

**MINUTES
CITY OF LAKE ALFRED
CITY COMMISSION MEETING
MONDAY MARCH 19 2018
CITY HALL**

Call to Order: Mayor Charles Lake

Invocation and Pledge of Allegiance: Police Chief Art Bodenheimer

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 Frederick John Murphy, City Clerk Ameen Bailey, Finance Director Amber Deaton, Parks and Recreation Director Richard Weed, Police Chief Art Bodenheimer, Public Works Director John Deaton and other staff.

CITY MANAGER ANNOUNCEMENTS

City Manager Leavengood stated the City will conduct its Municipal Election on April 3rd for the purpose of electing one commissioner. Two candidates qualified including incumbent Jack C. Dearmin and Brent C. Eden.

The Ridge Art Association will be presenting an exhibit entitled 100 Years of Mackay in the Mackay House. Original drawings, photography, mixed media, fiber, and sculpture, chosen in this juried competition, will be on display from March 15, 2018- February 25, 2019. All artists over the age of 18 are invited to submit their entries by March 10.

The Lake Alfred Public Library will host two Easter Egg Hunts in the Secret Garden behind the Library. The first will be held on March 26th at 4 pm for children ages 5-10. The second one will be held on March 28th at 10 am for children under 4. Then the Library will be closed for inventory starting Monday April 2nd through Wednesday April 4th, reopening on Thursday April 5th. Contact the Library staff for more details on these events.

The Mackay Gardens and Lakeside Preserve will host a free Forest Magic event on Sunday March 25th at 2 pm, a Fire-wise Landscaping Workshop on April 5th at 10 am and a Celebrating Preservation walk on Sunday, April 8th at 2:00 pm.

The City had a very good turnout for the Community Clean-up; the weather was perfect and the crews managed to improve quite a few areas in the City.

Community Development Director Ameen Bailey, Girl Scout Leader, Troop 5315, showed pictures of the Girl Scout participation in the community clean-up. Consisting of four troops they started in the Downtown District and worked their way down Haines then on to Mrs. Lenore Costello's house. She is responsible for most of the Girl Scout facilities in Central Florida, in honor of Girl Scout week and to honor Mrs. Costello the girls worked, trimmed and replanted plants around her house.

City Manager Leavengood stated the new vehicles are in for the Fire and Police Department. Also, he had a meeting this morning with a consultant that will be bidding on the design for

increasing CR 557 to four lanes. Mayor Lake and the Commission have been actively working with TPO on this; their hard work is finely coming to fruition. The project is probably still four or five years out from actual construction but it has been fast-tracked and the process has started.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Murphy reminded everyone that Spring Break starts next week and he wished everyone a Happy Easter Holiday.

RECOGNITION OF CITIZENS:

Mayor Lake recognized former Lakeland Commissioner Keith Merritt, who is running for the office of Circuit Court Judge.

Mr. Merritt thanked the Mayor and Commission for allowing him to address the Commission. He gave a brief history of his past career and asked for the City's support.

Mayor Lake recognized Cindy Rodriguez from the SWFMD.

Annie Mae Lewis 946 Everett St. asked about a fire hydrant that has been removed, and stated the cemetery road had been in rough shape and appreciates the City making repairs. She asked about blinds for the small window at the kitchen and a "keep out" sign both are for the Highlands Community Center.

Public Works Director Deaton stated the hydrant was removed as part of the relocation for the drainage project, just completed. He went on to say that hydrant was failing and had to be removed. There is another hydrant, within 500 feet, to service the area in question.

Brenda Arnold 435 W Pierce St. thanked Director Deaton and the men in Public Works for her new driveway. She also thanked the Police Chief for the patrols in her neighborhood.

EMPLOYEE RECOGNITION

City Manager Leavengood stated that Luis Huber was not able to attend the meeting.

