

**MINUTES
CITY OF LAKE ALFRED
CITY COMMISSION MEETING
MONDAY, JULY 11, 2016
7:30 P.M.
CITY HALL**

Call to Order: Mayor Charles Lake

Invocation and Pledge of Allegiance: Pastor Jones

Commissioner Maultsby moved to approval to excuse Commissioner Duncan, seconded by **Commission Dearmin**. The motion was approved by unanimous voice call vote.

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

Roll Call: Those in attendance were Mayor Charles Lake, Vice Mayor Nancy Daley, Commissioner Jack Dearmin, and Commissioner Albertus Maultsby.

Staff attendance: City Manager Ryan Leavengood, Assistant City Attorney Seth Claytor, City Clerk Ameé 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 upcoming Lake Alfred Public Library events include story time, Lego Mania, adult coloring, jewelry class, and special summer programming at the Lions Clubhouse. The Library will also host the Mobile Career Source and Friends of the Library Book sale. Contact the Library for more information.

Mackay Gardens and Lakeside Preserve will host a free astronomy workshop on Saturday July 30th from 7 to 10 pm. Contact the Parks and Recreation Department for more details.

The Chamber of Commerce is hosting "Business after hours" on Thursday July 21st at CenterState bank starting at 5:30 pm.

The Florida League of Cities Conference will be held August 18th -20th.

CITY ATTORNEY ANNOUNCEMENTS

No Announcements.

RECOGNITION OF CITIZENS

No Citizen Comments.

Mayor Lake presented the Employee of the Quarter award to Vitas Karaliunas. He stated that Vitas began his career with the City of Lake Alfred in September 2014. Vitas works in the Streets Division and is a hardworking, dedicated employee that takes pride in his work. He is valuable to the City due to his multitude of skills and helping out in the Sanitation Division as a back-up driver. He is an assets to the City. As the Employee of the Quarter, Vitas will receive a certificate of appreciation, award pin, a day off w/pay, and a \$50 gift certificate from a citizen donation.

City Manager Leavengood stated that Vitas is a good worker and the City has also benefited from his expertise in electrical work.

Mayor Lake read the proclamation to recognize July as Parks and Recreation Month and urged all citizens to experience the benefits by visiting our community parks and recreation resources. He presented the proclamation to Richard Weed the Parks and Recreation Director.

Marilyn Anderson 25 East Columbia St. from the Lake Alfred Lions Club also presented Richard Weed with a certification of appreciation for his help with the annual Lions Club fundraiser.

Commissioner 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 DALEY	AYE
COMMISSIONER DEARMIN	AYE
COMMISSIONER MAULTSBY	AYE

AGENDA

1.) PUBLIC HEARING: RESOLUTION 05-16: UNIFORM COLLECTION METHOD 2016 ASSESSMENT ROLL

Assistant City Attorney Seth Claytor read the Resolution title.

City Manager Leavengood stated in July of 2014 the City adopted by ordinance elements of the International Property Maintenance Code providing a unified set of building and property maintenance standards. Coupled with this ordinance were interlocal agreements with the Property Appraiser and Tax Collector that allowed for actual costs incurred by City through the code enforcement process to be recovered as a non-ad valorem assessment on the property tax bill. As a part of this process, The City also adopted Resolution 18-14 in December of 2014 expressing the City's intent to utilize the uniform method of collecting the non-ad valorem assessments as provided by Florida Statutes 197.3632.

If a property owner is cited for a code violation, they may receive fines or abatement actions by the Special Magistrate. The abatement has a cost to the City. The assessment will not address the fines, but since the abatement is a benefit to the property, these cost can be recouped.

The proposed Resolution is the next step required to collect liens on the 2016-2017 tax bills. Notices to property owners were mailed via certified mail, as well as regular First Class and was published in the newspaper 20 days prior to this hearing.

Staff recommends approval of Resolution 05-16.

Assistant City Attorney Seth Claytor read the affected properties and allow for an opportunity for the owner or representative to speak on their behalf to present evidence. No owner or representative was in attendance.

The **City Commission** asked about the cost, reoccurring cost, how long to pay or until next abatement action.

