

City of Lake Alfred
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Lake Alfred, Florida 33850



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**AGENDA
CITY COMMISSION MEETING
MONDAY MARCH 16, 2020
7:30 PM
CITY HALL**

Call to Order: Mayor Nancy Z. Daley

Invocation and Pledge of Allegiance: Pastor Gomez

Roll Call: Deputy City Clerk Mamie Drane

City Manager & City Attorney Announcements:

Recognition of Citizens: Items That Are Not On the Agenda

Proclamation: - Donate Life Month

Special Recognition – Florida League of Cities Service Award: Mark Sittig FLC

Consent Agenda:

- 1.) City Commission Meeting Minutes for March 2, 2020
- 2.) City Commission Announcements

Agenda:

- 1.) PUBLIC HEARING: Ordinance 1429-19: Gum Lake Grove LLC, WGTO Tower Road
Future Land Use (FLU)
- 2.) PUBLIC HEARING: Ordinance 1430-19: Gum Lake Grove LLC, WGTO Tower Road
Zoning
- 3.) Ordinance 1433-20: Drinking Water State Revolving Fund Planning Loan Agreement
- 4.) Capital Budget Presentation

Recognition of Citizens: Please Limit Your Comments to 5 Minutes.

Commissioner Questions and Comments:

Commissioner Maultsby
Commissioner Lake
Vice Mayor Dearmin
Mayor Daley
Commissioner Eden

Adjourn

The City of Lake Alfred is committed to ensuring website accessibility for people with disabilities. To report an ADA accessibility issue, request accessibility assistance regarding our website content, or to request a specific electronic format, please contact the City ADA Coordinator (863) 291-5270. We will make reasonable efforts to accommodate all needs.

**LAKE ALFRED CITY COMMISSION MEETING
MARCH 16, 2020**

Consent Agenda:

All matters listed under this item are considered to be routine and action will be taken by one motion without discussion. If discussion is requested by a Commissioner, that item(s) will be removed from the Consent Agenda and considered separately.

1.) City Commission Meeting Minutes for March 2, 2020

Attachments:

- Draft Minutes

ANALYSIS: Please review the minutes at your earliest convenience and if there are any questions, comments or concerns please contact the Deputy City Clerk Mamie Drane at (863) 291-5748.

2.) City Commission Announcements

Analysis: Each of the meetings/ events scheduled below may constitute a public meeting at which two or more City Commissioners or Board Members may attend and discuss issues that may come before the City Commissioners.

DATE	MEETING/ EVENT	LOCATION	TIME
March 12	Ridge League Dinner	Bartow	6:00 pm
March 16	City Commission	City Hall	7:30 pm
March 17	General Employee Retirement Board	485 W Haines	3:00 pm
March 17	Police/Fire Retirement Board	485 W Haines	4:30 pm
March 24	Planning Board	City Hall	6:00 pm

Should any person decide to appeal any decision made at a meeting, or any meeting announced in this agenda, such person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made in accordance with the American with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk not later than four days prior to the proceeding at 863- 291-5748.

**LAKE ALFRED CITY COMMISSION MEETING
MARCH 16, 2020**

Agenda

**1.) PUBLIC HEARING ORDINANCE 1429-19: GUM LAKE GROVE LLC, MOSLEY ROAD
FUTURE LAND USE (FLU)**

2.) ORDINANCE 1430-19: GUM LAKE GROVE LLC, MOSLEY ROAD ZONING

ISSUE: The applicant, Gum Lake Grove LLC. has requested approval of their Future Land Use classification and zoning requests.

ATTACHMENTS:

- Ordinance 1429-19
- Ordinance 1430-19
- Staff Report
- Planning Board Minutes

ANALYSIS: On October 21, 2019, the City Commission approved the annexation of the vacant Gum Lake Grove property on WGTO Tower Road on the 0.13-acre site.

The applicant has requested a Future Land Use (FLU) classification of Very Low-Density Residential (VLDR) and a Zoning designation of Single-Family Residential (R-1AAA) within the Green Swamp Area of Critical State Concern. The primary function of the requested FLU and zoning is to accommodate low-density residential uses. The proposed site does not meet the minimal acreage to develop, however it is part of a larger property owned by Gum Lake Properties. The request is similar in the size and scale of development in the surrounding area.