Police Chief Bodenheimer began his presentation to Lt Gerald Dempsey by stating that a 30 year service award is not earned by many in Law Enforcement, for many reasons. He went on to provide a brief synopsis of Lt Dempsey Military service and his exemplary service to Lake Alfred. Chief Bodenheimer concluded his presentation saying Lt Dempsey is a great colleague and staff member of the Lake Alfred Police Department. He has always served the City with pride and he is always striving to make Lake Alfred a better place for families. It is my honor to say Thank You for your service to our country and for the thirty years of service to the City of Lake Alfred.

City Manager Leavengood stated that he and the Mayor attended Water School the past two Fridays. When a consumer thinks about water, they turn their taps on and water is delivered, the utility or municipal side thinks about its treatment, utility and pipes underground, but neither one thinks about the aquifer or how much can be pumped from the ground before you start to have shortages. Central Florida has been fortunate with an abundance of water, a lot of thought about depletion has not been necessary. A utility bill from the City shows that water has a

monthly base rate of nine dollars and one dollar for every thousand gallons you pump. The South West Florida Water Management District (SWFMD) governs five districts; they determine quantity and issue the permit that tells the City how much water we are allowed to pump out of the ground. Economic growth depends on how we manage our water. If we are looking at fifty percent population growth over the next thirty years but we only have six percent more water allocated to us from the traditional water supply, what are our options?

Ryan Taylor, Assistant County Manager for Polk County stated his purpose is to update the commissioners and public on the consumption of water for the county. A county wide Regional Water Supply Plan was created to identify how population growth will affect the water supply through 2035. The Central Florida Water Initiative (CFWI) was formed to find ways to address future water demands. The CFWI is comprised of five counties within three water management districts. In 2015 a regional water supply plan was created that identified that 250 million gallons will be needed to address future population in 2035, in the five county regions. The first step in addressing the water supply issue was to form the Polk Regional Water Cooperative in 2016. The Cooperative is in place to develop regional wholesale water supply projects to benefit the members of the water cooperative. There are also conservation projects, which Lake Alfred is a part of, that involves providing incentives for both indoor and outdoor water conservation. Lake Alfred budgeted \$13,150, in the 2016 -2017 budget, for the project and the City has been active in its' implementation. Lake Alfred's three percent of the projects design phase will be \$195,000. Phase one, design and yield verification, will be a total of \$23,000,000 for the three projects that the district considers the most likely to produce a non-traditional water source. The project has been on-going for about five months and Cities are waiting for the engineering to be completed, which will take four to five years. Once the engineering is completed the City can decide if the project will benefit Lake Alfred and at this point the City can chose to withdraw from the initiative or decide to go forward. Construction is estimated at over \$600,000,000, this is not something that will happen overnight, it will be phased in, across the three water management districts. To be able to address future demand based on population projection, the time to start is now.

City Manager Leavengood stated the Water District will not be permitting traditional water, and phase one bought the City time. The design of the project will take four to five years and upon completion the City can gauge if the projects will yield the water that has been projected. That's when the other ninety seven percent will be needed. The reason the Cities came together as a Cooperative is that there is more strength in numbers and the negotiating and lobbying power is greater when the City and Counties come together. Polk county came together to address the problem with the CFWI program, we can come together as one region. What we know at this point is that the cost will be 1.5 million dollars for every 100,000 gallons in capital cost alone. Lake Alfred requires 300,000 gallons, in the future, of alternate water supply, that's 4.5 million dollars in capital that reflects our fifty percent. The City's' total revenue for water and sewer per year is 2 million dollars. The water the City draws from now only needs a small amount of chlorine; the water from alternate sources will be brackish with high amounts of sediment, it will go through a reverse osmosis process, almost like de-salinization, the treatment cost for that is three to four times the cost of today's process. The City will not only have the capital cost but also the higher treatment cost. On the local side we can push conservation through our land development code, and participate through the cooperative to reach the best deal we can through the state.

Commissioner Dearmin stated he appreciated Mr. Taylor's presentation; the Commissioners have been talking about the future water needs of Lake Alfred for a while. The rate study that was conducted for the City shows the forward thinking of Lake Alfred. We are aware that there will be a cost but Lake Alfred is growing.

