

**MINUTES
CITY OF LAKE ALFRED
CITY COMMISSION MEETING
MONDAY APRIL 15, 2019
CITY HALL**

Call to Order: Mayor Charles Lake

Invocation and Pledge of Allegiance: Pastor Rob Terry

Those in attendance were Mayor Charles Lake, Vice Mayor Jack Dearmin, Commissioner Nancy Daley, Commissioner John Duncan, and Commissioner Albertus Maultsby.

Staff in attendance: City Manager Ryan Leavengood, Assistant City Attorney Seth Claytor, Community Development Director Ameer Bailey, Parks and Recreation Director Richard Weed, Police Chief Art Bodenheimer, Public Works Director John Deaton, Deputy City Clerk Mamie Drane, and other staff.

CITY MANAGER ANNOUNCEMENTS

City Manager Leavengood congratulated the Canvassing Board and Candidates on the successful completion of the election and stated the swearing in of the new Commissioners elect would be at the May 6th Commission meeting.

The City Manager thanked the Lake Alfred Chamber of Commerce for the opportunity to deliver the state of the City address at the Lions Club April 11th.

He announced the Lake Alfred Police Department will be accepting unwanted or expired human and pet medication on Saturday April 27th, from 10 am to 2 pm.

Saturday May 4th Mackay Gardens and Lakeside Preserve will host Astronomy Night. The event will be from 7 till 10 pm, rain or shine, and it is free. For more information contact the Lake Alfred Parks and Recreation Department.

The Lake Alfred Library is hosting "Muffins with Mom" on Saturday, May 11th starting at 10 am. Please RSVP by Thursday, May 9th to reserve your spot.

He invited the assembly of the Teen Advisory Board from the Lake Alfred Library to the podium to make their announcement.

Addison Fadlevich, President, Lake Alfred Teen Advisory Board thanked the Commissioners for the opportunity to present their event.

T.J. Harrington, Vice President, Lake Alfred Teen Advisory Board stated on Saturday May 4th, 2019 the Advisory Board will host a May the 4th be with you, Star War event in the lot beside the Lake Alfred Library. This event is to help raise money for school backpacks for underprivileged children.

City Manager Leavengood stated City staff has requested to pull the discussion item for the Public Art. The company commissioned by the City is located in Nebraska. Due to flooding in the area the company is experiencing delays in production. Their schedule has been pushed

out and staff was unable to obtain pictures. He stated he will send out pictures to the Commission as soon as he receives them.

Vice Mayor Dearmin moved to remove the public art work item from the agenda; seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

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

CITY ATTORNEY ANNOUNCEMENTS

No comments

RECOGNITION OF CITIZENS

Ron Schelfo 640 E. Lakeview Rd. stated he has concerns about the placement of election signs. He would like to see guidelines stating where candidates may place their signs and that the signs may be placed only with the property owners permission. Another concern he had was that someone was video recording people as they were going in to vote and while talking with the other candidates. He considered this voter intimidation.

C. Diane Pereira 180 Hainesport Dr. thanked the City for repairing Hainesport Drive. She reported the garbage truck, that runs on her street, is leaking oil and she is afraid it may damage the newly repaired roads.

Public Works Director Deaton responded that the City did have a truck that was leaking fluid but it has been repaired. Currently no truck should have a leak, maintenance has been completed on all the trucks. The drivers have been instructed to watch for leaks and report any they may see. Public Work Crews can check out Hainesport and if needed they will clean the street.

Rodney Thompson 640 N. Pennsylvania Ave. stated he was the person Mr. Schelfo spoke of videoing the public, he did not think it was against the law to do so. He congratulated Commissioners Maultsby and Eden for their win and suggested Mr. Maultsby for Mayor.

Mayor Lake read the proclamation to recognize April as Water Conservation Month and urged everyone to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water.

Mayor Lake read the proclamation to recognize May 12-18, 2019 as National Police Week and urged everyone to publicly salute the service of law enforcement officers in our community and in all the communities across the nation. **Lake Alfred Police Chief Art Bodenheimer** accepted the proclamation.

Chief Art Bodenheimer thanked the Commission and the residents for their support. He stated not every Police Force is as fortunate as Lake Alfred's. The City's Police Department has always maintained a good relationship with the Commissioners and the residents.

Chief Bodenheimer introduced Officer Clyde Harris Jr. stating he comes to Lake Alfred from Winter Haven bringing 17 years of experience. He came to the City at a time Lake Alfred needed more officers, he has been a great asset, filling one of the SRO positions and he is doing a great job. His family was present and his daughters pin him with the LAPD insignia.

