

**MINUTES
CITY OF LAKE ALFRED
CITY COMMISSION MEETING
MONDAY FEBRUARY 1, 2016
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, City Attorney Seth Claytor, City Clerk Ameen Bailey-Speck, Community Development Director Valerie Ferrell, Parks and Recreation Director Richard Weed, and Police Chief Art Bodenheimer.

CITY MANAGER ANNOUNCEMENTS

City Manager Leavengood stated the City Commission has been invited Mrs. Carol Faulks to attend the ground breaking ceremony for Discovery High School on Wednesday, February 3rd at 10 am.

Mackay Gardens and Lakeside Preserve will host a free gardening workshop on Thursday February 4th at 10 am and a guided nature walk on Sunday February 14th at 2 pm. Contact the Parks and Recreation Department for more details or to sign-up for one of these events.

The Lake Alfred Public Library is starting some new classes and a Teen Advisory Board this week. Please contact the Library or check out their website for more information on these events.

First Baptist Church of Lake Alfred has invited the City Commission to the dedication service for the opening of their new Worship Center on Sunday, February 7th at 8:15 or 10:45 am.

The Chamber of Commerce will host the "Taste of Lake Alfred" on Thursday, February 11th from 6 - 10 pm at the Lions Club. The event will include food from several local venues, entertainment from the Nathan Baldwin Band and a crazy auction.

The City of Fort Meade will be hosting the Ridge League Dinner also on Thursday, February 11th at 6:30 pm at the Streamsong Resort.

City Manager Leavengood provided an update regarding the wayfinding signs stating that the sign foundations will be poured this week for inspection by FDOT. Installation will start with the main eight wayfinding and then the side street signs after.

CITY ATTORNEY ANNOUNCEMENTS

No announcements.

RECOGNITION OF CITIZENS

Margaret Wheaton, 340 Carolina Ave South, spoke on the pedestrian bridge proposed by FDOT. She attended the FDOT meeting and is in favor of the bridge. However she is concerned about the visual impact to the City. The bridge will be a gateway to Lake Alfred and will be the largest and highest structure in the City. She is concerned that it will overshadow the current entrance at Lake Rochelle. She stated that the bridge is purely functional and that other communities have added architectural elements to make the pedestrian bridges more attractive such as at Ave. T in Winter Haven and in Kissimmee over the John Young Parkway. She urges the City Commission to pay close attention to the design and impact of the bridge to the image of Lake Alfred.

CONSENT AGENDA:

Commissioner Dearmin moved to approve the amended consent agenda; seconded by **Commissioner Duncan** and the motion was approved by unanimous voice call vote.

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

AGENDA

1.) ORDINANCE 1362-16: PREPAYMENT CRITERIA AND EXEMPTIONS FOR IMPACT FEES

City Attorney Seth Claytor read the ordinance title.

City Manager Leavengood stated that the City currently allows for the prepayment of impact fees for the development of vacant property. This type of activity will generally be provided for within a development agreement for larger scale projects where the developer desires to lock in current impact fee rates and also reserve capacity in the City’s utility system. However, the City’s current code is unclear and does not provide guidance for the prepayment of impact fees outside of a development agreement.

The proposed ordinance addresses these concerns and clarifies the procedures for prepaid impact fees outside of a development agreement. Namely, it provides for their validity for three (3) years and credits the impact fees to the current owner of the property. Property owners that approach the City for prepayment of impact fees will have to agree to these provisions in a form or agreement that we will maintain in our records.

The county and other cities in our region have similar provisions and limitations for prepaid impact fees. The additional purpose of these provisions is to incentivize immediate construction or to move owners into a development agreement with the City.

Staff reviewed a proposed changes from legal staff since first reading. Staff recommended approval of Ordinance 1362-16 on second and final reading.

The **City Commission** asked about transfer provisions that would allow for additional time.

Staff responded that transfers were allowed but would not extend the three year period.

Commissioner Maultsby moved to approve Ordinance 1362-16 with the proposed revisions to Exhibit "A" on second and final reading, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. The motion was approved by unanimous voice call vote.

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

2.) ORDINANCE 1363-16: PERMITTING SERVICE FEES

City Attorney Seth Claytor read the ordinance title.

City Manager Leavengood stated as a part of a comprehensive review of city codes and policies, city staff has identified an opportunity to clean up and improve the code related to the schedule of permitting fees for construction within the City.