Vice Mayor Daley stated she did not feel there were enough regional conservation incentives. More conservation efforts should be legislatively driven. We've addressed the needed water for future growth; we should also be looking at making growth pay for itself.

Mayor Lake Commented that legislatively is one option but education is critical now. There are water conservation resources that could be utilized like the Water Star initiative. The developers should be told they cannot use landscaping that requires high amounts of water. The Monday Morning with the Mayor had residents attending that were concerned about water shortages in the future.

Commissioner Duncan asked because we are a co-op would the City be able to combine funding or be eligible for financing. In four years, providing the engineering results are good, we are looking at a large expense. Also he asked if the City would be made to pay our portion before the water is supplied to this area.

Ryan Taylor stated there are funding options you can participate in the SRF with the group or the City could pursue funding then pay into the project. Planners have been meeting to discuss a regional language for the LDRs, they are approaching conservation at a regional level. A wide range of research and effort is being utilized to pull together processes to delay the use of alternate water sources.

City Manager Leavengood stated the goal is to delay the capital expense, even then the progress will come in phases, the City would incur a portion or a percent of that phase. The City pumps one million gallons in a day we are permitted up to 1.3 million gallons. As a City we don't have a water supply the state or water management does, they allow us to pump the water.

Commissioner Maultsby asked if other cities decide not to participate and we have a water supply, would the state or water supply district require the Lake Alfred to interconnect and supply the other cities with water.

Mayor Lake opened the public hearing.

Mary Neily 640 East Tangerine St. asked about the impacts from the Distillery and the CREC impacts to the water quality. She attributes the odor of her water to something the distillery is doing.

City Manager Leavengood said the Distillery is permitted through the Department of Environmental Protection (DEP) and most likely operating within their permit but the City would come out and check out the water at her address.

Brent Eden 235 S. Seminole Ave. stated he wanted to thank Ryan Taylor for his update, and also the Commission for having Mr. Taylor speak at the meeting. As Lake Alfred grows we need to stay ahead of the curve. He asked if preliminary studies have been done to find out how much water rates will go up.

City Manager Leavengood stated the City is trying to incur as little as possible, depending on what the cost is when alternate water sources are used, and that's probably four or five years away. If we have more growth we would have a larger customer base to spread the cost of the impact. When the City went through the rate study Lake Alfred was mid to low average from the other utilities. The City has below average water and sewer base rates base on other utilities within the region. Staff wouldn't be able to predict the rates for four or five years from now and the goal is to delay and push back as much as we can. We want growth to pay for itself.

Cindy Rodriguez from the Southwest Florida Water Management District (SFWMD) stated the City also needs to take into consideration that growth comes from within as well. We want to provide for our children and grandchildren. The district is committed to remain a partner with the Regional Water Cooperative; SFWMD is funding the largest share because it's in all of our best interest to protect the states resources. There will be a meeting of governing board members at April 24th at the Lake Eva Center they will consider a set aside for the Polk Regional Water Cooperative of 5 million dollars a year for five years. The public is welcome to come and support them. Also, April is Water Conservation month

Annie Mae Lewis, 946 Everett St. provided some water conservation measures and ideas.

Brenda Arnold 435 W Pierce St. asked about protecting the elder from higher utility rates. She is concerned that the elderly would not be able to pay for higher utility rates, when some can barely afford their bills now.

City Manager Leavengood responded, when he would hear complaints about the water bill, it was typically from residents that didn't run irrigation and in general were low water users. When the City went through the rate study, we lowered the base rate for both water and sewer. Now with a conservation rate structure residents pay for the water they use, the City wants the people that use less to pay less.

City Attorney Murphy commented that the process is counter intuitive, the more water cost the consumer the more they want to save, so less water is used. The City wants residents to use less even though that's a source of revenue for the City.