Director Bailey administered the Oath of Office.

Police Chaplain Mike Jones presented him with the Bible his oath was sworn on, a medallion and then delivered a prayer.

CONSENT AGENDA

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

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

The Commission was recessed at 7:55 pm.

Canvassing Chair Daley called the Canvassing Board meeting to order at 7:55 pm.

Those present: Chair Nancy Daley, Members Charles Lake, Jack Dearmin, John Duncan, Albertus Maultsby, Seth Claytor and Ameer Bailey.

Member Duncan made a motion to amend the minutes from April 8th; seconded by **Member Dearmin**. The motion was approved by unanimous voice call vote.

CHAIR DALEY	AYE
MEMBER LAKE	AYE
MEMBER DEARMIN	AYE
MEMBER DUNCAN	AYE
MEMBER MAULTSBY	AYE

Member Dearmin moved to approve the amended minutes for April 2nd, 4th, and 8th, seconded by **Member Lake**. The motion was approved by unanimous voice call vote.

CHAIR DALEY	AYE
MEMBER LAKE	AYE
MEMBER DEARMIN	AYE
MEMBER DUNCAN	AYE
MEMBER MAULTSBY	AYE

Chair Daley Adjourned the Canvassing Board meeting.

Mayor Lake reconvened the Commission meeting at 7:58.

Those in attendance were Mayor Charles Lake, Vice Mayor Jack Dearmin, Commissioner Nancy Daley, Commissioner John Duncan, and Commissioner Albertus Maultsby.

AGENDA

1.) PUBLIC HEARING: ORDINANCE 1414-19: RELEASE OF REVERTER (WELLS FARGO)

Assistant City Attorney Claytor read the ordinance title.

City Manager Leavengood stated in the 1950s the City conveyed a portion of the current Wells Fargo property to the Bank of Lake Alfred with a reversionary interest in the event the conveyed property no longer operated as a bank. Additionally, the City reserved areas for alley right of way in the immediate area around the existing building. The City has no interest in maintaining the reservation of right of way. Additionally, releasing the reverter is in the City's best interest in order to facilitate redevelopment. The final component of the ordinance is the donation of the currently owned bank parcel to the east of the drive through to the City which we currently use in combination with the City owned property for event parking.

Staff recommended approval of Ordinance 1414-19 on second and final reading.

Assistant City Attorney Claytor stated he spoke with a Wells Fargo representative regarding this item. He was here for first read but was not able to come to tonight's meeting. There were no problems and he enjoyed being at the last meeting.

Mayor Lake opened public hearing, with no public comment, he closed public hearing.

Commissioner Dearmin moved to approve the ordinance 1414-19 and second and final reading; seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

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

1.) RESOLUTION 04-19: DOWNTOWN SITE REMEDIATION: GRANT

2.) RESOLUTION 07-19 DOWNTOWN SITE REMEDIATION: SERVICES

Assistant City Attorney Claytor read the resolution title for Resolution 04-19.

City Manager Leavengood stated the proposed resolution 04-19 enters into an interlocal agreement with the Central Florida Regional Development Council to receive a subgrant in the amount of \$79,800 for support services related to the remediation of the downtown site. The proposed resolution 07-19 enters into an agreement with Cardno to perform these support services. Cardno is the Qualified Environmental Professional of the CFRPC related to the EPA Revolving Loan Fund. They also performed the initial environmental testing on the downtown site. To comply with the Consultant's Competitive Negotiation Act city staff is proposing to piggyback off of the City of Palmetto's agreement for professional engineering and consulting services.

The purpose of these support services is to perform additional testing in order to limit the area requiring cleanup thereby reducing the cost of the actual site remediation. Funding for the site remediation of up to \$130,450 was provided through a low interest loan through the CFRPC's EPA Revolving Loan Fund that was approved through Ordinance 1412-19. Resolution 07-19 also allows for the execution of the site remediation agreement with the scope of work to be determined by the subgrant activities up to the loan amount of \$130,450.

Staff recommended approval of resolution 04-19.

Mayor Lake opened public hearing, with no public comment, he closed public hearing.

Commissioner Daley moved to approve Resolution 04-19 Downtown Remediation Grant; seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

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

Assistant City Attorney Claytor read the resolution title for Resolution 07-19.

Staff recommended approval of resolution 07-19.

Mayor Lake opened public hearing, with no public comment, he closed public hearing.

