

**MINUTES  
CITY OF LAKE ALFRED  
CITY COMMISSION MEETING  
MONDAY MAY 6, 2019  
CITY HALL**

**Call to Order:** Mayor Charles Lake

**Invocation and Pledge of Allegiance:** Pastor Mike Jones

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

Staff in attendance: City Manager Ryan Leavengood, City Attorney John Murphy, Community Development Director Ameer Bailey, Fire Chief Chris Costine, Financial Director Amber Deaton, 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** announced the City is currently accepting applications for summer camp which will run June 10<sup>th</sup> through July 26<sup>th</sup>. To register or for additional information please visit or call the Parks and Recreation Department.

In honor of Mother's Day, the Lake Alfred Library is hosting Muffins with Mom On May 11<sup>th</sup> at 10:00 am to 11:00 am in the Library conference room. The event is free but space is limited, call the Library for reservations by Thursday, May 9<sup>th</sup>.

Monday May 27<sup>th</sup> City Offices and the Lake Alfred Public Library will be closed in observance of Memorial Day.

**CITY ATTORNEY ANNOUNCEMENTS**

No comments.

**RECOGNITION OF CITIZENS**

**Jean Britain** 370 S Echo Drive thanked the City for the new playground equipment and the half basketball court. She asked about debris that is floating in the drain at the fishing park and what is the City installing along Shinn Blvd. stating it looks like playground equipment.

**City Manager Leavengood** stated the equipment that is being placed along the trail comes from a CRA project, it is exercise equipment to enhance the trail.

**Director Deaton** stated the City has not installed anything at the drain outlet. He will check it tomorrow.

**Phyllis Austin** 295 E Park Lane stated there is a house on the block that has been converted into a boardinghouse. There are multiple cars speeding. She has lived there for 20 years and this property has been a nuisance from the beginning. Because the property is run down it is bringing down their property value. Her house is isolated and she is afraid when she is alone.

Several of the residents expressed concerns about more traffic becoming increasingly dangerous. One resident stated it is like a boardinghouse, the owner is renting out rooms. If the zoning is for a single residence community and owners are renting out their house as a boardinghouse, wouldn't that would be against the law. Another resident thanked the City for installing the light at Evenhouse and 557.

**City Manager Leavengood** for clarification asked, if this property has been a multi-tenant issue for 20 years, or is the owner subleasing. He asked Police Chief Bodenheimer to get the ladies information and he will follow up with them tomorrow. If this is a true subleasing situation, there are code provisions against that, as neighbors you are a resource in the Code Enforcement process. If the owner is leasing rooms to multiple people the City will need proof of that to complete the process. He stated he will call Mrs. Austin Tuesday to get more information and discuss the details going forward.

**Herb Nigg** 700 S Ilakee stated he was disturbed by some of the tactics that happened during the last election. Mr. Maultsby was a victim of bigotry as he was deemed to be too old to run for election. He would like the Commission to pass an ordinance saying that anyone using bigotry in a campaign in the City can be removed by a majority vote by the Commission.

**Annie Nealy Lewis** 946 Everett St. stated the Friendly Garden Club of Lake Alfred will be sponsoring a self-defense course for women hosted by the Polk County Sheriff's Department. The event is free and it will be May 20<sup>th</sup> at 12:30 pm at the Highland Center. She reported that the intersection at Experiment Station Rd. and Hwy 92 has had many accidents. Ms. Lewis asked if the City could do anything to aid the people using that intersection.

**City Manager Leavengood** stated that section of the highway is a challenge, because it is a State road. The State has certain criteria for installing traffic lights, but the City's representatives can bring it up to FDOT at the next meeting.

**Brenda Arnold** stated speeding and reckless driving is throughout the City and it should be brought under control.

**City Manager Leavengood** stated staff had a good meeting with FDOT last week looking for a long term solution for 17/92. Shrinking the lanes, landscaping, and on street parking are a few of the suggestions the City and FDOT are looking into regarding these matters. The longer term solution involves structural changes to the road. Staff is spearheading this change along with FDOT. There will be a corridor study, conducted by FDOT, within the next 6 months.

**Angela Matthews** stated she is Albertus Maultsby's daughter and she wanted to congratulate her Dad on his successful campaign.

### **SERVICE AWARD PRESENTATION**

**Mayor Lake** presented a service award to John Duncan stating his contribution and service to the City was appreciated.

## CONSENT AGENDA

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

<b>MAYOR LAKE</b>	<b>AYE</b>
<b>VICE MAYOR DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

**Commissioner Duncan** Thanked everyone for the opportunity to serve on the City Commission. He asked everyone to remember the leaders of the City that have passed away. It has been his pleasure to serve as Commissioner.

