

**MINUTES
CITY COMMISSION
MONDAY, MARCH 7 2022
7:30 PM
CITY HALL**

Call to Order: Mayor Nancy Z. Daley called the City Commission meeting to order at 7:30 p.m. in the City Commission Chambers located at 120 E. Pomelo Street, Lake Alfred, FL 33850.

Police Chief Art Bodenheimer provided the invocation and **Mayor Daley** led the Pledge of Allegiance.

Roll Call: City Clerk Linda Bourgeois

City Commissioners in attendance: Mayor Nancy Daley, Vice Mayor Jack Dearmin, Commissioner Mac Fuller, Commissioner Albertus Maultsby, and Commissioner Brent Eden.

Staff in attendance: City Manager Ryan Leavengood, Assistant City Attorney Seth Claytor, City Clerk Linda Bourgeois, Fire Chief Wallace Nix, Police Chief Art Bodenheimer, Public Works Director John Deaton, Parks and Recreation Director Richard Weed, Community Development Director Ameer Bailey, and Finance Director Amber Deaton.

City Manager Leavengood announced the following:

1. The 3rd Annual Heritage Day was held on Saturday, February 26, 2022. The event was a great success.
2. The Ridge League of Cities Dinner will be held by the City of Bartow this Thursday, March 10, 2022, at the Bartow Civic Center. The event begins at 6 PM with dinner at 7:00 PM.
3. On Saturday, March 12, 2022, at 8:00 am, the City of Lake Alfred will host its annual Community Clean-up day.
4. The 2022 Spring Clean-up Week is Monday, March 14, 2022 – to Friday, March 18, 2022. Items being picked up are Furniture, Construction Debris, Bagged Yard Trash, and Tires. Household Hazardous Waste (such as used motor oil, antifreeze, batteries, and chemicals) can be dropped off at Public Works – 515 W Haines Blvd.
5. There will be a ribbon-cutting ceremony held for the Lake Alfred Packinghouse and Storage (160 W. Haines Blvd) on Saturday, March 26, 2022, at 10:00 a.m.

Assistant City Attorney Claytor said he remained grateful to represent the great City of Lake Alfred.

Recognition of Citizens:

Ron Pestone of 160 W Haines and the owner of the Lake Alfred Packinghouse and Storage approached the podium. He said over four years ago he and his wife Peggy bought the packinghouse, felt the building had great bones and would require a lot of renovations to withstand another 100 years. He said they felt a self-storage facility would be of great use and it took their entire financial resources to get the building in order. They are at the end of the long road and are

very proud of the results. He thanked the City Manager for the encouragement, the building inspector who offered helpful design concepts, the Fire Chief for helping them have the safest building, and John Deaton for being a great and talented guy. He shared this represented everything good in government and then thanked the Police Chief for maintaining a great police force and said they felt very safe in the city. He concluded by saying they are really happy to be here.

Valenzia Herlong of 450 E. Pomelo said she has been a resident of Lake Alfred for eighteen years. She said it is a quiet and quaint neighborhood. She shared that about two years ago there was a couple who purchased a home on Glencruiten Avenue and recently she started hearing vulgar language and it frightened her. She said she got on a ladder to see what was going on because she thought someone was in danger. What she found out was they were operating an Airbnb in their backyard. She said the homeowner did not even hear the commotion and the loud guest told her to go back into the house. She said she called code enforcement because this was about the third RV that has been parked in their backyard, they charge \$76.00 per night, and that one was there for about five weeks. She said she is afraid because the strangers are looking at her when she is meditating or in the yard and there are sex offenders, murderers, and with Airbnb, they never meet these people because the transactions are handled through the internet. She asked the City Commission for their help and said she looked and they were booked until May. She concluded by saying that she is a single woman and is afraid.

City Manager Leavengood said he is familiar with the case. He spoke about the preemptive state regulations, the accessory dwelling unit codes, and said he would reach out to her and follow up.

