

**MINUTES
CITY OF LAKE ALFRED
CITY COMMISSION MEETING
MONDAY AUGUST 20, 2018
CITY HALL**

Call to Order: Mayor Charles Lake

Invocation and Pledge of Allegiance: Reverend Billy Bamberg

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, Fire Chief Chris Costine, Financial Director Amber Deaton, Parks and Recreation Director Richard Weed, Lieutenant Dempsey, Wallace Nix, and other staff.

CITY MANAGER ANNOUNCEMENTS

City Manager Leavengood announced City offices and the Lake Alfred Public Library will be closed on Monday September 3rd, in observance of Labor Day. The Monday trash route will be picked-up on Tuesday. All other routes and services will remain the same.

The City Commission dates in September have been changed to the 1st and 3rd Thursday (6th and 20th) of September to meet the Florida Statue requirement for the annual budget hearings. The City Commission will approve the final millage rate and 2018/2019 budget at the September 20th meeting.

The Primary Election is August 28th, precinct polling locations will be open 7 am to 7 pm. Early voting is August 18th – August 25th, for poll locations or more information visit PolkElections.com.

There was a ground breaking ceremony for Dollar Tree, Dunkin Donuts and Hardees. This will spring board the marketing of the downtown City property which the City Commission has control over what is located there. There was a great turnout and he thanked the Commission for attending. He also thanked Director Weed and his staff for hosting the event and Director Bailey for the being involved in the processing of the pre building work for the past several months.

CITY ATTORNEY ANNOUNCEMENTS

No comments.

RECOGNITION OF CITIZENS

There were no comments.

CONSENT AGENDA

Vice Mayor Dearmin moved to approve the Consent 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

AGENDA

1.) **PUBLIC HEARING: ORDINANCE 1399-18: EAR BASED COMPREHENSIVE PLAN AMENDMENTS**

Assistant City Attorney Claytor read the ordinance title.

City Manager Leavengood stated at least once every 7 years, the City must evaluate its Comprehensive Plan to determine if amendments are necessary based on changes in State Statutes. The 2011 changes to Florida Statutes 163.3191 changed the evaluation and appraisal process from a formal mandated audit report analyzed by the state land planning agency, to a less formal review. The City notified the Florida Department of Economic Opportunity (FDEO) on November 27, 2017 that this review had been completed and the following items were identified based on a review of changes in Florida Statutes since the last time the Plan was updated:

- Adding a policy in the Future Land Use Element to address airport compatibility.
- Adding a policy in the Intergovernmental Coordination Element to address Lake Alfred's participation in the Polk County Joint Airport Zoning Board.
- Update the Definitions Section to incorporate changes to definitions to be consistent with State Statutes, or which are no longer referenced in the Comprehensive Plan.
- Removing all references to Rule 9J-5, which has been repealed by the Florida legislature.
- Updating required time frames.
- Changes in name from The Department of Community Affairs to the State Land Planning Agency.
- Changes references to the "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act."

On July 10, 2018, the Planning Board gave a unanimous recommendation of approval. If the City Commission approves the ordinance on first reading the proposed text amendment will be submitted to the Florida Department of Economic Opportunity (FDEO) for review prior to a second and final reading.

Staff recommended approval of Ordinance 1399-18 on first reading and to transmit to the Florida Department of Economic Opportunity for review.

Vice Mayor Dearmin stated that the Lake Alfred Planning Board has reviewed the ordinance and they unanimously approved the Ordinance.

Commissioner Duncan asked how long will it take the FDEO to review the ordinance and get it back and will they offer changes or have they already reviewed the amendment.

Director Bailey stated it usually takes 31 days. The FDEO has reviewed the letter that the City submitted basically outlining what staff identified and addressed in the amendment. This is the City's submittal after the suggested changes.

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

Commissioner Daley stated she is surprised the state still goes through the motions, it doesn't seem like there is as much emphasis on planning on the state level.

Vice Mayor Dearmin moved to approve the 1399-18; 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

2.) **ORDINANCE 1400-18: RECREATION AND OPEN SPACE COMPREHENSIVE PLAN AMENDMENT**

Assistant City Attorney Claytor read the ordinance title.

City Manager Leavengood stated on April 2, 2018 the City Commission adopted the Parks and Recreation Master Plan. The plan includes an analysis of existing facilities, level of service recommendations, funding opportunities, cost estimates, and implementation plan.