Commissioner Duncan moved to approve Resolution 07-19 Downtown Remediation Services; seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

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

4.) BID: MACKAY SCHOOL HOUSE REBUILD

City Manager Leavengood stated the "school house" structure is a part of the Mackay family home at the Mackay Gardens and Lakeside Preserve. Historically, the structure was used as a small school house for the Mackay family children. The current structure has no roof and is used as the primary location for the wedding ceremonies. Weddings rentals at Mackay currently generates approximately \$40,000 per year in revenue.

The school house structure is in an advanced state of disrepair due to its age (e.g. walls leaning, undermined foundation, etc.). The City's engineering firm has looked at the building as well as several contractors and the consensus was to rebuild the structure. No contractor that we spoke to was willing to attempt to renovate it due to the risk of causing further damage and forcing a rebuild anyway.

Due to the unique nature of the project city staff originally solicited and worked with specific contractors and allowed them to present their own solutions based upon the overall goal of rebuilding the structure while replicating the historic look and feel of the structure. City staff solicited bids from three contractors and presented the item at the regular meeting on October 15, 2018 recommending Austin Historical to perform the work with a low bid of \$70,820.24. In addition to being the low bid Austin Historical has experience with historic restoration work. We received a reference from a company that is having Austin Historical perform brick restoration work on a 120 year old structure and they have been very satisfied with the workmanship they have seen on the project. The proposed rebuild will use "reclaimed bricks" to preserve the aged and historical look.

Based upon public feedback at the October 15, 2018 meeting the item was pulled to prepare engineered drawings and to advertise for sealed bids to ensure everyone had the opportunity to bid and that it was "apples to apples." The City's engineering firm, CPH prepared engineered drawings and a request for sealed bids was advertised. Five companies picked up bid packets (three of which were marketing services that advertise projects). The bid opening was on February 28th, 2019 and the City received no bids on the project.

City staff re-approached Austin Historical to see if they would still be interested in performing the rebuild work. They have submitted an updated proposal of \$72,359.86 with the stipulation that they utilize their own engineered drawings. Their drawings would be sealed by an engineer and the work would be inspected by the City's Building Official.

The current FY 18/19 Budget includes \$150,000 for Mackay trail improvements and a rebuild of the Mackay School House. If sufficient funding remains, the remaining will be utilized for trail equipment and lighting. If approved, the work would be completed in June as we have no weekends booked for rentals.

Staff recommended awarding the project to Austin Historical in the amount of \$72,359.86.

Mayor Lake opened public hearing.

Alfred Zimmerman 1122 Alexander Way asked if the school house will have a roof.

City Manager Leavengood stated this will be a tear-down and rebuild, because of the advanced state of disrepair. The company will use reclaimed bricks to maintain the historic look. He asked Director Weed if the original design with beams will be used.

Parks and Recreation Director Weed stated there is no footer or foundation to the existing structure. The bricks are softer than the mortar, they retain moisture and they are unable to be reused. The rafters will be restored with new cypress beams.

Commissioner Daley stated when the school house was originally built, in the early 1920's, there was no roof there were rafters that held the walls together. The Mackay family used to hang plants on the rafters.

Commissioner Duncan asked if there were two construction companies that came to the bid opening why they did not place bids. He asked if the City could advertise better to bring in more companies and if the City could make a bid section on the website.

City Manager Leavengood clarified the statement was miss-labeled. The list was companies that picked up bids packets, not that they placed a bid. The City has had better luck with larger more traditional projects. The number of bids depends on the type of project and this is a unique project.

City Clerk Bailey stated the referencing or marketing companies, that staff has encouraged, is helping the City reach more contractors. They have marketing magazines and distribution lists that reach more contractors than the City could advertising locally.

City Manager Leavengood stated the Trade advertisers act as a force multiplier and can get ads to a specific audience. The City started this project not really know the scope of work involved. It was an evolution to get to the point we are at now. Director Weed is the point person on the project and he is appreciated for all he has done. We will review the drawings and the plans will have the engineers seal.

Commissioner Daley stated this project is very unique and may have scared some contractors away. If this passes tonight, she requested a designated path for the construction trucks that will be delivering materials. The trees in that area have surface roots the contractors could damage them if they are not careful.

Vice Mayor Dearmin asked from start to finish, how long will the project take.

Director Weed stated if the trucks go around the backside of the property they will do minimal damage. In its entirety the project will take about a month.

Commissioner Duncan asked if there would be a savings if the City tore the building down, instead of hiring a demolition company.

Director Weed stated the City will be demolishing the existing structure.

City Manager Leavengood stated the demo will show as a deducted credit, based on the scope of the job.

Mayor Lake closed public hearing.

