone to the FBC celebration.

With there being no further business to discuss, Mayor Lake adjourned the meeting at 9:57 pm.

Respectfully Submitted,



Ameé Bailey  
City Clerk

January 6, 2017

Lake Alfred City Commission

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SIGNATURE	PRINT NAME	ADDRESS
Ronald G. Goens	RONALD GOENS	1917 WYNELLE CT.
Pat Goens	PAT GOENS	1917 Wynelle Ct
Linda M. Salyer	LINDA M. SALYER	1945 REGINA AVE
Billy K. Salyer	BILLY K. SALYER	937 272 3922
James Seymour	James Seymour	2318 Martha Drive
Kathy Seymour	Kathy Seymour	2318 Martha Drive <sup>NH</sup>
Sandra Formica	SANDRA FORMICA	1817 Pauline Drive
Mark FREELAND	Mark Freeland	2326 MARTHA DR.
Tracy L. Freeland	TRACY L. FREELAND	2326 MARTHA DR
Eleanor Griffith	ELEANOR GRIFFITH	2028 THELMA DR
Bill Griffith	BILL GRIFFITH	2028 THELMA DR
Elizabeth Gretka	ELIZABETH GRETKA	2358 MARTHA ST
Gilbert Marchildon	GILBERT MARCHILDON	2125 Lois Blvd.
Gerald Bertram	Gerald Bertram	1959 Regina DR
Beverly Bertram	Beverly Bertram	1959 Regina Drive
Marilyn Boyd	Marilyn Boyd	1953 Regina Dr.
Allyson Holloway	Allyson Holloway	2330 Martha Dr
James Holloway	James Holloway	2330 Martha Dr
Billy Boyd	Billy Boyd	1953 Regina Dr.
Barbara Barzak	Barbara Barzak	1907 WYNELLE CT.
Beverly Wescott	BEVERLY WESCOTT	1928 SUE COURT
Judy Johnson	JUDY JOHNSON	1983 THELMA DR.
Irene Dye	Irene Dye	1939 Regina Dr. Lake Alfred

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SIGNATURE	PRINT NAME	ADDRESS
Bertha Bellows	BERTHA BELLOWES	1904 REGINA DR. LAKE ALFRED, FL.
Eldon D. Bellows	ELDON D. BELLOWES	1904 REGINA DR. LAKE ALFRED, FL.
Vivette Gignac	VIVETTE GIGNAC	1975 THELMA DR. LAKE ALFRED FL
Ken Dunn	KEN DUNN	1973 THELMA DR LAKE ALFRED
Carol Dunn	CAROL DUNN	1973 Thelma DR. Lake Alfred
Harold Ludlow	HAROLD LUDLOW	2311 Kay St. Lake Alfred
Norma Ludlow	NORMA LUDLOW	2311 Kay St. Lake Alfred
Maurice Lalonde	MAURICE LALONDE	2306 KAY ST.
Donna Lalonde	DONNA LALONDE	2124 LOIS BLVD LAKE ALFRED
Ralph Lalonde	RALPH LALONDE	2124 LOIS BLVD, LAKE ALFRED
Michael Bunting	MICHAEL BUNTING	1928 Sue Ct. Lake Alfred
George F. Wescott	GEORGE WESCOTT	1928 Sue Ct.
Judy Pedigo	JUDY PEDIGO	1915 WYNELLE CT Lake Alfred, FL
Clara Nelson	CLARA NELSON	2506 Mary Way Lake Alfred FL.
Edward Klem	EDWARD KLEM	1955 Regina Dr. Lake Alfred FL
Elenore Klem	ELENORE KLEM	1955 Regina Dr. Lake Alfred FL
Beech Cupp	BECH CUPP	1911 WYNELLE CT LAKE ALFRED FL
James Greenwood	JAMES GREENWOOD	1804 PAULINE LAKE ALFRED
Larry Stipe	LARRY STIPE	1805 Pauline Drive Lake Alfred
Carolyn Stipe	CAROLYN STIPE	1805 Pauline Dr. Lake Alfred