The Plan was prepared based on staff and Commission input, public focus group meetings, and a public workshop. The recommendations of the plan facilitate the need for amendments to the City's Comprehensive Plan, Capital Improvement Program, and recreation impact fees to ensure that future development and investment is aligned with the goals and levels of service established in the plan. The proposed text amendment addresses the items identified within the Comprehensive Plan along with general updates to the Recreation and Open Space Element. Recommendations included updating the level of service guidelines, establishing community park standards, improving partnerships with other agencies, and improving accessibility to facilities.

On July 10, 2018, the Planning Board gave a unanimous recommendation of approval. If the City Commission approves the ordinance on first reading the proposed text amendment will be submitted to the Florida Department of Economic Opportunity (FDEO) for review prior to second and final reading.

Director Bailey stated this amendment was advertised in the local paper August 6, 2018, and that Staff received no inquiries . As mentioned the Parks and Recreation Master Plan identified several different items to be addressed within the Comprehensive Plan including that the City establish standards within the parks. Currently, it states that the City should have 5.5 acres per 1,000 residents. The level of service should be changed to be a walkable area. The standard that was requested was a publicly accessible neighborhood park that was within a 15 minute walk of all new residents within the City limits. Now being addressed through policy 3.1. The amendment includes policies establishing what defines a neighborhood park. Some of the recommendations were: access to sidewalks, the parks should meet or exceed ADA requirements, having a playground, being a minimum of a half-acre, and providing shade and benches. This is now being addressed through policy 3.2. The parks should be community oriented, or local to surrounding residents. A study of the parks impact fee was recommend and that is in progress now. The level of service will change from the suggested 5.5 areas per 1,000 residents to a publicly accessible neighborhood park within a 15 minute walk or an approximately 1.75 miles of all new residents within the City limits. Policy 3.5 will give developers flexibility, if they are not interested in developing a community park this outlines different possibilities for developers meeting the criteria. The Master Plan recommended optimizing parks within the City with maintenance, upgrades and school board partnerships. Another recommendation was updating the Master Plan every five years while promoting the parks throughout the City via social media. Policy 3.8 addressed funding sources for the acquisition or enhancement of a nature or community center. As an example, she stated, that two subdivisions north of town, that will be developing side by side could have formed a partnership and had a shared park that would meet the requirements for both.

Commissioner Duncan asked if the contractor decides on a buy-out instead of constructing a park will the City then earmark the funds to build or supplement another park.

City Manager Leavengood stated the Comprehensive Plan is a tool some of the items Director Bailey identified will aid in the planning of future parks. The Comprehensive Plan defines what the requirements or standards are for the future community parks that may be required by developers coming into the City. This also gives the City options that we didn't have before. The funding from buy-outs would be task specific and could go to upgrades or toward a larger park project. The Lakes Development will be in the proximity of Central Park so their park funds could be used for upgrades for another park. Development funds should not be used for maintenance, that should already be funded, but it could be used for more fields or playgrounds.

Vice Mayor Dearmin stated it's great that we are combining the recommendations and the Master Parks Plan. It all takes a lot of work, and he thanked Director Bailey for her hard work.

Staff recommended approval of Ordinance 1400-18 on first reading and to transmit the plans to the Florida Department of Economic Opportunity for review.

Mayor Lake opened public hearing.

Sherri Parker 450 S. Glencruiten stated she thought the commission was doing a good job and asked about the Bridge on City property in the Lakes subdivision and if it could be turned into a park. She also asked if someone from Parks and Recreation would check out Central Park around the concession stand. Children are climbing the fence over the concession stand and getting stuck.

Commissioner Daley stated there was recently a meeting with FDOT about extending their trail system, alongside Mackay Preserve and over the bridge then into Winter Haven.

City Manager Leavengood stated the area around the bridge is mostly wetland and the City would rather not promote foot traffic across the bridge. Most of the open space investment will go into the facilities at Mackay Preserve, there's already a fitness trail and a playground and the City is looking at constructing a pavilion or nature center. Replying to Ms. Parkers concerns about Central Park he stated that Director Weed will look at Central Park tomorrow. Addressing Commissioner Daley he stated that even if the trail commission doesn't decide on that trail as a primary trail, it may be a good opportunity for a loop or a spur off the main trail to offer more variety.

Mayor Lake closed public hearing.