**Mayor Lake** Adjourned the 2018-2019 City Commission SINE DIE.

**City Attorney Murphy** asked City Clerk Ameer Bailey to administer the Oath of Office to the elected Commissioners.

**City Clerk Ameer Bailey** administered the Oath of Office to Albertus Maultsby and Brent Eden.

**Call to Order:** City Attorney Murphy.

Those in attendance were Commissioner Charles Lake, Commissioner Jack Dearmin, Commissioner Nancy Daley, Commissioner Brent Eden, and Commissioner Albertus Maultsby.

## NOMINATIONS & APPOINTMENT

**City Attorney Murphy** opened the floor for nominations for Mayor for 2019 / 2020.

**Commissioner Maultsby** nominated **Commissioner Nancy Daley** for mayor for 2019 / 2020.

**City Attorney Murphy** asked if there were any other nominations. Hearing none he asked for a motion to close nominations.

**Commissioner Dearmin** made a motion that nominations close for Mayor, **Commissioner Maultsby** seconded the motion. The motion was approved by unanimous voice call vote.

**City Attorney Murphy** asked if there were any questions or comments of the Commissioners. He asked if there were any comments from the audience. Hearing or seeing none he asked for a vote. The nomination was approved by unanimous voice call vote.

<b>COMMISSIONER DALEY</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER LAKE</b>	<b>AYE</b>
<b>COMMISSIONER EDEN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

**Mayor Daley** opened the floor for nominations for Vice Mayor for 2019 / 2020. **Commissioner Maultsby** nominated **Commissioner Dearmin** for Vice Mayor for 2019 / 2020. **Commissioner Lake** seconded the nomination. **Commissioner Eden** nominated **Commissioner Maultsby** for Vice Mayor. **Commissioner Maultsby** declined the nomination.

**Mayor Daley** asked if there were any other nominations. Hearing none she asked for a motion to close the nominations.

**Commissioner Maultsby** made a motion that nominations close for Vice Mayor, **Commissioner Lake** seconded the motion. The motion was approved by unanimous voice call vote.

**Mayor Daley** asked if there were any questions or comments of the Commissioners. She asked if there were any comments from the audience. Hearing none she asked for a vote. The nomination was approved by unanimous voice call vote.

<b>MAYOR DALEY</b>	<b>AYE</b>
<b>VICE MAYOR DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER LAKE</b>	<b>AYE</b>
<b>COMMISSIONER EDEN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

**Commissioner Maultsby** stated being a Mayor of a City is a full time job, even in a City the size of Lake Alfred. Commissioner Lake was like an ambassador for Lake Alfred. He is on a lot of committees and has worked hard for the City. He would like to see Commissioner Lake continue on serving on committees.

**Commissioner Lake** stated he is the Vice Chair on the TPO board, hopefully he will be Chair next year. While on the TPO board, he has managed to turn decisions around and projects that were not scheduled to be started for five years have been moved up in priority. The new traffic light at Evenhouse and CR 557 is an example.

**Vice Mayor Dearmin** stated he is proud to be part of the Commission and this City.

## **AGENDA**

### **1.) DISCUSSION: LEGISLATIVE POLICY COMMITTEE**

**City Manager Leavengood** stated the City of Lake Alfred has always been active in participating on the Legislative Policy Committees. The policy committees develop the Florida League of Cities legislative priorities and help their staff understand the real world implications of proposed legislation. In an effort to get more cities involved, the Florida League of Cities is requesting that each city be represented on one or more of the League's Legislative policy committees.

In the past, the City Commission has requested this item as an opportunity to discuss the topic in advance of submittals to the League of Cities. If a Commissioner so desires they may request to change the Committee they serve on and this request can be forwarded to the Florida League of Cities for consideration.

The current City of Lake Alfred participants are:

- Commissioner Lake – Municipal Administration
- Mayor Daley - Transportation & Intergovernmental Relations Committee
- Commissioner Maultsby – Finance, Taxation & Personnel Committee
- Vice Mayor Dearmin - Growth Management & Economic Affairs Committee
- Commissioner Duncan - Energy, Environment & Natural Resources Committee

**Staff** recommendation is the pleasure of the City Commission

**Commissioner Maultsby** stated he would like **Commissioner Eden** to serve in his place on the Finance, Taxation & Personnel Committee.

**Mayor Daley** asked Commissioner Eden if he would be interested in taking over the Finance, Taxation & Personnel Committee.

**Commissioner Eden** accepted the Finance, Taxation & Personnel Committee position.

**Mayor Daley** asked **Commissioner Maultsby** if he would like to serve on another committee, she stated Lake Alfred has always had good representation. She thanked the Commissioners for serving on the policy committees and said there is no requirement to serve. She asked the other Commissioners if any would like to switch or change the committee they now serve on.

**Commissioner Maultsby** stated he did not want to serve on another committee at this time.

The remaining Commissioners stated they wanted to stay on their present committees.