Mayor Daley read the 50th Anniversary of the Meals on Wheels of Polk County. It was received by Board President Remington Brown.

Remington Brown said they had served approximately 1,500 meals in Lake Alfred last year and he delivers on Thursday in the city. He said they also conduct wellness checks and spoke about a lady that was found after thirteen hours on the floor by one of their drivers. He thanked the City Commission for recognizing their organization.

Mayor Daley introduced Police Chief Art Bodenheimer to present the employee recognition awards for his department.

Police Chief Art Bodenheimer presented the five-year awards to Robert Fuore and Robert Lewis.

Officer Robert Fuore began his career on October 10, 2016, with the Lake Alfred Police Department. Officer Fuore came to us from out of state and had previously served with a Police Department in Lennox, Massachusetts. Officer Fuore had also spent time with the United States Coast Guard before police service in Lake Alfred. Since coming to Lake Alfred, he has made some major strides in his career and has shown great gains in his ability to work narcotic, criminal, traffic, and using the license plate reader cameras to keep criminals off the streets of Lake Alfred. He has also received commendations from outside law enforcement departments for his assistance in felony cases.

Officer Fuore is currently on one of the 6:00 PM to 6:00 AM shifts and is a leader in arrests and activities during the night. He is self-motivated and always willing to work extra time when asked

or needed. He is an asset to the Lake Alfred Police Department and the citizens of Lake Alfred. We appreciate his 5 years of dedicated service and look forward to many more.

Officer Robert Lewis began his career with the Lake Alfred Police Department on 03/06/2017. Officer Lewis had previously served in the security department at the University of Tampa and spent more than 20 years in the United States Army. Officer Lewis has been married to his wife, Rose, for 22 years this week. He has 3 boys, 26, 23, and 18 years of age. He is a steady hard worker that has increased his job knowledge by taking additional law enforcement classes. Officer Lewis often seeks out more tenured department members to help increase his knowledge and abilities in a specialized area.

Officer Lewis can be counted on to assist staff whenever he is asked and lately has been able to help staff with multiple shifts. This versatility has helped the department greatly with the shortage of officers. Officer Lewis is an asset to the Lake Alfred Police Department and the citizens of Lake Alfred. We appreciate his 5 years of dedicated service and look forward to many more.

Officer Juan Tony Lopez was acknowledged for graduating from the K-9 school last year.

Commissioner Fuller thanked the Police Chief and the police officers within the department and said they did a great job.

Peg Pestone of 160 W Haines Blvd shared with the City Commission an article written about the Police Chief in the PolkFWD magazine.

Mayor Daley presented City Manager Ryan Leavengood with his 10th-anniversary plaque. She shared ten years ago she and the interim City Manager Art Bodenheimer had the daunting task of interviewing potential city managers. She said the City Managers don't stay very long maybe because the responsibility and stress burn them out early, sometimes they are what I call "skippers" they max out at two years and leave before they have any accountability for their actions.

She continued and said it is very seldom to find someone committed to the long haul and is committed to the city as much as you do. She admitted at the time that Ryan was not her first choice, he was a little too inexperienced for her, and she was not quite convinced he could handle the job. They narrowed it down to three potential candidates and Ryan eventually was selected for the position. She said, "Now I get to admit I was wrong to doubt him". He has been the best thing that has happened to this city in her 20 years of service on the City Commission. She reviewed the evolution over the past ten years with the master plans, won the hearts of the residents, and maintains a team of directors and staff that is second to none. She said congratulations on ten years of excellence and maintaining the reputation of the city as one of the best in the State of Florida. She concluded by saying we appreciate you and remember the words retirement and resignation are not in our vocabulary. Thank you for everything you do.