Commissioner Daley moved to approve Ordinance 1400-18 Recreation and Open Space Comprehensive Plan Amendment, and to forward to FDEO for review, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

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

3.) **WATER'S EDGE AT THE LAKES SUBDIVISION PRELIMINARY PLAT**

4.) **RESOLUTION 14-18: WATER'S EDGE AT THE LAKES SUBDIVISION FINAL PLAT**

Assistant City Attorney Claytor read the resolution title.

City Manager Leavengood stated The City has received an application from Lake Alfred Land Partners, II, LLC. requesting approval of the preliminary and final plat for The Water's Edge at the Lakes. This is a replat of the subdivision previously approved as Tract 8 of The Lakes in 2006.

The proposed subdivision for The Water's Edge at the Lakes has previously received land use and zoning approval (PUD-R) along with an executed development agreement in 2017. The proposed subdivision contains 58 building lots. The density is approximately three units per acre, which is consistent with the Low Density Residential (LDR) Future Land Use (FLU) designation. The lots were designed according to the development standards established in Ordinance 1388-17, which approved the PUD-R zoning and match the preliminary plat. The City accepted the dedication of approximately 1.1 acres as part of the PUD-R requirements. The construction plans were approved with conditions that have been met including the parcel dedication to the City, receipt of all state permits, and the evaluation and mitigation for endangered species.

The internal rights-of-ways were constructed according to City standards, inspected by City staff and consulting engineers. There is adequate water and sewer capacity to serve the subdivision and the majority of infrastructure is complete. The City's engineer CPH, Inc. has provided a letter addressing the remaining outstanding infrastructure items to be addressed. The owner has provided a performance estimate and funds to address the remaining items. The City has also received the maintenance funds as required by the ULDC.

On August 14, 2018, the Planning Board gave a unanimous recommendation of approval for both the preliminary and final plat. Once the final plat is approved for filing, the owner may apply for building permits; however acceptance of all infrastructure must occur prior to receipt of any certificate of occupancy.

Staff recommended

1. Approval of the Preliminary Plat for the Water's Edge at the Lakes.
2. Approval of Resolution 14-18, Final Plat for the Water's Edge at the Lakes.

Mayor Lake said the center of the plat/subdivision is labeled as "drainage", and asked if this was the retention pond.

Commissioner Daley asked if the developers are required to put a fence around the retention area.

Commissioner Duncan asked if this would be a wet retention area. He also wanted to know if the subdivision was deed restricted and if it would be gated.

Director Bailey stated the retention pond is one of three and it is located in the middle of the subdivision. There is one to the north end of the community and the third is along the canal. The middle retention pond does not require fencing. The subdivision is deed restrictive by will not be gated.

Discussion continued about the retention ponds and excess dirt that has recently been removed.

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

Commissioner Maultsby stated he is happy to see another subdivision coming to the City, every subdivision means the City is closer to the goal of 7,500 residents.

Commissioner Daley asked **Commissioner Maultsby** what he was expecting to happen when the City reaches a population of 7,500 residents.

Commissioner Maultsby stated he would like to see a grocery store built in Lake Alfred.

Vice Mayor Dearmin moved to approve Waters Edge preliminary plat 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

Mayor Lake opened public hearing, for the Final Plat for Waters Edge, with no public comment, he closed public hearing.

Commissioner Daley stated she was pleased to see the change from townhomes to single family homes. She asked if the homeowners, along the canal, will be allowed to have fences or sheds against the canal, she also asked if there will still be a 25' frontage on the canal, and if there should be some type of disclosure for the home owners buying homes on the canal informing them what the restrictions are on the canal.

Director Bailey stated there will be an easement for the Canal Commission. The homeowners can have a fence but it will have to be perpendicular to the canal. This will allow the Canal Commission access to the 25' easement. Most of the maintenance is done from the canal side so the fences can go across the easement. No permanent features will be allowed within the easement. Other uses would depend on the HOA restrictions for the open space. The legal description will list the boundaries and when buying property within a subdivision you have to sign that you've read the covenant, deeds, and restrictions for the subdivision. The Planning Boards biggest concern within the covenant was the no on street parking. The City regulations also bans on street parking. The concern was who tells the buyer they cannot park in the street.

Mayor Lake asked if the canal is deep enough for a boat.

Commissioner Daley stated the canal is navigable by boat.