The committee appointments are as follows:

- Commissioner Lake – Municipal Administration
- Mayor Daley - Transportation & Intergovernmental Relations Committee
- Commissioner Eden – Finance, Taxation & Personnel Committee
- Vice Mayor Dearmin - Growth Management & Economic Affairs Committee

## 2.) **EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT 2018/2019**

**City Manager Leavengood** stated the Florida Administrative Code requires that the units of government in each county reach consensus concerning the expenditure of these funds, including the projects to be implemented. To verify this consensus, the Florida Department of Law Enforcement requires each applicant to obtain a letter of support from at least 51% of the local units of government, representing at least 51% of the county population.

The following amounts have been allocated to fund projects in Lake Alfred.

- 2013/2014 Allocation \$ 8,407
- 2014/2015 Allocation \$10,193
- 2015/2016 Allocation \$ 9,152

- 2016/2017 Allocation \$11,410
- 2017/2018 Allocation \$14,953
- 2018/2019 Allocation \$ 17,400

**Staff** recommended approval of the Mayor signing the fund distribution for Polk County and the letter of acceptance to the Florida Department of Law Enforcement.

**Police Chief Bodenheimer** stated approving this is for all the agencies throughout Polk County. Since a few Agencies dropped out of the program, the City’s funds increased this year. He said every year that the City can apply for this grant.

**Vice Mayor Dearmin** stated he is happy that we applied for and were granted the funds.

**Mayor Daley** opened public hearing, with no public comment, she closed public hearing.

**Commissioner Lake** made a motion for Mayor Daley to approve and sign the grant, seconded by **Vice Mayor Dearmin**. The motion passed by unanimous voice call vote.

<b>MAYOR DALEY</b>	<b>AYE</b>
<b>VICE MAYOR DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER LAKE</b>	<b>AYE</b>
<b>COMMISSIONER EDEN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

**Chief Bodenheimer** thanked the Commissioners for all the agencies in the County.

### 3.) DOCK REPLACEMENT BIDS

**City Manager Leavengood** stated as a part of the Capital Improvements Program (CIP) the City has budgeted funding each year for dock replacement throughout the City. The existing docks are at the end of their service life and are being replaced with aluminum frame and pilings with composite planks that will resist wear and have much longer life spans than traditional wooden docks. The Lions Park Boat Ramp and Lake Echo docks have already been replaced in this manner.

The current budget includes \$80,000 for dock replacement with the planned replacements being for Twin Lakes and Lake Swoope docks. The City received the following bids for the project:

- |                                       |             |              |
|---------------------------------------|-------------|--------------|
| ➤ John Carver:                        | Twin Lakes  | \$47,500     |
|                                       | Lake Swoope | \$36,500     |
| ➤ Marine Contracting Group (combined) |             | \$157,615.84 |

John Carver has done the dock replacement for the Lake Echo, Lake Rochelle, and Lake Haines dock and the City has been more than satisfied with the work that was performed.

(The draft analysis excluded the cost of demolition from John Carver on the current Twin Lakes dock; this has been updated and reflects the \$5,000 increase)

**Staff** recommended approval of Twin Lakes and Lake Swoope Dock replacement bid from John Carver for \$84,000.

**Mayor Daley** asked if the docks were adjustable to move with the waters level.

**Director Weed** stated that in doing research on the different docks, he found floating docks can double the cost of the project.

**City Manager Leavengood** stated there could also be an ADA issue as the dock would slant as the water levels vary. The lake levels have remained consistently high, so the goal is to set the docks at the high-end.

**Commissioner Lake** asked if the previous dock at Lake Alfred was made to be adjustable.

**Director Deaton** stated the Canal Commission helped build the prior dock at Lake Alfred and it was built to be adjustable, but it would take considerable effort to change the level of the dock.

**Commissioner Eden** asked about the life span of the new docks.

**City Manager Leavengood** stated that a 20 year estimate for the docks longevity is conservative.

**Mayor Daley** opened the public hearing.

**Rodney Thompson** 640 N Pennsylvania Ave. stated he was concerned about the method of bidding for projects for the City. He asked about the sealed bid process and why the advertisement did not have a date for the bids to be submitted. He stated the bid the City received from Marine Contracting Group was not a bid.

**City Manager Leavengood** stated this project was not a sealed bid process, the City has the option of going through a sealed bid process. The City went through the sealed bid process with the school house for Mackay. The City received no bids for that project. We advertised to afford people the opportunity to pick up a package and bid on the project. Because the projects are unique by nature not a lot of companies wanted to bid. The goal for the City is to be less strict and if there is no bid the City does not do the project. The contractors have so much work right now they can pick the projects they want.

**Mayor Daley** stated the submitted document, from Marine Contracting Group is an estimate for building the docks. The City is not required to accept the lowest bidder, the Commission looks at the entire project and will select the most responsive qualified contractor.

