

**MINUTES
CITY OF LAKE ALFRED
CITY COMMISSION MEETING
MONDAY NOVEMBER 6, 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, City Attorney John Murphy, City Clerk Ameer Bailey-Speck, Finance Director Amber Deaton, Fire Chief Chris Costine, Parks and Recreation Richard Weed, Police Chief Art Bodenheimer, and Public Works Director John Deaton.

CITY MANAGER ANNOUNCEMENTS

The Mackay Gardens and Lakeside Preserve will host a 1920's Scottish themed event to honor the Mackay family who are traveling from Scotland for this celebration on Friday November 17th. Contact the Parks and Recreation Department for more details.

City offices and the Library will be closed on Friday November 10th in observance of Veterans Day.

On Saturday November 11th at 2 pm, the City invites all Veterans and their families as we join together with the City of Auburndale for our Veterans Day event at Frank C. Gardner Park. The ceremony will focus on the Vietnam Era, as the City dedicates its newest monument commemorating the Vietnam War.

The Lake Alfred Christmas Parade will be held on December 9th beginning at 6:30 pm. Applications are due November 27th and may be mailed or dropped off at the Parks and Recreation Department. The Parade route will start at Central Park and it will head west on Cummings to 17/92 and end at Gardner Park.

The Bluegrass and BBQ Bash-will be held on January 13th, 2018 at Lions Park, from 11:00 am till 9:00 pm. Join us for a great day of music, clogging and food from BBQ vendors competing for cash prizes and trophies.

City Hall renovations for the Chamber is complete with new paint and carpet tiles. The stage and door frames were repaired. The renovation will continue in December with windows and staff offices. Thanks to John Deaton for the coordination of the contractors.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Murphy stated the Planning Board announced at their October 13, 2017 meeting that the second public hearing for The Lakes Tract 8 Development Agreement would be held tonight, however this item has been postponed until the City Commission meeting on Monday November 20, 2017 here in City Hall beginning at 7:30 pm.

The City Commission announced at their October 15, 2017 meeting that the second public hearing for Blye B. Pegg Zoning Request would be held tonight, however this item has also been postponed until the City Commission meeting on Monday November 20, 2017 here in City Hall beginning at 7:30 pm.

Item 5 the Master Consulting Agreement: Robert A. Stevens & Associates, Inc. will also be postponed although the associated Resolution 16-17 will be considered tonight.

RECOGNITION OF CITIZENS:

Jean Brittin, 370 South Echo Dr. thanked the City for the new pier and clean-up by the Parks and Recreation staff replacing the garbage pails at the parks.

Terry Pierre 180 Hainesport Dr. stated the City did a beautiful job on the improvements to Ramona St. He also commented that one of the trucks picking up the tree debris leaked fluid on Hainesport, which will lead to potholes. He also pointed out that the boat ramp needs to be repaired after the storm and he would like to see the extension added back to the dock.

City Manager Leavengood stated that Hainesport Dr. is a private road but the City is looking into streets throughout the City to determine which streets will be maintained. Staff will look at Hainesport and make sure it doesn't get worse in the future.

The City has budgeted two dock replacements per year and the Haines and Rochelle docks are scheduled in this year's budget. Bids are expected at the next City Commission meeting and the City is planning on having the two docks replaced in the near future.

PROCLAMATION – VETERANS DAY

Mayor Lake read the proclamation and encouraged citizens to recognize the valor and sacrifice of our Veterans through this public ceremony and private prayers.

EMPLOYEE RECOGNITION – WILLIAM BODENHEIMER – 30 YEARS

City Manager Leavengood; stated that he has the pleasure of presenting a service award to someone who first turned in their application for employment on November, 10th, 1986 as an auxiliary police officer. He was hired on full time on October 12th, 1987 as a police officer at an annual salary of \$13,500.

William "Art" Bodenheimer served as a K-9 Officer, was promoted to corporal in 1994; sergeant in 1999; lieutenant in 2000; and has served as the City of Lake Alfred's Police Chief since 2004. His personnel file is filled with letters of commendation spanning three decades and he has provided not only outstanding leadership to the police department in the six years that I have worked with him but also outstanding police work.

Art is what I like to call a “working chief,” partly by necessity from having a smaller department but also from personal work ethic. Art works cases side by side with his fellow officers; performing traffic stops, making arrests, and serving warrants. Anytime I tune into the police channel, regardless of the time of day, chances are it won't be long before I hear him on the radio.

As Sheriff Grady Judd has pointed out to me before, Lake Alfred is like “Mayberry.” I like to amend that to “Mayberry but with 20,000 cars a day passing through it.” Despite, our size of only 12 sworn officers we had over 5,331 (14.6 calls for service a day) calls for service last year alone. A part of our continued success is Art's ability to build and maintain strong relationships with neighboring agencies and the Sheriff's office; sharing information and resources and partnering on investigations that impact multiple agencies.