Commissioner Duncan moved to approve Resolution 14-18 Final Plat for Waters Edge seconded by **Vice Mayor Dearmin**. The motion was approved by unanimous voice call vote.

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Attorney Claytor stated a general provision of most HOA declarations is going to be compliance with law. It subjects anyone living in a deed restrictive community to applicable law whether it's local or general state law.

5.) HEARTLAND BROWNFIELDS CLEANUP REVOLVING LOAN FUND PROGRAM

City Manager Leavengood stated over the past several years, the City has assembled three adjacent properties within the downtown core to assist in economic development (Buchanan, Junk Trunk, and the vacant lot on Shinn). As individual properties, there was little potential for new retail establishments or redevelopment. The consolidated properties with the internal right-of-way are approximately 2.7 acres. Together they provide a greater opportunity for development.

In preparing the sites for development the City received grant funding through the CFRPC's Brownfield Assessment Grant to perform Phase I and Phase II Environmental Site Assessments on all the properties. Soil contamination was discovered on the former Junk Trunk property that will require cleanup to ensure full marketability of the site (cleanup requirements may vary based upon the site configuration of the end user; i.e. location of parking lot).

The City also has the opportunity to apply for funding to remediate the environmental issues on the site. The Central Florida Regional Planning Council (CFRPC) has received a grant from the Environmental Protection Agency (EPA) to establish a Revolving Loan Fund (RLF) for cleanup of properties contaminated with hazardous waste or petroleum products. The CFRPC is managing the RLF on behalf of the Heartland Brownfields Revitalization Partnership (HBRP).

The proposed application to the loan fund is to perform additional testing to narrow the scope of work and also clean-up. Total estimated cost for the project is approximately \$250,000 with a 25% match required by the City; previous demolition costs incurred by the City be used to offset the match requirement. The majority of the cleanup should occur within a year with additional confirmation sampling for an additional year.

Active marketing for the City site will begin in 2019, once remediation is well underway (and constrained to a smaller area of the site) and the Grey property has developed which is slated to be fully constructed in December of 2018.

Staff recommended submitting the application to the Heartland Brownfields Cleanup Revolving Loan Fund Program.

Mayor Lake asked about the cost needed today and is this an interest free loan.

Commissioner Daley asked about this being called a loan not a grant, and if anyone has any idea on how much clean-up is required on the property.

Director Bailey stated initially with the application the City used the \$42,000 associated with the demo for our 25% match. Both estimates the City received from the experts were used to calculate the match and the cost of the cleanup.

Shannon McPherson, Program Director, Central Florida Regional Planning Council stated the total grant amount on the application is close to \$80,000 the City will not have to pay this amount back. A portion of the match has already been met with the work that has been done previously on the property. We have the ability to sub-grant a portion of the loan funds when working with a municipality. The remainder of what is used for the remediation, hopefully, will be less than what's presented, could be a loan paid back to the revolving loan fund. The advantage of this particular loan fund from the EPA is the Planning Council has the ability to set the terms for whatever works best for the City. Discussion has been on-going about what type of terms will allow the City to pay back the loan after the City is receiving benefits from the property. Nothing has been decided, terms will be negotiated once the application has been approved by the loan committee. However, the City will receive a tax credit for cleaning up a brownfield area. After the remediation is complete the credits can be sold and the site has a clean bill of health. The City will start receiving money back from the tax credits and at that point the City will start repaying the loan. The City also has the option of not accepting the loan after the study.

City Manager Leavengood stated he thought the Revolving Fund Program was different than what has been presented. He then asked what the total would be for the City. Also, if the City does the \$80,000 testing and finds that the project is greater than anticipated can the work be stopped and will the City be obligated to pay back the grant. The City has no exposure at this point, when the City receives the grant and is able to narrow the scope and find out how much remediation is required along with the cost, then the decision can be made.

Commissioner Daley wanted to know what is involved with the cleanup.

Shannon McPherson stated the high-end total for the remediation is \$210,000, but it could be as little as \$140,000. The City will not be obligated to take any of the money. If the Commission gives permission to submit the application, the Loan Committee will approve the loan and the negotiation for terms will begin with the City. The loan has an interest rate of 1%. Referencing a page from the handout, the total remediation is \$210,250 that total includes the sub-grant. The total for the loan would be approximately \$130,000. The \$80,000 will be used for the upfront cost. Once the committee approves the application the upfront cost (\$80,000) would be covered as a grant. Then the remediation will begin which would be the loan portion. The committee would approve everything at the same time. It would be up to the City, at that time, if you want to accept the loan. The City can stop the work if you don't think going forward will be in the best interest of the City, and the grant will not have to be paid back. There are a number of alternatives that is why the range of cost is so wide. The time line will be approximately two months.