**John Duncan** 200 N. Ramona Ave. stated he has drawn attention to the bidding process for the past two years. The City has difficulty finding contractors. Every other city can get multiple bids. The aluminum docs are around \$10,000 more than a wooden dock, it is not a specialized project but the City is promoting it as such. The City should work on getting more builders and

contractors. His concern is the City is starting to spend millions of dollars to upgrade the City Parks. He would like to see improvements to the bidding process.

**Phillis Miller** stated she would like the docks to be user friendly right now there are weeds around the dock and it is hard to fish. She said the prisoners used to keep the lake cleaned and they did a good job. She also said she has a concern about the aluminum docks as they draw lightening.

**Director Weed** stated the areas on either side of the dock can be cleared of vegetation up to 25 feet, but the Florida friendly growth should stay. The actual quality of the lake is improving.

**Ron Schelfo** 640 East Lakeview Rd stated it is not for the City to go find people to bid. It is advertised and companies look for projects to bid on it is up to the contractors. He trusts the City Manager and the Commissioners to do the right job.

**Keith Klingensmith** 485 N. Buena Vista stated the cost of the blue prints could have been done for \$750. He believes the City should reach out to local craftsmen instead of going to Miami.

**Commissioner Lake** moved to award the dock replacement bid to John Carver for \$84,000; seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

<b>MAYOR DALEY</b>	<b>AYE</b>
<b>VICE MAYOR DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER LAKE</b>	<b>AYE</b>
<b>COMMISSIONER EDEN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

**Commissioner Maultsby** stated it seems like some people are saying there is something wrong with the way the process is handled. The Commission does a great job along with the City Manager and the City Attorney.

#### **4.) BOARD APPOINTMENTS**

**City Manager Leavengood** stated The Polk County Transportation Planning Organization (TPO) has requested the City reappoint two voting members to the Polk County Joint Airport Zoning Board (JAZB). The City may also appoint one non-voting member. The Committee consists of representatives from the County and the local jurisdictions affected by Airport Regulations. The members are appointed by the City Commission and the last person to represent Lake Alfred was John Dame.

## **Joint Airport Zoning Board**

The Joint Airport Zoning Board (JAZB) a technical advisory committee which regulates the land around eight local airports: Bartow Municipal, Lakeland Linder International, Lake Wales Municipal, Winter Haven Regional, Brown Seaplane Base, Chalet Suzanne, River Ranch and Lakeland Airpark. This committee meets infrequently, with the last meeting held in June of 2017. A meeting is planned for the end of the year to update the Airport Zoning Reference Guide and to recognize modified regulating zones. For example, the Winter Haven Airport has been upgraded to a Regional Airport with additional runways. The majority of the other city's members are city staff although there are a few elected officials that serve on the Board. Based on this composition the recommendation is to appoint staff to serve on the Board. Any substantive items or information going before the Airport Board would be presented to the City Commission for direction.

- Ryan Leavengood – Voting Member
- Ameé Bailey – Voting Member

**Staff** recommended approval of the proposed Board Appointments.

**Mayor Daley** opened public hearing, with no public comment, she closed public hearing.

**Vice Mayor Dearmin** moved to approve the Board Appointments; seconded by **Commissioner Lake**. The motion was approved by unanimous voice call vote.

<b>MAYOR DALEY</b>	<b>AYE</b>
<b>VICE MAYOR DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER LAKE</b>	<b>AYE</b>
<b>COMMISSIONER EDEN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

### **RECOGNITION OF CITIZENS:**

There were no comments.

### **COMMISSION COMMENTS:**

**Vice Mayor Dearmin** stated it is wonderful that all the Commissioners can work together. We always are thinking about the Citizens.

**Mayor Daley** stated some of the Commissioners attended the State of the County address on Tuesday, April 23. It was a good opportunity to find out what is going on throughout the County. She also announced on Thursdays at 7:30 pm there are free yoga classes being offered at Mackay Gardens and Lakeside Preserves.

**Commissioner Eden** thanked the Parks and Recreation staff, and asked about a shaded pavilion at the Echo Terrace. He stated he was grateful for the opportunity to serve the City as a Commissioner and he is thankful to his family and friends for supporting him. He is looking forward to working with the other Commissioners and supporting Lake Alfred.

**Commissioner Maultsby** stated he wanted to thank his family and the people of Lake Alfred for reelecting him. He will continue to support the City and the residents.

**Commissioner Lake** stated it has been an honor being Mayor for the past four years, and he is looking forward to continuing to work with the Commissioners.

**Mayor Daley** thanked the Commission for having confidence in her and voting for her to be Mayor. She stated she will do the best job she can.

With no further business the meeting was adjourned at 9:13 pm.

Respectfully submitted,



Mamie Drane  
Deputy City Clerk

Reviewed by.



Ameé Bailey  
City Clerk