As the Chief he is also responsible for working on the department's budget, appropriating equipment, grant work, and to meet state and federal audit standards. Outside of the department, Art maintains a strong leadership role in the Polk County Police Chief Association as well as the State of Florida Police Chief Association and has received awards for his efforts with the Teen Safe Driving Coalition and Students Against Destructive Decisions.

Please join me in congratulating Art Bodenheimer on 30 years of outstanding service with the Lake Alfred Police Department.

As a token of my appreciation for his many years of outstanding service and to commemorate this milestone I'd like to present him with a reproduction of a Colt Single Action Army. The 1873 model P, also known as the peacemaker, has its place in history as the gun that “won the west.” Favored by settlers, cattlemen, outlaws and lawmen alike it today stands as a symbol for American innovation, adaptability and perseverance. These traits well represent your service and continued career here in Lake Alfred and I hope it serves as an inspiration in the years to come and a fond remembrance for your many years of service and dedication when you're finally ready to hang up your spurs (after 40 years of service).

Police Chief Bodenheimer stated it has been a pleasure to work for the City and the support has been great. He recounted his first day on the job. He thanked God, his family, and the officers for their support.

EMPLOYEE RECOGNITION – ANAELI QUINONES – 5 YEARS

Parks and Recreation Director Weed stated for the past three years he has had the pleasure of working with Anaeli as his assistant. Anaeli is always consistent, she hardly ever calls in sick, does a great job with day to day work, and does an excellent job with the bridal parties. The brides love Anaeli. She always does what it takes to get the job done, including running summer rec. As a director, with everything Parks and Rec. have going on and in many of the different stresses we may have, she is one thing I've never had to worry about. Anaeli is now on her fifth year with Lake Alfred in the Parks and Rec Department, it wouldn't be what it is now without her. Hopefully she will be here for another five, ten or even fifteen years as Parks and Rec grows, because Parks and Rec need great employees like her.

City Manager Leavengood stated he wanted to echo Director Weeds sentiment, Anaeli is a great addition to the City's Parks and Recreation Department. The City has seen the rental of Mackay book out over a year in advance. Anaeli is the front person in showing the house and promoting Mackay and she has done a fantastic job and it's shown with the quality of work in the department.

CONSENT AGENDA

Commissioner Maultsby moved to approve the Consent Agenda, seconded by **Commissioner Dearmin**. The motion was approved by unanimous voice call vote.

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

AGENDA

1.) ORDINANCE 1393-17: AIRPORT ZONING REGULATIONS

City Attorney Murphy read the Ordinance title.

City Manager Leavengood stated the proposed text amendment is in support of the Polk County Joint Airport Zoning Board and amends Article 2 to provide consistency between the requirements of Chapter 333, Florida Statutes and the City's participation in the Polk County Joint Airport Zoning Board.

Staff recommended approval of Ordinance 1393-17 on second and final reading

Mayor Lake opened the public hearing. There were no comments.

Mayor Lake closed the public hearing.

Commissioner Dearmin moved to approve Ordinance 1393-17 on second and final reading, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

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

2.) ORDINANCE 1394-17: ELECTRIC AND SOLAR POWER GENERATION FACILITIES

City Attorney Murphy read the Ordinance title.

City Manager Leavengood stated the City has received an application from the Tampa Electric Company (TECO) for a text amendment to the City's Unified Land Development Code (ULDC) to allow solar power generation facilities as a primary use with development review without a public hearing in the Rural Residential District (RR), Residential Estate District (RE), Single Family (R-1AAA), Industrial Zoning (M-1, I-1, & I-2), and Public Buildings and Grounds (PB) Zoning Districts. The City's current code allows electric power plants in Residential Estate (RE), industrial zoning categories, and public grounds as a conditional use that all require a public hearing process. Upon review of the City's Comprehensive Plan, ULDC and surrounding

jurisdictions staff is proposing to assign solar power to the Industrial zoning districts as a conditional use in the same manner as electric power plants. Additionally, staff is proposing to remove electric power plants from Residential Estate zoning and assign them (and solar) to Rural Residential as a conditional use to promote the efficient use of infrastructure. Rural Residential zoning allows a density of one unit for every ten acres and allows for agriculture uses to continue while providing a reserve for future urban development. For a property in the City to have a zoning with a density of greater than 1 unit per 10 acres it must have access to paved roads and utilities (i.e. water or sewer). Rural Residential (RR) zoning effectively serves as a placeholder or transitional zoning district until infrastructure is available and a higher density zoning can be assigned such as Residential Estate (RE) at 1 unit per acre or Single Family (R1-AAA) at 3 units per acre.

As a result, allowing solar as a primary use in RE or R1-AAA would be inconsistent with the underlying purpose of these zoning districts and the investment in infrastructure that has already been made. Large tracts of solar in these zoning districts could stunt the development of the surrounding area by using up land with available infrastructure. Development of the surrounding area could be delayed or pushed further out, increasing costs and reducing economies of scale in our service delivery (utilities, sanitation, public safety, etc.). Large tracts of solar could also limit the growth potential of the City due to our limited annexation opportunities and geographical constraints (“inside the box”) and ultimately undermine our opportunities for economic development in the downtown core (“reaching the magic number”).