Commissioner Duncan asked if the Grey's property had a tanker on it that required remediation.

Mayor Lake opened public hearing.

Ron Schelfo 640 E Lakeview Rd. asked why wouldn't this be covered under Brownfield, and as he understands the process, it wouldn't cost the City anything.

City Manager Leavengood stated the Grey's property did have remediation on going for some time. The City is looking at 18 months for total remediation on the site. In reply to Mr. Schelfo he said it hasn't cost the City anything to date, when the phase one and two testing was done it was covered by a Brownfield grant. The additional testing will be covered by this grant. The clean-up will be covered, in part, will be covered by the tax credits.

Mayor Lake closed public hearing

Commissioner Daley moved to submit the Heartland Brownfields Cleanup Revolving Loan Fund Program seconded by **Vice Mayor Dearmin**. The motion was approved by unanimous voice call vote.

MAYOR LAKE	AYE
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COMMISSIONER DALEY	AYE
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6.) DISCUSSION: PUBLIC ART CONCEPTS

City Manager Leavengood stated in recent years, the City has made a considerable investment in signage and landscaping in the downtown area as a part of the City's branding effort and downtown master plan. One concept that had been proposed and discussed by the Commission was the opportunity for Lake Alfred themed "sculpture art" that could be placed at City facilities and in the downtown area or in front of businesses. Many cities have these types of amenities such as Lakeland with the Swans (e.g. Hendersonville, Cherokee, St. Petersburg) and they can be an excellent opportunity for branding, community engagement, and aesthetic value for the City.

The City has found a vendor that can supply fiberglass molded sculptures that can be pre-painted or "blank" for local artists or groups to decorate in varying manners (multi-colored, patterns, landscapes, hand prints, etc.). The concept art provided by the vendor was limited so the City reached out to the design firm that assisted us with the Centennial Logo to provide different bass sculpture concepts. The City Commission may select from among the different proposed shapes (Option 1, 2, or 3) which can be mixed and matched (i.e. pick 2 of each) or go with a single shape concept. The majority of the sculptures can be blanks to allow for local engagement to paint the different concepts.

The quote we received was for approximately \$2,000 each for a 5-6ft tall sculpture. Funding is available in the current year Community Redevelopment Agency project line item to fund the purchase. If the City Commission desires to proceed with a concept and purchase staff is recommending an initial purchase of six (6) sculptures (1 finished as a natural bass and 5 blank).

Staff recommended: Pleasure of the City Commission

Commissioner Daley asked if the open mouth of the fish collects water, if the examples of the fish were a concept, or are the models set. She would like to go ahead and formally adopt the bass as a City symbol, the City should do that through resolution to make it official. She stated the City should start with a single model, of the sculpture that would start the City's initial branding effort.

Mayor Lake stated the fish would be placed in areas around the City giving the people that drive through something look at as an attraction. He has received comments from other cities commissioners and they think it's a great concept and they would like to look into it for their cities. Several residents have said they are happy the City is adopting this concept. The first will be placed in front of City Hall and the paint theme will be a realistic concept. The placement of others will depend on who sponsors them. It's a community project, where and how far it goes we'll see.

Commissioner Duncan stated it would stand to reason that the City maintain ownership since we are insuring, and placing them. If we are using the CRA money they will have to be within the CRA district.

Assistant City Attorney Claytor stated for clarification the City would retain ownership and the sculptures would be paid for through sponsorships or donations. Also, the City could adopt the bass through a resolution.

Mayor Lake opened public hearing

Rodney Thompson 640 N Penn Ave. stated he thinks it's a great idea maybe the City could start placing them in the parks and maybe by the docks.

Judy Schelfo 640 E Lake View asked the Commissioners for clarification on the concept for the businesses obtaining a fish placed on their site. She asked if the cost to the business will be by choice.

City Manager Leavengood stated there would be some form of application required, staff will discuss the placement fee later. How many of the models the City uses will depend on how much interest the City has.

Commissioner Daley suggested staff check with Lakeland, she thought they had a design contest and auction.

