

**MINUTES
CITY COMMISSION MEETING
TUESDAY JANUARY 19, 2021
7:30 PM
CITY HALL**

Call to Order: Mayor Nancy Z. Daley called the meeting to order at 7:30 p.m. in the City Commission Chambers located at 120 E. Pomelo Street, Lake Alfred, Fl. 33850.

Invocation and Pledge of Allegiance: Pastor Arnulfo Gomez of Rooted Outreach Ministries provided the invocation.

Roll Call: City Clerk Linda Bourgeois

Those in attendance were Mayor Nancy Daley, Commissioner Brent Eden, Commissioner Charles Lake, and Commissioner Albertus Maultsby. Vice Mayor Dearmin was excused.

Commissioner Lake made a motion to excuse the absence of Vice Mayor Dearmin. The motion was seconded by **Commissioner Eden** and the motion was approved by unanimous voice call vote.

Staff in attendance: City Manager Ryan Leavengood, Assistant City Attorney Seth Claytor, City Clerk Linda Bourgeois, Community Development Director Ameé Bailey, Finance Director Amber Deaton, Parks and Recreation Director Richard Weed, Police Chief Art Bodenheimer, Fire Chief Wallace Nix, and Public Works Director John Deaton.

City Manager Leavengood provided an update on the Parks and Recreation Central Park project saying the City was awaiting ranking on the Florida Recreational Development Assistance Program grant. He went on to say the city had its own budget and we were not dependent upon the grant. He concluded by saying he would keep the City Commission updated on the progress.

Assistant City Attorney Claytor he said he remained grateful for representing the City of Lake Alfred.

Recognition of Citizens: Items that are not on the Agenda. There were none.

Mayor Daley presented the consent agenda for consideration of approval.

- 1.) City Commission Meeting Minutes for January 4, 2021
- 2.) City Commission Announcements
- 3.) Chamber of Commerce Lease Agreement

Commissioner Lake made a motion to approve the consent agenda. The motion was seconded by **Commissioner Maultsby**, and the motion was unanimously approved.

Assistant City Attorney Claytor read the title of Ordinance 1454-21 into record.

City Manager Leavengood read the analysis into record.

1.) Ordinance 1454-21: General Employees Retirement System Amendment

Issue: The City Commission will consider an ordinance amending the general employee's retirement system.

Analysis: The City maintains two retirement systems for its employees separated into the General Retirement and Police & Fire Retirement systems. Each system has its own pension board that acts as a Board of Trustees that retains its own attorneys and financial advisors to ensure the health of the systems. In addition, they are in place to ensure the pensions are compliant with IRS standards and other applicable law.

The proposed ordinance is cleanup in nature to be compliant with the internal revenue code (IRC) related to age in the context of preretirement death, required distribution dates, and reemployment after retirement.

The Ordinance was prepared by the boards' pension attorney, reviewed by the City Attorney, and received a recommendation of approval from the pension board. There is no financial impact to the plan (or the City) based upon the actuary's determination.

Recommendation: Approve Ordinance 1454-21 on first reading.

Mayor Daley opened the floor to public comments.

There were none.

Mayor Daley closed the floor to public comments.

Mayor Daley asked if this would be a resolution or ordinance if the proposed Charter Amendment was adopted.

City Manager Leavengood said it would be an ordinance because it was a part of the Code of Ordinances.

Commissioner Lake made a motion to approve Ordinance 1454-21 on first reading. **Commissioner Eden** seconded the motion, and the motion was unanimously approved.

Assistant City Attorney Claytor read the title of Resolution 02-21 into record.

City Manager Leavengood read the analysis for all three resolutions into record.

- **Resolution 02-21: Acceptance of Tract 7**
- **Resolution 03-21: Acceptance of Tract 9**
- **Resolution 04-21: Tract 5 Dedication Acceptance**

Issue: The City of Lake Alfred will consider the approval of the Tract 5, The Lakes subdivision plat and the dedications of Tract 7 and Tract 9.

Analysis: The applicant, Clayton Properties Group, LLC. has requested approval of a final plat for Tract 5, The Lakes. The ±25.78-acre subdivision is located north of Lake Rochelle and Mackay Boulevard. The City Commission approved the preliminary plat with a variance on October 21, 2019, via Resolution 10-19. The lot layout meets the general requirements of the existing zoning Single – Family Dwelling zoning districts (R-1A-C and R-1AA-C) with the variance to reduce the minimum right-of-way from 60 feet to 50 feet. Additional Home Owners Association (HOA)

easements have been added since the preliminary plat to accommodate the HOA maintenance of the retaining walls.

On July 20, 2020, the City Commission approved Resolution 08-20 Accepting the Final Plat without the dedications. the construction performance items identified in the resolution have been completed and inspected. The resolution allows for the release of the performance bond (\$1,089,246.75) and acceptance of the maintenance bond (\$83,450.07). The City Attorney has reviewed the bonds.

Resolution 02-21 accepts the donation of Tract 7 which includes 0.95 acres of the trail between Tract 8 (Waters Edge) and Tract 6. Resolution 03-21 accepts the dedication of Tract 9 which includes the 10.69 acres of conservation property.