Assistant City Attorney Claytor stated in addressing Commissioner Daley's concerns the path of ingress and egress will be specific to City staff, there will be no change in the scope of work as a result of the City identifying the way through the property.

Commissioner Dearmin moved to award the bid to Austin Historical in the amount of \$72,359.86; seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

MAYOR LAKE	AYE
VICE MAYOR DEARMIN	AYE
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5.) DISCUSSION: SITE SPECIFIC PARK PLANS

City Manager Leavengood stated the Parks and Recreation Plan was adopted in March of 2018 and was the culmination of staff and consultant work, focus group meetings, a public workshop, City Commission feedback and public hearings. Included in the plan was a recommendation to perform site specific planning for the larger facilities (e.g. Lions & Central) in order to optimize the space with the amenities that were contemplated in the plan.

In the current FY 18/19 budget funding was included to perform the site specific plans. In December of 2018 the City Commission awarded a task order to GAI Consultants to perform the site specific plans for Lions & Central Park, as well as the Mackay Preserve.

Included in the plans are phasing recommendations as well as probable cost estimates. As expected, cost estimates for the specific sites were higher than the baseline estimates included in the original plan for these sites. Cost estimates for all three total approximately \$20 million. While this may seem like an insurmountable number we can begin chipping away at it with a phased approach. The CRA is gaining approximately \$50k a year in project dollars in addition to the general fund, grant opportunities, and the recent increase to park impact fees (which may need to be evaluated again in the near term due to the estimated cost increase). Targeted debt service for specific components may also be worth considering to achieve cost savings if phasing isn't practical and to speed up the implementation (e.g. Central Park).

The site specific plans for Central and Lions received a unanimous recommendation of approval from the Parks and Recreation Board. The site specific plan for Mackay was presented to the Mackay Fact Finding Group and also received a unanimous recommendation of approval. This item is being presented to the City Commission as a discussion item in order to receive any feedback or changes that may be desired before being formally adopted as a part of the park master plan.

Sheba West GAI Consultants presented site specific park plans for Central, Lions, and Mackay Gardens and Lakeside Preserve. She stated last year the Master Parks Plan was completed. Providing recommendations on how best to serve the residents thorough the Parks and Recreation system. The designs for the parks were driven by the existing uses. Plenty of kids are playing baseball, football, cheer practice and just playing on the playground. The existing uses of the parks shaped the design that GAI is providing. Central Park is a specific active recreation facility. The new design will be for two little league baseball fields. At the center of the park there will be a concession building with restrooms. There will be a standard football field and designated parking. Because of the size of the park the recommendation is that all horizontal work be built in phase one and vertical work be in phase two. Lions Park is a social park, and in planning, Lions Park will support the festival type activities. The festivals draw people in from the entire region. The park is a 19 acre site, the new designs will continue to have lake access for kayak rentals, boat ramp and fishing. The center of the park will be for the festivals, there would be a band site and other amenities for events. Parking for Lions Park will be closer to the rail road tracks. Mackay Gardens and Lakeside Preserve is two parks in one. The historic gardens around the home and the preserve along the lake front and trail system. The trail system will be maintained around the one hundred twenty acres around the estate. She stated the major idea at Mackay is to support the wedding venue. There would be improvements to parking in the front of the home and a brick paved courtyard in the rear to support tents. A service entrance will be made at the rear of the building also in support of the wedding venue. There will be a nature center and, the playground relocated from its existing

space to a shadier spot. There will be improvements to the driveways in and out of the park. She explained other design features and the phasing plans.

Commissioner Daley stated the volunteers have been planning a propagation shed to go along with the nature center. The shed will be completed soon as the volunteers want to preserve and maintain the local plants. They are looking forward to, maybe, reaching the point that the plants will be offered for sale. She also said she would like to see a larger parking lot sooner than later. Visitors to Mackay are parking everywhere, it would help if there could be a designated area to contain the parking.

Ms. West continued saying there will be multiple possibilities for venues within the Mackay Garden and Lakeside Preserve area.

City Manager Leavengood stated the residents in the Lakes and surrounding neighborhoods will be able to rent out the pavilion / nature center for group meetings as well as the open space for other activities. He said at the next meeting he will have the plans set up so everyone can see the future of Mackay Gardens. This is a result of the plan that was finalized in 2018, the plans will continuously be refined as the renovation progresses. Lake Alfred has the advantage of having natural beauty surrounding the park areas. Few Cities have that at the onset of rehabilitating their parks.

Mayor Lake stated this is a plan that few will see the completion of as it is twenty years out.