City Manager Leavengood said the Mayor's comments were spot on and he shares the love of the city. He said the average stay for a city manager is up to six years and other cities just don't have that tenure. He said Lake Alfred has won his heart and he is a part of the community. He quoted from the former Auburndale Police Chief and said after being hired for a couple of years, "The adoption is going well." It's not just a job or a career, it's a family and he feels that with his department heads and all the city staff. He said being in an organization such as Lake Alfred is truly an honor. He said when he looks at the larger cities with their problems he would not trade it for anything. He complimented and praised the Mayor and the City Commission saying the

stability we enjoy in the organization is a direct mirror of the effectiveness and stability of the City Commission. He continued and said his hat is off to them and three of the five commissioners are still on the city commission that hired him. He said it is a pleasure working with all of you and he is looking forward to the next ten years. He concluded by saying thank you very much.

Mayor Daley presented the consent agenda for consideration of approval.

Consent Agenda:

- 1.) City Commission Meeting Minutes for February 21, 2022
- 2.) City Commission Announcements
- 4.) Employment Agreement Amendment

Mayor Daley said she had some questions about item number 3 the Crossroads Village Center CDD storage agreement. It was first moved by consensus to the regular agenda.

Vice Mayor Dearmin made a motion to approve the consent agenda with items 1, 2 & 4 items. The motion was seconded by **Commissioner Fuller**. The motion was unanimously approved.

Assistant City Attorney Claytor advised a motion should be made to move item number 3.

Vice Mayor Dearmin made a motion to move item number 3 Crossroads Village Center CDD Storage Agreement from the consent agenda to business item number one on the regular agenda. The motion was seconded by **Commissioner Fuller**. The motion was unanimously approved.

Mayor Daley presented the first business item for consideration.

- 1.) Crossroads Village Center CDD Storage Agreement (formerly number 3 on the consent agenda)

Mayor Daley asked about the price being \$600 annually, the responsibilities of the City updating the thumb drive, and if \$600 would be enough compensation not knowing how much work would be involved in handling public records requests.

City Manager Leavengood said this was a statutory requirement that the CDD is required to house the records in a remote location. He said to his knowledge there has never been a records request and has not involved that much staff time. He said if it became burdensome we would look to terminate or renegotiate based upon that demand. He asked the City Clerk how many CDDs did the City currently store and if there was ever a public records request.

City Clerk Bourgeois replied and said at one time there were four CDDs and now the city had only one. To her knowledge, there has never been a public records request. She explained the organization would be responsible for providing the records to the city and then we would store the records for them.

Mayor Daley asked if the city would have staff time loading the records onto the thumb drive and City Clerk Bourgeois said historically the organizations just provided the records for the storage annually and they may just send another thumb drive.

Mayor Daley opened the floor to public comments.

There were none.

Mayor Daley closed the floor to public comments.

Vice Mayor Dearmin made a motion to approve the Crossroads Village Center CDD storage agreement. The motion was seconded by **Commissioner Eden**. The motion was unanimously approved.

Mayor Daley introduced the first business items for consideration.

- 2.) PRWC: Southeast Wellfield Implementation Agreement Amendment
- 3.) PRWC: West Polk Wellfield Implementation Agreement Amendment

City Manager Leavengood read the analysis into the record. The Polk County Water Cooperative (PRWC) was formed by the cities and the county in Polk in 2015 to address regional water supply issues in response to anticipated restrictions on future upper Floridan aquifer withdrawals by the Southwest Florida Water Management District (SWFWMD). These restrictions will require “alternate water supply” projects going forward to meet increased demand from growth. Due to the larger capital and treatment costs of alternative water supply projects (i.e. deep well, reservoir, desalination, etc.), the district was provided a 50% capital cost-share incentive on projects that have a regional benefit and that are owned and operated by a regional entity (i.e. PRWC).

The City currently has a water use permit for 1.3 million gallons per day which are set to expire in 2033 of which we currently use approximately 1 million gallons per day. Through the Central Florida Water Initiative (CFWI) process the district has set our 2025 demand number at 1.29 mgd. This will likely become the baseline for future upper Florida permits with amounts over this required to come from an alternate water supply. The CFWI process projected our 2045 water usage to be 1.72 mgd requiring 0.43mgd of alternate water supply.