Staff stated the owner will have the opportunity to pay the bill. If not a tax certificate will be issued. No title action can be taken until three years after the issuance of the first tax certificate. The tax certificate can be purchased which will refund the City. The property owner can incur cost if they continue to have abatements. Abatements also include demolition processes. The Special Magistrate allows a period of time for compliance. If in violation, that is when abatement occurs. If the property is in repeat offender status the time period is shorter.

Commissioner Maultsby moved to approve Resolution 05-16, seconded by **Commission Dearmin**. The motion was approved by unanimous voice call vote.

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

- 2.) **PURCHASE AGREEMENT: 235 N. SEMINOLE AVENUE**
- 3.) **PURCHASE AGREEMENT: VACANT COMMERCIAL LOT**

City Manager Leavengood stated the City has been pursuing several different property acquisition opportunities including:

- The duplex property on 235 N. Seminole Avenue adjacent to the Public Library. Acquisition of this property would close out city ownership of the corner. Removal of the building would allow for a future parking or library expansion project. Proposed purchase price of \$85,000.
- A small vacant commercial parcel in the downtown core. The property could aid in future development, parking, and/or green space. Proposed purchase price of \$55,000.

At the June 20th City Commission meeting consensus was given to proceed with negotiations to purchase these properties. The proposed purchase agreements have been tentatively negotiated by staff pending approval by the City Commission.

The Lake Alfred Friends of the Library has agreed to provide \$30,000 in financial assistance to aid the City in the purchase of the duplex property.

Staff recommends approval the purchase agreement for 235 N. Seminole Avenue in the amount of \$85,000 and approval the purchase agreement for the vacant commercial lot in the amount of \$55,000.

Commissioner Dearmin moved to approve the purchase agreement for 235 N. Seminole Avenue in the amount of \$85,000, seconded by **Vice Mayor Daley**. The motion was approved by unanimous voice call vote.

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The **City Commission** asked about the appraisals price in comparison to the closing price, if the downtown property was listed for sale, any obligations associated with the donation from the Friends of the library, and about the property adjacent to the Beverage Castle

Staff responded that the owner of the downtown lot was in the process of putting the property on the market. The City Manager had expressed an interest in the property. Appraisals are subjective and it is not uncommon to pay more than the appraisal price. Both properties are worth more when assembled with the adjacent City property. The properties are also more valuable to the City than other buyers. The City does not currently have any obligations associated with the Friends of the Library donation. The City has very engaged civic groups. There is also a time delay associated with the duplex property due to the current tenants. The City will work with the broker to provide notice. The property near the Beverage Castle is not currently for sale, but will be watched.

Nancy Timmer, 530 N. Pennsylvania Ave, stated that the Friends of the Library could use the building or other space for storage or the bookstore.

Margaret Wheaton, 340 Carolina Ave South, would like the City to consider using the duplex for storage or the bookstore.

Staff responded that the structure would need extensive renovation to use such as central air-conditioning. Storage is also available at the Hughes Building across the street from the library. The future of the library will also be addressed during the Parks Master Planning process.

Commissioner Maultsby moved to approve the purchase agreement for the vacant commercial lot in the amount of \$55,000, seconded by **Vice Mayor Daley**. The motion was approved by unanimous voice call vote.

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

RECOGNITION OF CITIZENS

No Citizen Comments.

COMMISSIONER QUESTIONS AND COMMENTS

Commissioner Dearmin thanked everyone (Staff, Judy and Ron) for their work with the 4th of July Celebration. He stated he is looking forward to the Parks Master Plan process. Thanked the Friends of the Library for their donation.

Commissioner Maultsby thanked the Friends and Lions Club for all they do for the City. He also thanked the police department and stated he supports them for all their hard work.

Mayor Lake attended the event at the Harvest Meat Market with Joey Foley and the Midnight Clogging Express who is retiring.

Vice Mayor Daley stated there was a work day at Mackay last Saturday. She also stated her appreciation for law enforcement.

With there being no further business to discuss, Mayor Lake adjourned the meeting at 8:11 pm.

Respectfully Submitted,



Ameé Bailey
City Clerk