Mayor Lake stated once the residents realized how the water bill was being calculated, with the metered usage being charged, they started using less water.

Ryan Taylor provided some final thoughts on water conservation; there's a period of education, we are in that period now, water conservation is picking up.

CONSENT AGENDA

Commissioner Dearmin moved to approve the entire Consent Agenda; seconded by **Commissioner Duncan**. 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.) STREET RESURFACING PRIORITY LIST

City Manager Leavengood stated the City's capital improvement program currently schedules a street resurfacing project every two years. The two year cycle allows for a buildup of \$180,000 in restricted gas tax revenues (\$90k each year) to be spent on a single project that is more effective due to incurring a single mobilization fee and greater economies of scale from a single larger project.

The proposed list is reflective of Public Works Staff's assessment of the relative condition of the roads within the City. Each street is ranked between #1 through #5 with the lower rank being of higher priority based upon cracks, potholes, and the thinness of the pavement. This ranking is subject to change over time, as roads receive different amounts of usage and wear that requires the list to be periodically updated. The priority list is used to establish the scope of work and bid proposal for the resurfacing project in the upcoming FY 18/19 budget. Last year the City completed the Ramona project, we had to actually increase the width of the street. This is the off year or planning year, the next project will be out for bid around October 2018.

The proposed list is being presented to the City Commission for consideration and approval as submitted or with any amendments that the Commission may desire.

City Manager Leavengood stated Staff recommended approval of the priority list

Mayor Lake asked about adding widening roads or adding some shoulders in Fruitland.

Commissioner Maulsby asked about North Ridge Road is a single lane road passable by one car at a time; could the City widen that road?

Director Deaton stated to widen the access road to Fruitland would be particularly expensive because the road is bordered on both sides by wetlands. Paving the road would improve the road tremendously. He had looked at North Ridge Road as well and is aware of the narrowness of the road. There will be work on that road but to widen the road would require purchasing property, the right of way along that road isn't wide enough to use for widening. There is no curbing on North Ridge or on the streets in Fruitland. No work is required for storm water.

Commissioner Duncan asked if there was curbing on North Ridge, also are there upgrades on the roads that are required for storm water?

Commissioner Dearmin stated one of the issues on North Ridge is the flooding at the base of the road.

Public Works Director Deaton stated another issue with the proposed roads on the list the City is not required to have milling along the edge. That is a savings and will allow the City to afford more paving.

Vice Mayor Daley stated two years ago when the City visited this issue she had been a proponent of paving the side streets.

Mayor Lake opened the public hearing.

Mary Neily 640 East Tangerine St. asked about a commercial driveway off of Lake Shore and the driveway is very bad. She asked if the City was paving driveways for free.

City Manager Leavengood stated the City is responsible for the right of way on the streets that are located in the City. The City receives gas tax revenue that pays for the City's streets resurfacing and repairs, as a private property owner you are responsible for the driveway on your property.

Brenda Arnold 435 W Pierce St. asked if anything could be done about the curve on Pierce Street.

Public Works Director Deaton stated we have discussed Pierce Street recently and that is a county road, we have reached out to the county and we are working with them to repair Pierce.

Mayor Lake closed the public hearing.

Vice Mayor Daley moved to approve the priority list as stated; seconded by **Commissioner Maultsby**. 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

The motion was approved by unanimous voice call vote.

2.) RETIREMENT BOARD APPOINTMENTS

The City maintains two separate pension boards that serve as the board of trustees for the public safety and general employee pension funds. The retirement boards have the following terms up for appointment:

General Employee's Retirement Board:

The Lake Alfred General Employee's Retirement Board is a 7-member group, with three employee-elected positions, three City Commission-appointed residents, and one at-large member that could be either resident or employee appointed by the Board. All Board members serve for three (3) year terms. Two positions are up for appointment and the Board received a resignation letter from Valerie Ferrell in anticipation of her move to Lakeland. Kendon Daniels was elected by the City employees and Mr. Schmidt has agreed to continue on the Board. Fred Recher has submitted a letter requesting appointment to this Board.