In March of 2021, the City approved the implementation agreements with a total commitment for 0.43mgd of alternate water supply consistent with our CFWI projected demand. Based on recent increases in development activity and anticipated demand city staff is proposing to increase our 2045 alternative water supply allocation to 1.0 mgd. Combined with the current remaining permit allocation of approximately 0.3 mgd this will allow for water for approximately two-thirds (66%) of the potential 6,400 incoming residential units we may experience over the next ten to twenty years. Committing for less than the full amount will act as a hedge against uncertainty in case anticipated development slows or doesn't occur in the twenty-year planning horizon. Any potential shortfall we do incur can be made up in the future through a combination of reuse/aquifer recharge, conservation, or signing up for additional alternate water supply in future phases.

The proposed amendment to the agreement reflects updated quantities of the member governments and also makes several changes to the agreement based on feedback from several reviewing/funding agencies including the Southwest Florida Water Management District (SWFWMD), U.S. Environmental Protection Agency (EPA), and the Florida Department of Environmental Protection (FDEP) for consistency with the SRF loan, WIFIA loan, and the SWFWMD cofunding programs. Substantive changes to the agreement include:

- Update of member allocations from the project
- Eliminates “off-ramp” provision to exit the project after the design is complete
 - Lenders want surety on the project; maintaining this provision is not worth it due to less favorable bridge funding mechanisms versus the federal loan through WIFIA.

- Creates a reserve fund to ensure continued payment of debt payment in the event a party temporarily withdraws.

The City will receive its water allocation from the Southeast Wellfield Project. The City will also continue to be an “associate member” of the West Polk Project which is a nonfinancial/nonvoting member but will allow for a seat at the table and an opportunity to “buy-in” to that project if there is ever a future need.

The 1.0 mgd of the alternate water supply has an approximate capital cost of \$14.7 million. This large-scale capital expense will be spread out over 40 years through a low-interest loan with WIFIA. AWS also has higher treatment costs than traditional water. While the growth that is tied to the alternative water supply will improve efficiency in service delivery and increase revenue we will need to perform rate and impact fee studies to make sure that we are fully accounting for this shift into the alternate water supply.

He said that staff was recommending approval of the PRWC Southeast Wellfield Implementation Agreement Amendment and approval of the PRWC West Polk Wellfield Implementation Agreement Amendment.

Vice Mayor Dearmin commented he has been with this initiative from the beginning and said it was a testament to what the City Manager has done. He is honored to be a part of it.

Mayor Daley said it has always been a little scary to her. She said she thought SWFWMD should be paying for all of it and we shouldn't be paying for any of it because they are in charge of the water. She is also concerned about the crystal ball concept saying we keep talking about the impact fees paying for this but that may not happen. She spoke about the high prices of construction materials and the contractors not being able to build the houses at the committed prices. She said we have seen this before and then it crashed. Her concern is we take this loan out without an exit ramp and we are committed to paying this money however we don't want to pass this on to our residents. We have to trust our City Manager.

City Manager Leavengood said he has toiled over this and spoke about the commitment of water with the homes on the books now and mentioned Eden Hills and the Florida Club. He said he shared the Mayor's concern and said he didn't want to burn through the 430 that was why he increased the allocation to 1mgd. He explained how after the commitment if additional water was needed we could only take what someone else would give you. He said by doing the 2/3 hedge that would give us 4,000 homes of the 6,400. He spoke about the growth on the horizon, what we would do if we see a recession, and the number of people moving to Florida. Further discussion surrounded the central Florida location between Tampa and Orlando and the potential to gain water by reuse and, also, the rapid infiltration basins (RIB) being an effective way to recharge the aquifer.

A discussion ensued regarding the deep aquifer wellfield treatment, concerns that it would not work, over 20M went into testing and design, and it is fifteen years in the making. Further discussion was the proximity of Lake Alfred to I-4, the trust of the science and the people working on it, and that during the previous recession thirteen developments went away practically overnight.

