

**MINUTES  
CITY OF LAKE ALFRED  
CITY COMMISSION MEETING  
MONDAY OCTOBER 2, 2017  
7:30 P.M.  
CITY HALL**

**Call to Order:** Mayor Charles Lake

**Invocation and Pledge of Allegiance:** Pastor Blocker

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, Assistant City Attorney Seth Claytor, City Clerk Ameen Bailey-Speck, Public Works Director John Deaton, Finance Director Amber Deaton, Police Chief Art Bodenheimer, Fire Chief Chris Costine, and Parks and Recreation Director Richard Weed.

**CITY MANAGER ANNOUNCEMENTS**

**City Manager Leavengood** the Good Ole Days will be held on E. Pomelo St on October 14th from 2 pm – 7 pm. The event will include 1950 priced food, model train exhibits, train rides, games, a marketplace, street dance and more.

The Mackay Gardens and Lakeside Preserve will host a free Master Gardener Workshop on Thursday October 5th at 10 am, astronomy workshop Saturday October 14th from 7 to 10 pm; and a Nature Walk on Sunday October 27th at 2 pm. Contact the Parks and Recreation Department for more details or to sign-up for one of these events.

National Medication Take Back Day will be Saturday October 28th from 10:00 am till 2:00 pm. All medications including pet medications can be dropped off at the Police Department.

The Lake Alfred Public Library will be hosting The HAUNTED 100 Acre Woods Halloween event on Saturday, October 28th from 6 till 8 pm. Everyone can enjoy games, prizes, candy, and face-painting with the library staff.

**Public Works Director Deaton** stated the FEMA trucks started on Saturday focusing mostly on the west side, which should be done by late Tuesday. Then the trucks will start on the east side, at the rate they are going most work will be done by Friday or Saturday. The trucks will then start on County Road 557 and Fruitland Park area. The last area for pick up by the trucks will be the City field. The county is predicting that 2.4 million yards of debris will be picked up in Polk County. John also answered questions from the Commissioners and City Manager.

**City Manager Leavengood** stated the Veterans Memorial expansion is underway. The Veterans Day Ceremony will be held on November 11<sup>th</sup> at 2:00pm. Also staff has installed safety pads at the basketball court. Mackay Gardens & Lakeside Preserve 100 year celebration November 17<sup>th</sup>, Christmas Parade on December 9<sup>th</sup>, and the Bluegrass and BBQ Bash on January 13<sup>th</sup>.

## CITY ATTORNEY ANNOUNCEMENTS

No announcements.

## RECOGNITION OF CITIZENS

No citizen comments.

## CONSENT AGENDA

**Commissioner Dearmin** moved to approve the Consent Agenda, seconded by **Commissioner 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 DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

## AGENDA

### **1.) AGREEMENT: THE LAKES II DEVELOPMENT TRACT 4 AND 4A**

**City Manager Leavengood stated** under Florida Statute, Sections 163.3220 through 163.3243 the City has the authority to enter into development agreements with developers. The development agreement is regarded as supplemental and additional to the powers conferred upon the City by other laws (i.e. zoning, concurrency, development approvals, etc.). The Lakes of Lake Alfred was first approved in concept in 2004. Tract 4A was platted and infrastructure was partially complete in January 2007 and a development agreement was approved in 2010. The Planning Board and City Commission acknowledged that a new owner wished to proceed with the future Tracts 4, 5, 6 and 7 as a separate development project. Therefore, the City Commission approved an amended Development Agreement for this half of The Lakes, now referred to as The Lakes II in 2015. The current amendment acknowledges the current rezoning within Tracts 4/4A and confirm and establish the respective rights and obligations of the Owner and the City concerning the Development of the Property.

Staff recommended approval of the second amendment to The Lakes II Development Agreement with Land Partners II, LLC.

**Mayor Lake** opened the public hearing.

**Bart Allen**, Peterson and Myers on behalf of Land Partners II, LLC stood for questions.

**Mayor Lake** closed the public hearing.

**Vice Mayor Daley** moved to approve the second amendment to The Lakes II Development Agreement for Tracts 4 and 4A on second and final reading, seconded by **Commissioner Duncan**. 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 DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

**Vice Mayor Daley** asked about the monument sign referencing The Lakes rather than The Lakes II. She asked that someone look into the duplication of sign titles to avoid possible confusion in the future.

