

**DRAFT MINUTES  
CITY OF LAKE ALFRED  
CITY COMMISSION MEETING  
MONDAY, FEBRUARY 3, 2020  
CITY HALL**

**Call to Order:** Mayor Nancy Daley

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

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

Staff in attendance: City Manager Ryan Leavengood, Assistant City Attorney Seth Claytor, Public Works Director John Deaton, Finance Director Amber Deaton, Parks and Recreation Director Richard Weed, Fire Chief Chris Costine, Police Chief Art Bodenheimer, Deputy Fire Chief Wallace Nix, Deputy City Clerk Mamie Drane, and other staff.

**City Manager Announcements:**

**City Manager Leavengood** stated On Friday, February 7<sup>th</sup> the Lake Alfred Chamber of Commerce is holding its 5<sup>th</sup> Annual Hoedown. There will be a live band and food from the businesses in the Lake Alfred area. For tickets or more information please, contact the Lake Alfred Chamber of Commerce or Center State Bank.

Lake Alfred's Heritage Festival in conjunction with the Lake Alfred Historical Society will be held Saturday, February 22<sup>nd</sup> from 10 am to 5 pm. The Festival will be located at E. Pomelo and N. Seminole Avenues. For more information, please contact the Parks and Recreation Department.

On Saturday, February 29<sup>th</sup> from 10:00 am to 3:00 pm there will be a Multi-Cultural Achievement Day Celebration at Lions Park. There will be live music, dancing, food and much more. He said the City appreciates the Community Partners as well as Commissioner Eden and Mrs. Eden for coming together to organize the celebration. Admission is free so come out and join in the Celebration.

There will be a celebration for Chief Chris Costine's retirement after a total of 36 years of service. For the Commissioners that would like to attend the event will be held on Friday, February 14<sup>th</sup> from 11:30 am to 1:30 pm.

The Friends of the Library Bookstore is open on Wednesday and Saturday from 10:00 am till 2:00 pm and asked everyone to come out and peruse the books they have.

**City Attorney Announcements:**

No comment.

## **Recognition of Citizens:**

**Fire Chief Chris Costine** stated by the next Commission Meeting he will have retired. He thanked the Commission and the Citizens of Lake Alfred for allowing him to serve as their Fire Chief. He has been Chief for nine (9) years and has been with the City for thirteen (13) years. Now he is closing this chapter of his life and is moving on to other ventures.

**Mayor Daley** thanked Chief Costine and wished him the best of luck.

**Joseph Buchanan** 311 Water Lily Ln. asked about the status of the installation of lights on Mackay Blvd. He believes it would be beneficial for a speed sign to be installed in The Lakes so residents will be more conscious of their speed.

**City Manager Leavengood** stated after preliminary research Public Works Director Deaton found that for a large scale lighting project like Mackay Blvd. it will cost \$100,000 to \$150,000. That is something the City will have to plan and budget for. The City Manager offered to meet with Mr. Buchanan on Mackay Blvd to see what his concerns are and possibly find solutions to help in the interim.

## **Employee Recognition – Amber Deaton 15 Years.**

**City Manager Leavengood** stated every now and then he is able to bring recognition to one of his team members. He considers the City to be not only a team but a family. With sixty (60) employees at the City, it is different than a City like Lakeland with 1,000. We work with each other day in and day out. He has had the pleasure of working with Director Amber Deaton for the last eight years. All departments have their own challenges and their own opportunities. From a management perspective, you have to have the Finances and Public Safety departments locked down. To have someone like Amber as a Finance Director is a fantastic asset not only to his management team but also to the City. The strength of LA is the employees. The tenure, the stability, the commitment to the organization and to the community, Amber Deaton represents all of those qualities. She has dedicated herself to continuous improvement. She always receives stellar evaluations but has never been complacent. She has continued her education, received her CPA which was not a requirement of the job. That type of comment to professionalism is rare but much appreciated and it shows in her work product. For the past decade, the City of Lake Alfred has received the prestigious Budget Award. The budget he presents to the City is the Executive Budget, Amber takes that budget and puts the additional information needed to make it an award-winning document. She has also received, for the past decade, the Excellence in Financial Accounting and the preparation of the CAFER. She works hand in hand with the Auditor to save the City money, Amber wants ownership, she cares about the end product, and she cares about saving the City money. He has enjoyed his partnership with Amber Deaton, working for the City, we have all benefitted from her years of service. Congratulations to Amber on fifteen (15) years of service.

