

**MINUTES  
CITY OF LAKE ALFRED  
CITY COMMISSION MEETING  
TUESDAY, JULY 05, 2016  
7:45 P.M.  
CITY HALL**

**Call to Order:** Mayor Charles Lake

**Invocation and Pledge of Allegiance:** Joyce Schmidt

**Roll Call:** 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 Amée Bailey-Speck, Police Chief Art Bodenheimer, Community Development Director Valerie Vaught, Parks and Recreation Director Richard Weed.

**CITY MANAGER ANNOUNCEMENTS**

**City Manager Leavengood** stated the Ledger printed a special edition magazine on first responders, titled "First on Scene." The magazine was distributed in the Sunday paper on June 26<sup>th</sup>. The magazine features articles on the lives and contributions of police and fire fighters through the county including our own Sargent Jennifer Gillett and Captain Brian Beasley.

**CITY ATTORNEY ANNOUNCEMENTS**

No Announcements.

**RECOGNITION OF CITIZENS**

No Citizen Comments.

**City Manager Leavengood** presented City Commission Meeting schedule changes due to the holidays and budget hearings requirements. The dates for July are Monday the 11<sup>th</sup> and 25<sup>th</sup>, Monday August 8<sup>th</sup> and 22<sup>nd</sup>, Tuesday September 13, and Monday September 26<sup>th</sup>.

**AGENDA**

**1.) RESOLUTION 04-16: HISTORIC PRESERVATION GRANT APPLICATION**

**City Attorney Frederick John Murphy** read the Resolution title.

**City Manager Leavengood** stated at our last regular meeting the City Commission gave consensus to proceed with submitting a grant application for the purchase and acquisition of the Historic Gardner Property (275 N. Rochelle Avenue). City staff has identified an opportunity with the Florida Division of Historical Resources for a 50% matching grant to assist in the purchase of the property. The grant deadline is this Friday (July 8<sup>th</sup>). The grant application requires an

executed purchase agreement as well a commitment of financial support from the City in addition to the grant application information.

The proposed resolution commits the City's match funding of \$112,500 as well as authorizes the submission of the grant application and execution of the purchase agreement for the property in the amount of \$225,000. The purchase is contingent upon the receipt of grant funding. The grant rankings will take place in October of this year and if selected, funding would be appropriated in the state fiscal year beginning in July of 2017.

The purchase agreement also contains a \$15,000 nonrefundable deposit to the owner in consideration for carrying costs and locking in the property to this process over the next year. This amount will be counted towards the purchase price if the City purchases the property. If approved, City staff will continue working with the Historic Society on the preparation of the grant application as well as gathering letters of support from other area elected officials and submit the completed application packet to the state on Thursday, July 7<sup>th</sup>, 2016,

**Staff** recommends approval of Resolution 04-16. Staff also received the second appraisal at \$225,000. The primary difference between the first and second appraisal. The first was evaluated as a residential property and the second evaluates the commercial value. Attached to the Resolution is Exhibit "A" which is an "AS IS" purchase agreement. The Contract allows a 45 day inspection period. After the inspection period, the deposit is due.

The **City Commission** asked and discussed the 45 day due diligence period, non-refundable deposit, and the risk of loss policy. They asked about a seller default and if a provision could be added to protect the deposit if the seller decided not to sell. They also discussed the process for purchasing and renovating the Mackay House. The Trust for Public Land assisted the City with preparing the Florida Forever grant application. The Mackay property was then used as the match for the renovation grant through the Florida Division of Historical Resources.

**Staff** stated the inspections would include lead paint, phase 2 environmental, other building inspections along with an extensive renovation estimate. The deposit will be due after the inspection period. The 45 day inspection period would begin when the contract is signed. Staff stated the contract could be negotiated further, but the City Commission would need to meet again to approve. The deposit amount covers the carrying cost to hold the property off the market for one year, insurance, taxes, etc. The deposit will be used towards the purchase of the property. Staff proposed some changes to the contract language to address the non-refundable deposit if the seller defaulted.

Staff reviewed the Florida Forever requirements, but the Gardner House property does not have the same open space element as the Mackay property to be eligible for funding. Staff will continue to look for other funding opportunities.

The **City Commission** discussed that the City could not purchase the property and then apply for the grant. They also asked about the grant tiers and funding.

**Staff** stated that if the City purchased the property it could be used as a match for requesting grant funding for restoration. The most the City could request would be \$500,000 with a \$500,000 match. The funding for last year was 10.79 million.

**Don Zabel**, 275 and 285 N. Rochelle Ave. stated he would not default on the contract. He will have \$11,000 in cost including \$3,000 for attorney fees, \$2,220 for 6-month insurance policy,

and taxes of \$3,300. He stated he was not interested in changing any provisions in the contract. Soil borings were completed by A-C-T in Bartow, which he will provide to the City.

**Commissioner Dearmin** moved to approval of Resolution 04-16 with Exhibit A and authorizing signatures, seconded by **Commission Maultsby**. The motion was approved by unanimous voice call vote.

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

#### RECOGNITION OF CITIZENS

**Chief Art Bodenheimer** presented the 3-wheel cart recently purchased for the Police Department through the Burns grant. The vehicle will be used to support the middle and high school. The vehicle cost over \$10,000. The vehicle is totally electric and will plug into a 110 outlet to charge.

#### COMMISSIONER QUESTIONS AND COMMENTS

**Commissioner Maultsby** stated he was recouping from a recent trip.

**Mayor Lake** attended drumming event for summer recreation and 4<sup>th</sup> of July had a good turnout.

**Vice Mayor Daley** reminded everyone to read the Beautyberry Post.

**Commissioner Duncan** stated he will be on vacation and will miss next Monday's meeting.

**Commissioner Dearmin** staff did an excellent job at the 4<sup>th</sup> of July event and providing information to the citizens.

With there being no further business to discuss, **Mayor Lake** adjourned the meeting at 8:41 pm.

Respectfully Submitted,

  
Ameé Bailey  
City Clerk