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SIGNATURE

PRINT NAME

ADDRESS

Carol Hiller

CAROL HILLER

2161 Lois Blvd

Elizabeth N Steger  
George Steger

ELIZABETH N STEGER  
GEORGE STEGER

2020 Thelma  
2020 Thelma

Lilla Puckett  
Rose Puckett

LILLA PUCKETT  
ROSE PUCKETT

2139 Lois Blvd.  
2139 Lois Blvd.

Diane Greenwood

DIANE GREENWOOD

1804 Pauline Dr.

Loretta Cupp

LORETTA CUPP

1911 Wynelle Ct

Londa Merrill

LONDA MERRILL

2113 Lois Blvd

Dennis Merrill

DENNIS MERRILL

2113 Lois Blvd

Deborah Kimble

DEBORAH KIMBLE

1974 Thelma Dr

Rodney Eggleston

RODNEY EGGLESTON

1974 Thelma Dr.

Doris Humbert

DORIS HUMBERT

1948 Regina Dr.

Douglas Jensen

DOUGLAS JENSON

1934 Sue Ct

PAT MAPLES

PAT MAPLES

1921 Wynelle Ct

Duane Gick

DUANE GICK

2190 Lois Blvd

Marilyn Mahloy

MARILYN MAHLOY

1812 Regina Dr

Terrance Four

TERRANCE FOUR

2324 Martha Dr.

MARTIN CIGNAR

MARTIN CIGNAR

1975 Thelma Dr -

Diane Lalonde

DIANE LALONDE

2305 Kay St

F Stanley Johnson

F STANLEY JOHNSON

1983 Thelma Dr

Nancy Greve

NANCY GREVE

2331 Kay St.

Dick Greve

DICK GREVE

2331 Kay St.

Bernadette Bell

BERNADETTE BELL

2305 MARTHA DR.

Carol Z. Modaffari

CORALL MODAFFARI

1980 Thelma Drive



January 6, 2017

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SIGNATURE	PRINT NAME	ADDRESS
<i>Mark Gotsacker</i>	MARK GOTTSACKER	1913 WYNELLE CT
<i>Donald Massey</i>	DONALD MASSEY	2149 LOIS BLVD.
<i>Jack Alles</i>	Jack Alles	1835 Pauline Dr LK Alfred
<i>Arlene Alles</i>	Arlene Alles	1835 Pauline Dr. LK. Alfred
<i>Daniel Wade</i>	Daniel Wade	1830 Pauline Dr LK Alfred
<i>J. Jane Wade</i>	T. Jane Wade	1830 Pauline Dr. LK Alfred.
<i>Sharon Frede</i>	Sharon Frede	1808 Pauline Dr. LK ALFRED
<i>Donna Hays</i>	Donna Hays	2303 Martha Dr. LK Alfred
<i>Gerry Michaud</i>	GERRY MICHAUD	2145 LOIS BLVD LAKE ALFRED
<i>Judy Michaud</i>	JUDY MICHAUD	2145 LOIS BLVD Lake Alfred
<i>Jackie Carrino</i>	Jackie Carrino	2329 Kay St. - Lake Alfred
<i>R Carrino</i>	ROGER CARRINO	2329-Kay St. - Lake Alfred
<i>Nelson Lalonde</i>	NELSON LALONDE	2131 LOIS BLV LAKE ALFRED
<i>Velma Lalonde</i>	VELMA LALONDE	2131 LOIS BLV LAKE ALFRED
<i>Eugene Malloy</i>	Eugene Malloy	1912 Regina Dr. Lake Alfred
<i>Sharon Stewart</i>	Sharon Stewart	1822 Pauline Dr. LK A.
<del>Harold Stewart</del>	Harold Stewart	1822 Pauline Dr LK A
<i>Carol Harenberg</i>	CAROL HARENBERG	2136 Lois BLVD.

January 6, 2017





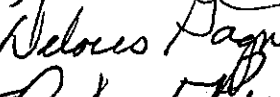
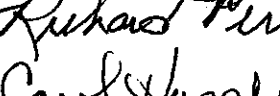
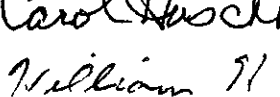
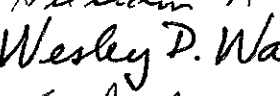

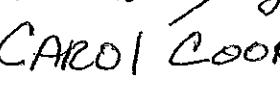


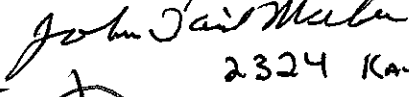

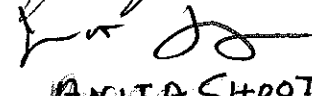
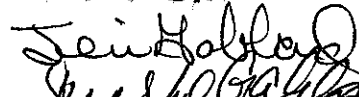
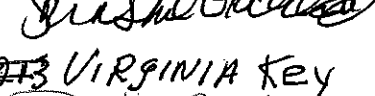