**Community Development Director Bailey** stated she had mentioned the duplication of the name to the new owners informing them that there was a concern. They were going with the name on the plat not the name on the development agreement, which says The Lakes II. They've been asked to discuss the signs with the Home Owners Association of the previous portion of The Lakes and let them come to their own conclusion.

**2.) BIDS: CITY HALL RENOVATION**

**City Manager Leavengood** stated the FY 2017/2018 Budget went into effect on October 1<sup>st</sup> and includes funding for operations and facility maintenance projects. Projects in this line item generally cover larger scale items such as AC or roof replacement and renovation activities. In anticipation of several larger scale renovation projects funding was increased in the current budget to accommodate the interior renovation of City Hall, the old section of the Police Department, and the front lobby of the Administration building.

The proposed bid under consideration is for the interior renovation of the City Hall and offices including the replacement of carpet and flooring; replacement of all windows (energy efficient); and repairs to the dais. City staff has received the following bids for the project:

- A. Goff and Associates LLC \$71,328.00
- BL Smith General Contractors \$51,190.00
- Watts Construction No bid submitted

Not included in this bid but a part of the overall renovation will be to replace the chairs in the Commission Chambers and to make improvements to the sound system.

Staff recommended awarding BL Smith General Contractors the renovation project for the amount of \$51,190.

**Public Works Director Deaton** stated BL Smith has not done a project for the City, but he is familiar with their work. He met with BL Smith due to a concern arising from the difference in the bids. The difference was in the cost for sub-contractors, Goff was planning to use more than BL Smith. He said he feels comfortable with BL Smith doing the renovations or he wouldn't have recommended them.

**City Manager Leavengood** asked how many windows will be replaced in the renovations.

**Commissioner Duncan** asked about the first bid; stating it looks like there's more work listed. Also, he asked if the City had a list of contractors that receive bid requests.

**Public Works Director Deaton** stated Goff presented everything individually, where BL Smith combined jobs within the rooms. Goff turned in two bids one for the chamber and one for the offices. He went on to say he has a list of contractors that has worked for the City in the past and he will let them know when the City has a bid open. For the larger jobs there will be advertising in the papers.

**Community Development Director Bailey** stated Community Development has a list of contractors that are registered for work in the City, but the contractors are more for residential project rather than commercial.

**Mayor Lake** opened the public hearing.

**Mayor Lake** closed the public hearing.

**Commissioner Dearmin** moved to award BL Smith General Contractors the renovation project for the amount of \$51,190, seconded by **Commissioner 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 DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

#### **RECOGNITION OF CITIZENS:**

No citizen comments.

#### **COMMISSIONER QUESTIONS AND COMMENTS**

**Commissioner Duncan** stated that Ramona Ave. is nice and smooth and it was impressive to watch the process of the street renovation.

**Commissioner Dearmin** stated he is excited about the Good ole Days and the Chamber had a great golf tournament last Saturday.

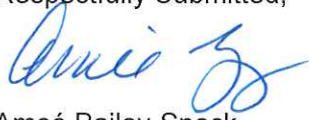
**Commissioner Maultsby** stated Lake Alfred continues to be one of the biggest little Cities' in the State and he thanks management for the great job they are doing.

**Mayor Lake** stated the employee recognition lunch was nice and wanted to say thank you. The third Habitat House is going up, and by the 28<sup>th</sup> it will be done.

**Vice Mayor Daley** stated on November 17 the Mackay Estate will celebrate 100 years. The Mackay family will be coming from Scotland there will be a live Jazz band. Also, Mackay Estate and Gardens has received a \$15,000 grant for habitat for the gopher tortoises on the Mackay property. She thanked Director Weed for putting together the application. She will be going out of town and will not be here for the next Commission Meeting. She also wanted to thank the City for all the hard work during clean-up from the storm.

With there being no further business to discuss, Mayor Lake adjourned the meeting at 8:08 pm.

Respectfully Submitted,



Ameé Bailey-Speck  
City Clerk