The permitting fees for the City were established in 1997 and subsequently amended in 2010. They currently reference a "Legacy Building Valuation Data" chart from the Southern Building Code which is outdated and no longer updated or maintained. Additionally, the valuation chart and Section 14-71 of the code also requires the Building Official to assign "Good" or "Average" valuations to the construction for permitting fee purposes. This creates a subjective element in determining the fees and also is dependent on the construction values that are submitted by the builder in their permit application (which creates an incentive for the contractor to undervalue their construction as it has no bearing on the purchase price of the property). As an example the LGI homes recently built may have been purchased for \$160,000 but the permit fees were based on a construction value of \$80,000. DR Horton homes were sold for approx. \$210,000 and the permit fees were based on \$190,000. Therefore the auditor asked why there was a difference. Staff provided some explanations such as size, quality, and volume, however it raised the question regarding the outdated valuation chart.

The proposed ordinance creates a baseline valuation rate of \$75 per square foot which is consistent with the value of construction in the Polk County region. This provides the auditor

with some consistency and is in line with other cities. This amount is significantly lower than the current International Code Council (ICC) valuations are for per square foot construction. Based upon current ICC standards, a typical newly constructed single family home would have a valuation of \$130.57 per square foot. The proposed ordinance does not increase permit fees.

The provisions within this ordinance were prepared by city staff and based upon feedback from several local Building Officials (Winter Haven, Auburndale) as well as the City Auditor and City Attorney.

Staff recommended approval of Ordinance 1363-16 on first reading.

The **City Commission** stated that the City Manager answered their questions.

Commissioner Dearmin moved to approve Ordinance 1363-16 for Permitting Service Fees on first reading, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote. The motion was approved by unanimous voice call vote.

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

RECOGNITION OF CITIZENS

There were no citizen comments.

COMMISSIONER QUESTIONS AND COMMENTS

Commissioner Maultsby asked if any developers had recently contacted the City. He also thanked his constituents for allowing him to represent them.

City Manager Leavengood stated that if when you drive around the City you will notice that several developments are almost built out such as Magnolia Ridge and Tract IV of The Lakes Subdivision, which will lead to new developments starting.

Mayor Lake thanked staff for pressure washing the sidewalks around the City. He commented on the bridge and that the City is talking to FDOT to improve the look of the bridge by adding the City seal and wording.

Commented on the First Baptist Church move and growth. Teams will move the stage and chairs each week to prepare for service. The church may build a new worship center in the future.

He stated he is looking forward to high school ground breaking and he asked about Mrs. Faulks attending a meeting to discuss the school.

He attended a recent parliamentary procedure workshop and would like to make a couple of tweaks to the meeting process.

Vice Mayor Daley stated she agreed with Margaret Wheaton's comments on the bridge, but she thinks the bridge can be an opportunity. She would like to see some imaginative colored lighting and landscaping. The benefit of the bridge will outweigh the aesthetic change.

She addressed the Water Coop meetings and asked if the Mayor would like to attend Water School and take her place on the Committee. Water school will be held in Bartow on February 19th and 26th.

She also wanted to remind the Commission that when a committee want the City's position on an item that it should be a position based on consensus of the Commission and not an individual Commissioners opinion. She gave an example of the Central Polk Parkway and the new Highway Authority Discussion. She is not in favor of the project but the Commission should discuss the issue to develop a position. Commissioners should be clear as to when they are speaking for the City or as an individual.

Mayor Lake stated the committee was just formed to discuss the creation of a Highway Authority.

Commissioner Duncan stated he agreed on the bridge comments. He mentioned the possibility of having the blue call boxes near the bridge like on other parts of the trail. He is concerned about the bridge height to allow for freight.

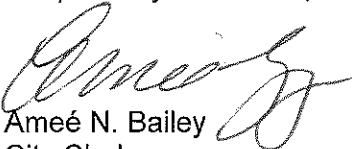
He stated that baseball sign-up continues tomorrow night from 6-8 pm. This year the league is inter leaguing with Haines City. He is looking forward to the ground breaking on Wednesday.

Mayor Lake stated the FDOT commented that the bridge is 6-8 inches taller than required.

Commissioner Dearmin stated he is also concerned about the bridge height. He is looking forward to Wednesday and he will be representing the City at the Chamber Dinner.

With there being no further business to discuss, Mayor Lake adjourned the meeting at 8:04 pm.

Respectfully Submitted,


Ameé N. Bailey
City Clerk