**Finance Director Amber Deaton** stated she loves working for the City, living here and attending Church in Lake Alfred, and she is grateful to serve in this capacity to the City and to the Community. She doesn't think there is any place better than Lake Alfred. She is grateful for the kind words the City Manager said this evening and she is grateful for all the people she works with, and she works with great people.

**Mayor Daley** stated she is appreciated by the Commission, she makes every dollar count.

## **Consent Agenda:**

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

## **Agenda:**

### **1.) Public Hearing: Ordinance 1431-20: Police and Fire Retirement Update – Cancer Presumption, Second and Final Read**

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

**City Manager Leavengood** stated the proposed ordinance amends the City of Lake Alfred Police Officers' and Firefighters' Retirement System to be in compliance with the Firefighter Cancer Presumption recently adopted by the Florida Legislature in F.S. 112.1816(1)(a). The change in state law presumes that a firefighter that is disabled as a result of cancer identified within the law is presumed to be disabled in the line of duty.

The financial impact to the plan (and the City) is minimal according to the Actuarial Impact Statement prepared by the plan actuary. The present value of disability benefits increased by \$1,659 (to \$37,138) and the City's annual required contribution increased by \$344 (to \$88,774).

In addition, he stated there was another portion of the recently passed law that requires a lump-sum payment to a firefighter should he/she be diagnosed with cancer. The City provides that through the Workers Comp policy. The City has met the requirements of the law with the Workers Comp policy and Ordinance 1431-20.

**Staff** recommended the approval of Ordinance 1431-20 on the second and final reading.

**Mayor Daley** opened the public hearing. Seeing no one she closed the public hearing.

**Commissioner Lake** moved to approve Ordinance 1431-20 on the second and final reading; seconded by **Commissioner Eden**. The motion was approved by a unanimous voice call vote.

### **2.) Resolution 03-20 Septic To Sewer Program**

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

**City Manager Leavengood stated** in 2016 the City amended the utility section of the Code to allow for a program to be established to finance and/or subsidize the cost of units connecting to available sewer service. The proposed resolution establishes this program and seeks to connect existing residents or utility customers to connect to the City's sewer system. The program is designed to incur 100% of the initial cost of the homeowner connecting to the system including impact fees; the cost of connecting the home to the mainline; and properly abandoning the old septic system.

The basis for the program is that newer homes and subdivisions are automatically connected to the sewer system when they're originally built; the cost of which is included in the purchase price of the home and amortized within the mortgage on the home. Existing residents on septic systems where sewer is now available do not have this option and can remain on septic indefinitely (decades) or until those septic systems fail. Even when these septic systems fail the homeowner may opt to repair the system versus connecting to the sewer based on the time required if it is an

emergency or the high cost of connecting to the City's system (\$3,464.57 impact fee & ~\$5,000 for a plumber to connect the mainline/decommission the septic tank).

The City has a financial interest in improving its economies of scale in service delivery by providing sewer service to as many customers as possible where it is available. Additionally, converting septic systems to sanitary sewer has significant environmental benefits including the reduction of nutrients that are entering waterways which contribute to algae blooms that causes damage to natural habitats.

The program will provide for the full cost of connecting to the system and decommission their septic system for homeowners that have sewer available (approximately \$8,000, likely less). The proposed resolution initially assigns \$10,000 to the program; additional funding for the program will be provided through future budget cycles.

City staff estimates approximately thirty homes could eventually benefit from this program at the onset. A third of this number will be from a previous sewer infill project (near Rainero Drive) that the City completed the mainline extension a decade ago but have yet to connect. This program will also be important in future infill projects (e.g. Experiment Station). We can receive grant funding to offset the mainline extension from the state (for infill projects) which could cover our costs of implementing the connection program in these areas. The Commission has approved the sewer line for Hwy 17/92. There are no grants for the new sewer line project but there may be grants for the infill projects that will stem off this project.

**Staff** recommended the approval Resolution 03-20

**Public Works Director John Deaton** stated since the Rainero Drive and Sanford St. project there have been four (4) residents that have connected to the sewer line the other residents in that area have properly functioning septic systems. He believes when this Resolution is accepted, there will be more residents that will agree to hook up to the sewer line. On the west side of the City, there is sewer on one street but the next street over does not have sewer. It is confusing in certain areas, which streets have sewer available and which streets do not.