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SIGNATURE

PRINT NAME

ADDRESS


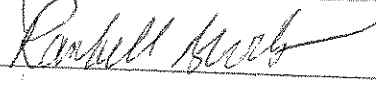


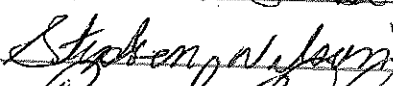



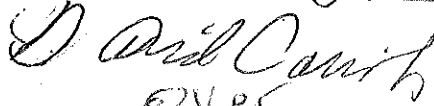
	LAWRENCE BIEMLER	2032 THELMA DR.
	SANDY GEYER	2188 LOIS BLVD.
	ALLEN RIDDLE	2316 KAY ST.
	GORDON BALSLEY	1925 WYNELLE CT.
	DELORAS GAGNON	1926 SUE CT.
	RICHARD PERSONS	1937 REGINA DR.
	CAROL HUSCHKA	2127 LOIS BLVD
	VILLIAM H HUSCHKA	2127 LOIS BLVD
	Wesley D. Warren	2137 LOIS BLVD
	Frederick Dye	1939 Regina Dr.
CAROL COOK		2501 Martha Way
MARY HAMMAN		2307 KAY ST
JOHN DAVID WEBER		2039 Helma
		2324 Kay St.
Anita Shoos	ANITA SHOOS	2301 Martha Dr.
JERI GABBARO		2133 LOIS BLVD
Sunshine Gabbard		2133 LOIS BLVD
	<del>213</del> VIRGINIA KEY	2135 LOIS BLVD
	Betty Sacks	2319 Kay St.
	ROBERT SACKS	2319 KAY ST.

January 6, 2017

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SIGNATURE                      PRINT NAME                      ADDRESS

1		Juanita Brooks	2325 Kay St. Lake Alfred, FL. 33850
2		Randall Brooks	2325 Kay St. Lake Alfred, FL. 33850
3	Kenneth D. Rahr	KENNETH D. RAHR	2144 Lois Blvd. LAKE ALFRED FL 33850
4	Patricia M Rahr	Patricia Rahr	2144 Lois Blvd Lake Alfred Fla
5		HERBERT ARCHER	2047 THELMA DR, LAKE ALFRED FL 2
6	Nancy B. Archer	NANCY B. ARCHER	SAME
7	Mona Anglin	MONA ANGLIN	2051 Thelma Dr.
8		Violet Campbell	2007 Kay St.
9	Linda Wilson	Linda Wilson <del>2134 Lois</del>	2034 Lois Blvd
10		Stephen Wilson	2034 Lois Blvd
11		Rick Oliver	2504 Mary way
12	Concetta Oliver	Concetta Oliver	2504 mary way
13	Dorinda Turner	Dorinda Turner	2003 Kay Street
14		<del>BARBARA CAUDELL</del> BARBARA CAUDELL	2009 Kay St
15	Kay T. Williams	KAY T. WILLIAMS	1941 REGINA DR LAKE ALFRED, FL 33850
16		Paul Bessel	2129 Lois BL
17	Delores Bessel	DELORES BESSEL	2129 LOIS BL
18		David Carrish	1877 Regina Dr

19

Shirley Rabon

Shirley Rabon

2111 Lois Blvd Lake Alfred Fl.  
33850

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21

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January 6, 2017

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SIGNATURE	PRINT NAME	ADDRESS
<i>Daniel Ames</i>	DANIEL R. AMES	2117 LOIS BLVD, LAKE ALFRED
<i>Marie Ames</i>	MARIE A AMES	2117 LOIS BLVD, LAKE ALFRED
<i>Darold Russell</i>	DAROLD RUSSELL	2159 LOIS BLD. LAKE ALFRED
<i>Robert E. Allen</i>	ROBERT E. ALLEN	2132 LOIS BLD LAKE ALFRED
<i>Sheryl D. Allen</i>	Sheryl D. Allen	2132 Lois Blvd Lake Alfred
<i>Lana Allen</i>	LANA ALLEN	2202 Lois Blvd LAKE ALFRED
<i>Lloyd Allen</i>	Lloyd Allen	2202 Lois Blvd LAKE ALFRED
<i>Lela Butler</i>	LELA BUTLER	2158 LOIS B. LAKE ALFRED