Commissioner Duncan asked about the baseball fields being removed from Lions Park and relocated to Central Park, replacing the full size field there. He asked if there are only Little League fields in Central Park, where will the older kids play softball. He asked if one of the fields at Lions could be left for the larger players as moving them changes the use of the fields.

City Manager Leavengood replied stating as the plan progressed Central Park was the designated sports facility. Lions Park was to be converted to the event venue. Central Park will always be limited because of its size. The fields at Lions Park is being used for softball practice. If there is a high demand for different fields, and the residents are not being served, then in four to five years the City could reevaluate the Parks and Recreation plan. The way Central Park is laid out lends itself to practice or little league fields.

Director Weed stated the field at Central Park was originally a high school baseball field and at 215' the field is more than what is required for softball and minor leagues up to eighth grade.

Commissioner Duncan stated ages up to eighth grade are not the ages using the fields.

Director Weed stated the older kids using the fields now are using it to practice softball and a 200' field would be large enough.

Ms. West stated if you need only one of the fields you can move the pieces of the plan. This plan maximizes the area, every inch of the block is being utilized.

Commissioner Maultsby asked if there will be an upgrade on the Lions Club building and if the City owns the building.

City Manager Leavengood stated the City owns the Lions Club building. The building will be doubled in size to use as a community center. The goal is a new community center within ten years and the Lions Club will have perpetual use of a classroom.

Director Bailey stated the park plans are available on the website in the agenda packet.

Mayor Lake opened the public hearing.

Brent Eden stated when the little league plays on Saturday parking is a problem, there may be over 100 cars. He thanked the Commission and stated the City is moving in the right direction.

Terry Pereira 180 Hainesport Dr. stated parking is limited at Central Park. He asked about the size of football fields if there were any plans for lighting.

Parks and Recreation Director Weed responded on the days that there are little league games, the entire area could be used as a parking lot. A drop off area is incorporated in the plans, there is also parking at the nearby school.

Commissioner Duncan mentioned the need for a new sewer system in Central Park.

Ms. West stated the football fields are standard size and lighting is included in the Master Plan. All of the plans are either getting rid of what is there and adding new facilities. All aspects of the parks will be like new.

Staff recommended proceeding with preparing a resolution to include the proposed site specific plans, phasing, and probable cost estimates into the Parks & Recreation Master Plan.

Mayor Lake closed public hearing.

Commissioner Duncan moved to proceed with preparing a resolution to include the proposed site specific plans, phasing, and probable cost estimates into the Parks & Recreation Master Plan; seconded by **Vice Mayor Dearmin**. The motion was approved by unanimous voice call vote.

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

City Manager Leavengood stated staff has gone through the impact study to create a new baseline. Since the cost estimates are higher than first contemplated, would the Commission like to review the Parks and Recreation impact fees.

Mayor Lake stated the City is moving along with the Parks and Recreation plan.

Commissioner Daley stated as the City grows and more houses are being built, that means more residents wanting more parks, both recreationally and passive.

RECOGNITION OF CITIZENS:

Brenda Arnold 435 W. Pierce thanked the Police Chief Bodenheimer for sending officers to monitor Pierce Street she said they are keeping the speed down on her road.

Joyce Schmidt 365 E. Sanford stated there is a new restaurant at the Biggers Building. She will find out more about their hours and get back to the Commission.

Commissioner Daley asked if the new restaurant would be open for dinner as there is a nice seating area in the back.

Commissioner Duncan asked when the new restaurant will be open to the public.

COMMISSION COMMENTS:

Mayor Lake stated the Ridge League Dinner was a success and thanked Director Weed. He wished Happy Birthday to Commissioner Maultsby and City Manager Leavengood, adding that Vice Mayor Dearmin celebrated his 35th Anniversary. The election was great and he congratulated the winners. He also reminded everyone that on April 23rd the State of the County will be held at the Sheriff's office.

Vice Mayor Dearmin thanked everyone for coming out tonight and he is looking forward to the future of Lake Alfred.

Commissioner Daley stated that there was an educational field trip for 90 first graders at Mackay and on Wednesday April 17th fifth graders will be visiting Mackay for the same type of field trip. Today there was a volunteer luncheon held at Mackay for all the volunteers that put in so much time on making the gardens beautiful.

Commissioner Duncan thanked everyone for attending the art reception at Mackay.

Commissioner Maultsby discussed his recent trip to Cuba and thanked the citizens for reelecting him.

With no further business the meeting was adjourned at 9:50 pm.

Respectfully submitted,



Mamie Drane
Deputy City Clerk

Reviewed by.



Ameé Bailey
City Clerk