Mayor Daley spoke about conservation being a huge piece of the puzzle and commended the city on adopting the WaterStar standards within the development of new homes.

A discussion surrounded the average gallons of water per person's target zone was 100 gallons per day, the current trend of usage down from 125 gallons per person per day to now being 103 gallons per person per day, and homes are now being built on smaller lots with fewer larger lawns which help in the long term with water conservation.

City Manager Leavengood spoke about the offenders of water usage being those who irrigate large lawns, the water rate structure, and having a tiered approach with the potential to increase the higher tiered rates to disincentivize water usage.

Mayor Daley opened the floor to public comments on both items.

There were none.

Mayor Daley closed the floor to public comments.

Vice Mayor Dearmin made a motion to approve the Polk Regional Water Cooperative Southeast Wellfield Implementation Agreement Amendment. The motion was seconded by **Commissioner Eden**. The motion was unanimously approved.

Vice Mayor Dearmin made a motion to approve the Polk Regional Water Cooperative West Polk Wellfield Implementation Agreement Amendment. The motion was seconded by **Commissioner Maultsby**. The motion was unanimously approved.

Mayor Daley introduced the next business items for consideration.

- 4.) Raftelis: Task Order #4: Rate Study
- 5.) Raftelis: Task Order #5: Impact Fee Study

City Manager Leavengood read the analysis into the record. He said the City collects various one-time fees from new construction to offset the 'impact' new development will have on the existing City services and infrastructure. The City of Lake Alfred currently collects connection recovery fees for water and wastewater and impact fees for general government, public safety, and parks and recreation.

Impact fees serve an important role in easing the impact of additional capital investment required by growth to existing residents and customers. With the extraordinary growth we are currently experiencing in the City, our impact fees must represent the cost that is required to make these additional capital improvements; including roads and transportation. This is important not only to provide services for future growth but also to maintain levels of service for existing residents.

With alternate water supply necessary to accommodate new growth, impact fees and rates will need to account for the large capital and treatment costs associated with these projects. The level of growth we are seeing is going to have significant impacts on capital equipment and facilities and the new growth needs to pay for its fair share of the expansion necessary to provide these services (e.g. Parks & Recreation, Police & Fire, Public Works, etc.).

The proposed task orders with Raftelis Financial Consultants are to perform an updated collection recovery fee, impact fee study, and rate analysis that will analyze all of the City's impact fee categories and utility rates on water and sewer. Funding is available in impact fees to perform the study.

Raftelis will present the results of the studies to the City Commission and generate a report that will serve as the basis for the adoption of changes to the impact fee rates and rate structure. The report would be presented to the City Commission and ordinance language presented for consideration by the end of the year.

He said that staff was recommending approval of Task Order #4 with Raftelis Financial Consultants for \$29,282 and Task Order #5 with Raftelis Financial Consultants for \$45,624.

A brief discussion ensued about the impact fee study adjustment allowed by statutes after four years unless approved by a resolution, the importance of conducting the study now due to the anticipated growth, the consideration of implementing a transportation impact fee for the roads and streets, and the Town of Dundee recently increased their parks and recreation impact fees.

Mayor Daley opened the floor to public comments for both business items.

There were none.

Mayor Daley closed the floor to public comments.

Vice Mayor Dearmin made a motion to approve Task Order #4 with Raftelis Financial Consultants for a Utility Rate Study for \$29,282. The motion was seconded by **Commissioner Eden**. The motion was unanimously approved.

Vice Mayor Dearmin made a motion to approve Task Order #5 with Raftelis Financial Consultants for an Impact Fee Study for \$45,624. The motion was seconded by **Commissioner Maultsby**. The motion was unanimously approved.

Mayor Daley introduced the next business items for consideration.