- Kendon Daniels – Employee elected position to expire December 31, 2020
- Lowell Schmidt – Appointed Resident, re-appoint to expire December 31, 2020
- Fred Recher – Appointed Resident, to complete the vacated position expiring on December 31, 2018

Police and Fire Retirement Board:

The City of Lake Alfred Police and Fire Retirement Board is a five-member board. The City Commission appoints two board members who are legal residents of the City, two are nominated and shall be full-time police officers/ firefighters, and the fifth shall be chosen by the majority of the previous four. All Board members serve for four (4) year terms. Two positions are up for appointment and both board members have agreed to continue on the Board.

- Ed Arbuthnot, Resident Position, reappoint to expire on December 31, 2021.
- Lee Evett, Resident Position, reappoint to expire on December 31, 2021.

City Attorney Murphy asked what Mr. Evetts position is on the Police and Fire Retirement Board as he is serving as City Manager in Frost Proof.

STAFF RECOMMENDATION: Approve the appointments to the retirement boards with the exception of Mr. Evetts appointment.

Commissioner Dearmin moved to approve the appointments to the Lake Alfred General Employee's Retirement Board; seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There was no public comment.

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

Vice Mayor Daley moved to approve the appointment of Ed Arbuthnot to the Lake Alfred Police and Fire Retirement Board; seconded by **Commissioner Dearmin**. The motion was approved by unanimous voice call vote. There was no public comment.

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

Police Chief Bodenheimer stated Lee Evett has been on the Police and Fire retirement boards for a long time and the Retirement boards' attorney knew of Evetts position at Frost Proof and there has not been a problem with it to date. At the next meeting he will clarify the question with the attorney.

RECOGNITION OF CITIZENS

City Manager Leavengood stated one of the issues that had come up earlier was concerning the fire hydrants. Haines City has gone to a different cap for their hydrants, we may look to have a retro fit on the Cities existing hydrants and require future builders to install this type of hydrant in their developments. Also he would like feedback from the commissioners regarding the water star program, and encouraging through incentives. By waiting till the problem is upon us, it will probably five to ten years too late. Where the push back will come from will be the developers at some point they will complain about the restrictions. But the City has to be resilient and realize we have the ability to negotiate.

Vice Mayor Daley stated there are a lot of procedures that South Florida has in place that we could benefit from. Also, Mackay is expanding their Florida Friendly Demonstration garden for an example.

Mayor Lake stated education is something the City should look at as well. If we start now getting the word out about conservation

COMMISSIONER QUESTIONS AND COMMENTS

Commissioner Duncan stated that the clean-up was fantastic and he wished we could have a clean-up day every month. The Art Show reception will be Thursday, April 12 at 6pm Mackay and the awards will be presented at 6:30pm.

Commissioner Dearmin stated the clean-up was successful, everyone came together, the food was great and the day was awesome.

Commissioner Maultsby thanked First Baptist Church Lake Alfred, the Girl Scouts and a few of the old timer that helped with the clean-up. He thought he was the oldest one there and believed this was his fiftieth clean-up. He also asked about Federal Funding.

City Manager Leavengood stated you have to be selective about going after grants; the City does go after grants when they are appropriate but we've taken a conservative approach. As the money has come back the City has reinvested in projects like the Parks and Recreation Master Plan.

Mayor Lake stated he enjoyed Water School, but he wasn't able to attend clean-up day because he attended the 90th birthday party of Mrs. Bouie.

Vice Mayor Daley recognized staff for their efforts during the clean-up and hazardous waste pick-up. Also one of Lake Alfred's long-term police officers, Danny Monroe, passed away last week. She also asked about a sign for using blinkers on the City's side street.

With there being no further business to discuss, Mayor Lake adjourned the meeting at 9:52 pm.

Respectfully Submitted,



Mamie Drane
Deputy City Clerk

Reviewed by,



Ameé Bailey
City Clerk