On Tuesday, November 12, 2019, the Planning Board held a public hearing on the proposed Future Land Use Map Amendment and Zoning designation and unanimously voted (6:0) on both requests to provide a recommendation of approval to the Lake Alfred City Commission.

On December 2, 2019, the Lake Alfred City Commission voted to approve the Future Land Use Ordinances 1429-19 and 1430-19 on first reading. The request was transmitted to the Department of Economic Opportunity (DEO) for a State Coordinated Review and in a letter dated February 14, 2020, DEO responded with no objections or comments to the proposed future land use request.

STAFF RECOMMENDATION: Approval of Ordinance 1429-19 on second and final reading.

STAFF RECOMMENDATION: Approval of Ordinance 1430-19 on second and final reading.

**LAKE ALFRED CITY COMMISSION MEETING
MARCH 16, 2020**

**3.) ORDINANCE 1433-20: DRINKING WATER STATE REVOLVING FUND PLANNING
LOAN AGREEMENT**

ISSUE: The City Commission will consider an ordinance executing a loan agreement with the State Drinking Water Facilities Program through the State Revolving Fund (DRF) for the facility plan of a proposed new water plant.

ATTACHMENTS:

- Ordinance 1433-20
- Exhibit "A" State Revolving Fund Planning Loan Agreement DW530510

ANALYSIS: For the past several years the City has presented in the Capital Improvement Program the opportunity to construct an additional water plant. The current plant was originally constructed in the 1940s and is the City's only water plant. The ground storage tank adjacent to the plant was built in the 1970s. The new plant and ground storage tank would provide needed resilience and redundancy in the water system which is a common practice in utility's our size (or even smaller).

The Drinking Water Facilities Program through the State Revolving Fund (SRF) allows for principal forgiveness associated with the debt obligation on the plant. The engineering consultant believes that we would be eligible for up to 50% forgiveness on the loan. The amount of principal forgiveness would be known before committing to design or construction.

The project and associated process with SRF is divided into three steps:

- 1.) Facility Plan
- 2.) Design
- 3.) Construction

On December 2, 2019 the City Commission approved a resolution authorizing the loan application for a Drinking Water State Revolving Fund Loan for the Facility Plan. The proposed ordinance enters into the SRF Loan Agreement for the Facility Plan for \$27,500 with a ten year term, 1.33% annual interest and a principal forgiveness of \$13,750.

Once the facility plan is completed action items will follow for design, land acquisition, and eventual construction of the new water plant.

STAFF RECOMMENDATION: Approval of Ordinance 1433-20

**LAKE ALFRED CITY COMMISSION MEETING
MARCH 16, 2020**

4.) CAPITAL BUDGET PRESENTATION

ISSUE: The City Commission will consider the Capital Improvement Program (CIP) to be included in the preparation of the FY 20/21 & FY 21/22 Annual Operating Budgets.

ATTACHMENTS:

- Capital Improvement Program (CIP) FY 20/21 through FY 24/25

ANALYSIS: The City's annual budget process includes the preparation and adoption of a five-year Capital Improvements Program (CIP). The CIP allows us to prepare for long-term and high expenditure projects and purchases. The inclusion of the CIP in the budget process allows for a better planning and forecasting tool. These are the projects that ultimately make their way into the balanced second-year budget, and then into the operating current year budget where the project is funded and completed.

Proposed additions to the currently adopted CIP are highlighted in yellow and projects that did not have a dedicated funding source or are proposed to be grant-funded were pushed back but remain in the CIP (and can effectively be advanced at any time once funding is available).

The proposed CIP is being presented to the City Commission for consideration and approval as submitted or with any amendments that the Commission may desire. The proposed CIP is conceptual and speculative in nature and will be included in the final budget for consideration with any changes that the Commission may determine or that may be necessary due to changes in budgeted revenues or expenditures.

STAFF RECOMMENDATION: Approval of the proposed Capital Improvement Program