6.) Bids: CR 557 Sewer Extension Project

City Manager Leavengood said the City has budgeted a force main sewer extension project to service the new development on County Road 557. After receiving initial bids that were far more than the original budgeted amount the City has pivoted the route of the project to lower costs by removing it from a wetland area and consolidating it with a sewer infill project in the Twin Lake area. While the design is being amended to accommodate these changes staff has solicited bids for the City to make a direct purchase of the pipe for the project. By doing this we can lock in prices (which are continually increasing), ensure that we have the supplies for the project, and save the sales tax on the material (approximately \$51,000 in sales tax savings).

The city will solicit bids for the installation of the pipe which will come back before the City Commission for approval at a future meeting. On February 28, 2022, four bids were received for 13,760 feet of 16" Force Main Green PVC pipe for the project. The City's ARPA funding has been allocated for this project.

Ferguson Waterworks	\$746,342.40
Fortline Waterworks	\$808,124.80
Core & Main	\$819,820.80
Hayes Pipe Supply, Inc.	\$861,025.44

City Manager Leavengood said the staff recommendation was for approval of the pipe bid award to Ferguson Waterworks in an amount not to exceed \$746,342.40.

A brief discussion ensued regarding the local schools and if they were on sewer and it was shared by Public Works Director John Deaton the schools were on an existing sewer line that went through the surrounding neighborhoods. He explained the schools were connected to 8" clay mains that won't handle the new developments in the northside of the city.

Public Works Director Deaton shared all companies that bid used the same pipe manufacturer and the price differences were profit-driven. He said if approved tonight, the manufacturer would begin fulfilling the order by the end of the month.

A brief discussion ensued regarding the current petroleum prices, the quoted prices were just for the product and did not include labor, the ballpark for labor was anticipated to cost 3M, and using the full American Rescue Plan Act (ARPA) allocation on this project. Further discussion surrounded the potential to get customers off of the septic systems in the area and the importance of educating the citizens on the benefits of connecting to the city's sewer system.

Commissioner Maultsby asked if a 16" pipe would be large enough for the project and Public Works Director Deaton said it was already increased from a 12" pipe.

Mayor Daley opened the floor to public comments. There were none, and she closed the floor to public comments.

Vice Mayor Dearmin made a motion to approve the pipe bid award to Ferguson Waterworks in an amount not to exceed \$746,342.40. The motion was seconded by **Commissioner Eden**. The motion was unanimously approved.

7.) Department Updates

Finance Department

- Looking to move away from the American Data Group Software due to the uncertain ability to keep up with the changing environment and captive to the credit card processor
- The department implemented the credit card swipers to the outside of the plexiglass to reduce contact with the customers during covid
- The city has gone to the Thin Client computers with eleven on the network and four more being added this year
- Upgraded the Laserfiche software and the Fire Programs and the Cemetery Information Software are now cloud-based.
- The City upgraded the phone system to Avaya reducing the costs with Spectrum, the Department of Management Services, and Verizon
- Financial project management with the new water plant, CR557 Force Main Project, ARPA funding, and the Buena Vista Lift Station upgrade.
- New Fixed Asset Policy was implemented.
- The city received the Distinguished Budget Award for fourteen years and a Certificate of Achievement for the Comprehensive Annual Financial Report for ten years.
- Goals are to continue to cross-train, streamline new service application processes, remodel the side office to create two workstations, update Rev Plan for DEP funding, and research a new fund management system.

Police Department

- An overview of the calls for service was presented. Calls for service were 8,755 with a daily average of 23.72; There were 231 crash calls, 259 alarm calls, 2,378 emergency 911 calls for a monthly average of 198 service calls.
- Leasing Statistics: There were 2,539 traffic stops/assignments; 699 information calls; 1,001 suspicious vehicles; 395 instances of assisting other agencies; 481 disturbances; and 89 open doors/windows
- There was a \$50,000 Covid grant and a \$15,000 JAG grant for the message trailer
- Highlights were: Completed officer training on new rifles; Officer Lopez and K-9 LEO completed street and narcotics training
- Purchased another hybrid vehicle
- Worked with Lexipol on the Police Policy/Manual contract
- Worked with local churches on Covid testing, vaccination sites, and supplies.
- The goals for 2022: Complete the policy manual and begin training; purchase a green friendly SUV, fill four law enforcement positions; implement new computer programming for reports, records, and communications