Assistant City Attorney Claytor stated from the City's standpoint it will most likely require an application, contract, and a release and indemnification agreement.

Brenda Arnold 435 Pierce St. stated she liked the idea and there should be one in the parks. How many residents is required for a grocery store to be interested in Lake Alfred.

Mayor Lake stated the Commissioners are in agreement, there is a consensus.

Mayor Lake closed public hearing.

RECOGNITION OF CITIZENS:

Ron Schelfo 640 E Lake View stated years ago the City adopted an ordinance restricting the canal usage of and for 25 feet off the canal.

Commissioner Daley stated, the canal commissioner maintains the banks of the canal how will fencing installed all the way to the canal, affect the maintenance of the banks.

Assistant City Attorney Claytor replied that he will research the ordinance further and get back the City Manager.

Joe Hults 824 James Way stated lots at the canal are 10 feet above the canal. He doesn't think there's a real concern about fencing. Just because there's a slope it doesn't mean that is a property line. He also stated disclosure to the buyer rarely happens. The original developer's townhouses vs new owner's single family homes may have made the difference for on street parking.

Rodney Thompson stated he informed Code Enforcement about the lot behind Chins Tire saying there are old semis, campers, old cars without tags, and high weeds. He was told the property was grandfathered in and that was allowed. He said he understands that when the new road came in some things changed. However, The City doesn't need a junkyard.

Brenda Arnold 435 Pierce St asked if the City knew about the railroad tracks at 557 being damaging to the cars.

Director Deaton stated he made a call last Wednesday to CSX, he was on the phone for quite some time. CSX will not call back when a message is left, and the switchboard will not transfer you to a supervisor, even after he told them the problem was becoming a safety matter. He will continue calling until the problem is fixed.

Commissioner Duncan asked if the City could draft a letter to CSX.

City Manager Leavengood in reply to Commissioner Duncan question said that staff will write a letter to CSX. He then asked Director Bailey if she could speak on the property behind Chins.

Director Bailey stated Mr. Thompson is referring to the lot behind Chins Tires. There has been action on that property, however before Code Enforcement action is taken on the property, staff wants to extend all resources finding if there were previously approvals. There is no grandfathering on illegal use. The site is being used for truck parking.

Assistant City Attorney Claytor stated there are a lot of different aspects Director Bailey will be looking into, such as if the site is a legal non-conforming property and has it been abandoned or expanded in use. Staff will have to go back to the original use and zoning classification when the property was established and see how the code has changed.

Rodney Thompson stated he was not complaining about Chins, but about the vacant site. Someone is staying / living on site, he's seen people coming and going on the site.

COMMISSION COMMENTS:

Mayor Lake stated he attended conference last week and it was all about 50 years of Home Rule. The last legislative session passed thing that were mandates for City's, and there was a lot that the City's didn't want. There has been an Effort to stop the state from dictating to Cities. The new motto is "We Live Local." Lake Alfred was one of few Cities to have a full commission there. The ground breaking this morning was well attended.

Vice Mayor Dearmin stated they all had an interesting week and he was glad they went to conference. He is proud of local Mayor from Bartow being elected President of FLC.

Commissioner Daley stated the biggest initiatives talked about at Conference were homestead exemption increase and how it will only benefit a certain small amount of people. If your house isn't between a certain amount in value, you will not receive a lower tax, in fact it taxes may go up. There was a session about how there will be a SRO in every school that may increase taxes as well. Only 2% of the state will benefit from the new homestead exemption. Everyone should get out and vote next Tuesday or vote early now. Tomorrow morning there will be a workshop at Mackay Preserve. She stated she would like to show the video on the homestead exemption that was presented at the conference, just as information to the public.

Commissioner Duncan stated he commends the people that were out the first day of school controlling traffic. He asked if more homes are built on Mackay Blvd. could the City have a traffic light at the intersection of Mackay and Lakeshore.

City Manager Leavengood stated the intersection at Mackay will be closed soon so there will be no left turn from Mackay.

Director Bailey stated the intersection will not completely be closed just the left turn on to 17/92.

Commissioner Maulsby stated they all had a very productive session. We should educate the residents about the homestead exemption.

With no further business the meeting was adjourned at 9:29 pm.

Respectfully submitted,



Mamie Drane
Deputy City Clerk

Reviewed by.



Ameé Bailey
City Clerk