Staff Recommendation: Approval of Resolutions.

Mayor Daley opened the floor to public comments.

There were none.

Mayor Daley closed the floor to public comments.

Commissioner Maultsby made a motion to approve Resolution 02-21. **Commissioner Lake** seconded the motion, and the motion was unanimously approved.

Assistant City Attorney Claytor read the title of Resolution 03-21 into record.

Mayor Daley opened the floor to public comments.

There were none.

Mayor Daley closed the floor to public comments. She continued and provided the history behind the conservation easement and said it had been a long time coming to add this property to the City.

Assistant City Attorney Claytor announced there was a scrivener's error in the title of the resolution and said it should read "recorded in the official records book" and not recorded "in on" in the official records book. He said that would be corrected as a part of the final resolution.

Commissioner Lake asked if Tract 9 was not developable and was just to be used for preservation. He said it looked like a part of Winter Haven.

Mayor Daley said farther east was Winter Haven, and she was curious as to why it was never annexed into Winter Haven.

A discussion ensued regarding the construction of the adjoining development, the potential to have it used as a trail, a former dredge and fill project, and a former construction company using the bridge to deliver supplies to the other side.

Mayor Daley said she would like to see the parcel connect our trail, with boardwalks where necessary, to the Lake Lucene side. This would then allow for the connection into the Winter Haven trail system.

Commissioner Lake made a motion to approve Resolution 03-21 for the acceptance of Tract 9. **Commissioner Eden** seconded the motion, and the motion was unanimously approved.

Commissioner Eden asked how many homes were anticipated for the final Tract 6, and it was shared there were 101 homes planned for the area.

City Manager Leavengood said they had a meeting on the platting process and the developer was getting ready to finish the development out.

A brief discussion ensued regarding the initial plan to be of larger sized lots and estate homes, the new plan going to smaller lot sizes, and the zoning being around the 70-foot range for the lot sizes.

Commissioner Lake asked if there was still only one way in and one way out of the development.

City Manager Leavengood spoke about the future potential to connect the subdivision to Ramona Avenue.

Discussion surrounded that a parcel of land was still needed to connect the roads, existing back yards being in the middle of Ramona Avenue, there being a little bit of a jog needed for the proposed connection and working with engineers to set the project up for success.

Assistant City Attorney Claytor read the title of Resolution 04-21 into record.

Mayor Daley opened the floor to public comments.

There were none.

Mayor Daley closed the floor to public comments.

Commissioner Lake made a motion to approve Resolution 04-21 for the Tract 5 dedication and acceptance. **Commissioner Maultsby** seconded the motion, and the motion was unanimously approved.

Recognition of Citizens

Todd Brittain of 795 S. Winona Avenue thanked City Manager Leavengood and Police Chief Art Bodenheimer for assisting in having the cars removed from the sidewalks. He continued and said he wanted to apologize if he came across the wrong way about sidewalks at the last meeting. He said he would just prefer to see a bike and walk path rather than a sidewalk. He shared he was not against bike and walk paths, it was just the sidewalks because in the State of Florida you are not allowed to ride bicycles on them. He concluded by saying he apologized if he offended anyone and said thank you.

Mayor Daley said there was no need to apologize and concluded by saying thank you.

City Manager Leavengood shared he, along with the Parks and Recreation Director, met with the residents after the last City Commission meeting and walked the project. He went on to say they had received a lot of feedback and he thought most of the residents were on board with the project since they addressed most of their concerns. He continued and said the City left contact

information on the citizens doors and concluded by saying the City would continue the notification process the same way in the future.

Mayor Daley asked if there were any other residents that wanted to comment. There were none.

Commissioner Questions and Comments

Commissioner Eden shared he attended the Bluegrass event and said it appeared the event had good participation and was successful. He said he hoped everyone had a good Martin Luther King, Jr. Day and celebrated accordingly. He concluded by thanking the Police and Fire Departments, and everyone for their public service.

Commissioner Maulsby said at the last meeting he spoke about the attorney's in town and shared there used to be four. He stated we need an attorney in Lake Alfred. He continued and asked if the retail strategy group would be able to assist in recruiting an attorney into Lake Alfred.

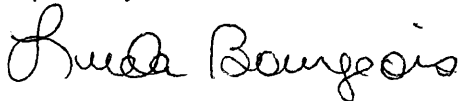
City Manager Leavengood said the company was specific to retail and once we build up the development of retail in town with business traffic, then you will start to see those other types of professional support services come into town.

Mayor Daley said she also enjoyed the Bluegrass Bash although it was a bit chilly outside. She continued and said these are historical times that we are going through in the Country and wished everyone well and good luck in the future. She concluded by saying she wished the Vice Mayor a speedy recovery.

Commissioner Lake said at the Bluegrass Bash he noticed most people were standing in the sun. He said he was looking at the County commission agenda today and noticed there was a five-million-dollar grant for use on the I-4 exit at County Road 557. He was glad the County and the State were going to be working together on the project. He concluded by saying thank you.

At 8:03 p.m., the City Commission meeting was adjourned.

Respectfully submitted,



Linda Bourgeois, BAS, MMC, City Clerk