Public Works / Utility Department

- An overview of the public works utility projects was reviewed. He showed photos of the Jack and Bore under CSX railroad at the government center; the Water leak on highway 17/92; the vac trailer that keeps water off of staff when fixing water repairs; and the fire hydrant change-outs
- The photos of the new sanitation trucks were presented. There were 44 tons of items last year in a bulk pickup during spring clean-up week
- Speed tables were installed on West Pierce Street.
- Thelma street had 2" paving to make it last twenty years.
- The Mackay Trail was paved.
- Trees were trimmed around the City for vehicle traffic clearance.
- The medians were sodded and replanted with new plants. The median by Gardner is next on the list.
- Projects underway are the new Water Plant which is in the design phase and should be completed by end of this year. It will be ~1 ½ years before construction would begin.
- The CR557 force main extension project, the Buenavista master lift station replacement and the Water and Wastewater Master Plans should be finished soon.

City Commission discussion surrounded the sanitation issues with the county, the recycling efforts with educating the residents to not contaminate the load by putting in the wrong items, and the times the sanitation trucks head out on their routes.

Public Works Director Deaton said the sanitation issues were being resolved by the county, the recycling contamination was not as big as an issue now, and the sanitation routes start their runs around 6:00 AM.

Mayor Daley asked him to share their appreciation with the sanitation crew.

The City Commission thanked the Department Directors for their presentations.

Mayor Daley opened the floor to recognize citizens.

There were none.

Mayor Daley closed the floor to citizen recognitions.

Commissioner Fuller thanked the department directors for their availability to them and said they do a great job. He shared about a parking incident where the city was responsive and thanked the police department. He congratulated Ron and Peggy for their upcoming ribbon cutting and thanked the City Clerk for taking care of his registration and travel arrangements to the next Institute of Elected Municipal Officials II class.

Commissioner Eden clarified the cleanup time on Saturday. He thanked all first responders and the department heads for doing a great job. He said it was good to know about the updates and said he appreciated them. He congratulated Ryan for his tenth anniversary with the City. He concluded by saying Thank you.

Commissioner Fuller agreed and told the City Manager how impressed he is with his intelligence and likened it to taking a Master's class. City Manager Leavengood said he learned from the best, had a passion for what he does with municipal operations, and thanked him for the compliment.

Commissioner Maultsby asked about the Lake Lowery property owned by Caribbean Distillers and wanted to know if that was our service area.

City Manager Leavengood said the city was still waiting on the green light from Haines City on the service agreement. He said we would not be annexing the property and explained how the agreement would work. He anticipates it coming to the City Commission at the next meeting.

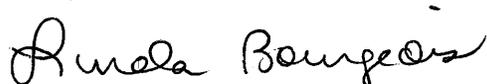
Commissioner Maulthys thanked him and said you are number one for me.

Vice Mayor Dearmin thanked everyone here tonight and the City staff. He said to the City Manager it is a pleasure to work with him and said congratulations. He concluded by saying it is a pleasure to be a part of the City Commission and said he thanked them for making the city what it is today. Thank you.

Mayor Daley said we are so lucky to have Ryan and another twenty more years. She spoke about when people have lost pets our Police Department does a really good job. She shared about an incident and said she called dispatch to let them know she had a pet she found and it was a way to communicate to let people know how they can find their animals. She shared about a Zoom Meeting she attended and the transportation survey where you can provide public input. She said she suggested providing internet services on the buses for their customers. She said Heritage Days was great and the tour bus was awesome. They had added another bus tour at noon and she said it was a nice event with the music and food.

Without any further comments, at 10:09 p.m., the City Commission Meeting was adjourned.

Respectfully Submitted,



Linda Bourgeois, BAS, MMC,
City Clerk