**City Manager Leavengood** stated when the City starts fulling funding the project a part of the allocation will cover the outreach and education program. Reaching out and educating the residents that still have septic but have sewer available.

**Commissioner Lake** stated this has been on the Legislative Committee Meetings he attends this topic has been on their list for a while, but it is one of the items that does not make the priority list. He asked what happens to the septic tank after someone hooks up to sewer. He asked does the City have sewer lines for Experiment Station Road.

**Public Works Director John Deaton** stated the City will properly abandon the tank, which requires opening the tank up, draining it, then punch a hole in the bottom of the tank, to allow water to drain through and the tank is filled with dirt. Then it is recorded with the Polk County Health Department. They are allowing the City to abandon and have the inspection as part of the program.

**City Manager Leavengood** stated the Experiment Station Road citizens would not benefit from this program because the main sewer line has not been run yet. This will help the residents that have a mainline located at the road in front of their house. There will be public push-back, they are not accustomed to paying a monthly sewer bill. That makes it hard to get this type of program moving forward. If the City asks someone to come up with \$8,000 for connecting then ask them to pay an additional \$40 per month for sewer there will be opposition. Let the City get the grant

money from the state and offset the \$8,000 he believes will make it easier for residents to hook up.

**Commissioner Maultsby** asked how will the City educate the public that lives outside the city limits. He also asked if connecting Experiment Station Road would require a lift station.

**Mayor Daley** asked if the impact fees will be forgiven or will the City pay itself back. Also, if someone applies for this service and it is granted to them, and meanwhile their next-door neighbor just spent a lot of their own money paying for the same service, will the residents come to the City for some type of rebate or compensation.

**City Manager Leavengood** stated this was in the email from the Bond Council, the City has to use non-water and sewer funds initially to pay for the project but there will be an inter-fund transfer to the General Fund. This project will be a sort-of first come / first serve.

**Commissioner Eden** asked how many homes are on Experiment Station Road.

**Public Works Director John Deaton** stated there are about thirty (30) to fifty (50) homes on Experiment Station Road. If there is an infill project in the Experiment Station Road it would require a lift station. The infill project would include the station. We do not have sewer lines in place on Experiment Station Road, this program is not considering that area at this time. When we do an infill project for Experiment Station Road the City would include the connections of the homes at the same time.

**Mayor Daley** opened the public hearing. Seeing no one she closed the public hearing.

**Commissioner Maultsby** moved to approve Resolution 03-20; seconded by **Vice Mayor Dearmin**. The motion was approved by a unanimous voice call vote.

### **Recognition of Citizens**

No comments.

### **Commissioner Questions and Comments:**

**Vice Mayor Dearmin** stated he wanted to thank Director Amber Deaton for the service she has given, the City owes Amber a debt of gratitude for the work she has done over the past fifteen years. He attended Polk County Day at Tallahassee this week and met Sam Killebrew and Kelli Stargel and spoke to them regarding funds they requested from the Governor for the Fire Department.

**Mayor Daley** stated she went to a luncheon for all the Mayors in the County. Congressman Daren Desoto gave an update on the different transportation projects. His big push is for transportation looking forward to the High-Speed Rail coming up from Miami into Orlando. Some of the mentioned stops included Posner, Celebration, Lakeland, and Tampa. He is also working on a project to run SunRail through Lake Alfred and Auburndale to Lakeland. He has asked for support and resolutions, she asked for the City Manager to pull together a resolution in support for the High-Speed Rail.

**Commissioner Eden** stated he will have flyers and handouts for the Lake Alfred Multi-Cultural Achievement Day Celebration at the next Commission Meeting. It is a celebration of Black History, there will be a lot of activities for the kids and adults, plenty of vendors and food. Happy Valentines Day.

**Commissioner Maultsby** stated he likes to see the growth within the City. He asked if the 700 plus acres on CR 557 were inside the city limits of Lake Alfred. He said he can see a grocery store coming into Lake Alfred.

**Commissioner Lake** stated he is anxious for the Ridge League Dinner last year they ran out of food. He thanked Amber.

With no other business, the meeting was adjourned at 8:13 pm.

Respectfully submitted,



Mamie Drane  
Deputy City Clerk

Reviewed by,



Ameé Bailey  
City Clerk