City Manager Leavengood further discussed “the box” which is the City’s utility service area and how the City is surrounded by other cities, limiting the areas for future growth. The downtown commercial growth is limited due to the number of current rooftops. He explained why Lake Alfred currently cannot support a Publix. Water and sewer is currently extended along CR 557 to CR 557A. Properties along CR 557 have been designed R-1AAA and areas to the west are the last developable areas for the City. The I 4 corridor is one of the fastest growing areas in the state if not the country and Lake Alfred is starting to feel the effects.

The City's Comprehensive Plan is the future vision of the City creating the future land uses and future zoning. “The primary function of the Rural-Residential/Agricultural classification is to permit agricultural activities, rural density residential development, and to also serve as a reserve for future urban development. Development criteria: Agricultural uses and rural residential development at a density of one (1) unit per ten (10) acres (1 du/10 ac)... the Very Low Density Residential classification is to accommodate very low density residential development consisting primarily of single family detached dwellings; and to allow for agricultural uses on property without a dwelling unit, and to allow agricultural uses accessory to residential uses. This Low Density residential designation shall meet Lake Alfred's housing needs for the lower density housing, promote efficient use of infrastructure, protect existing single family neighborhoods and promote compatible land uses. This classification shall permit densities up to three (3) units per acre, depending on the development suitability of the site, and availability of public facilities and services. The density for any use in this district shall not exceed one unit per 10 acres (1 du/ 10 ac) where paved roads, municipal water and sanitary sewer service are not available....He also discussed the role of infrastructure, urban sprawl, and economic growth as described in the Comprehensive Plan and the negative impacts of non-residential uses in a residential district.

Solar is proposed in the RR zoning district because it does not need City services. Once water and sewer is available to a site it is ready for higher intensities, such as R-1AAA which allows 3 units/1ac. (Berry property). He reviewed the County’s policies on solar, which is similar to the

staff proposal. Solar as an “accessory use” is allowed in all zoning districts. This would allow solar to be integrated into any existing or future residential, commercial, or industrial project in the City.

Staff recommended approval of Ordinance 1394-17 with staff’s proposed language on first reading

Community Development Director Bailey stated the Lake Alfred Planning Board reviewed the proposed text amendment and staff’s proposed language at their public hearing on October 13th, 2017 and unanimously (4-0) voted to make a recommendation of approval based on the Staff’s recommended changes to the application. This item was advertised in the News Chief on October 27th. There are several different sections in the Land Development Code that are affected by the text amendment, in Article 2 Regulations for Specific Districts, to including solar power generation facilities as a primary use in the Rural Residential District (RR), Residential Estate District (RE), Single Family Dwelling District (R-1AAA), Industrial District (M-1), Light Industrial District (I-1), Heavy Industrial District (I-2), and Public Buildings and Grounds (PB) Zoning Districts within the City of Lake Alfred. Establishing Development Design and Improvement Standards in Article 3 for such facilities; and adding definitions in Article 9.

Staff proposed assigning the zoning categories for the solar the same as the electric power plants. Electric power plants were not specifically defined in the Land Development Code nor were solar power generation. When Staff looked at electric power plants, we found they are not allowed in the Green Swamp so the City wanted to insure a distinction between electric power generation and solar power generation. The solar generation of power is the collection of ground mounted panels to produce electricity for off-site use. The solar generation power facilities and the electric generation power facilities are generating power that would be used at other locations. This would be a solar farm, solar generation station or a power plant. In contrast there is the solar energy system or panel this is the solar panels that would supply power to a hot water heater or heat a pool, it’s not meant to generate power to use off site. This type of solar panel would be on someone’s roof and is classified as accessory use. This is allowed / encouraged in all zoning districts.

When the applicant submitted their application they suggested a new section, 3.09. They wanted to have the development go through only the City’s site development review process. They requested the RR zoning RE and the R-1AAA and the M1, I1, I2, PB as the zoning districts. The solar panels mentioned in their application must be:

- Must be ground mounted.
- Minimum lot size of 10 acres.
- Solar panels must be placed a minimum of 50 feet from lot lines.
- Maximum height of 15 feet.
- Require glare reducing panels.
- Require security fence 6 foot to 8 foot high fence.
- Internal access roads do not have to meet street design standards.
- Must be removed within 120 days of abandonment.
- Provide proof of ability to interconnect with the power grid
- Limited buffer requirements

The differences between what the applicant submitted and what Staff recommended are zoning district changes. Staff recommended the districts designated as C for conditional uses rather

than D site plan review, and Staff recommends not allowing Solar farms in the two residential districts R-1AAA and RE. Staff also added fixed mounted and solar tracking panels as a clarification. Because Staff is recommending the conditional use process there will be a section in 3.10. This will reference the development standards in 3.09. Staff is recommending solar generation plants in only the Residential Rural M1, I1, I2, and PB zoning district, the changes going from D, site development review, to C, Conditional Use and leaving the most intensive industrial district as a site development review.

The application was also submitted to the State for comment. Staff addressed their comments and made some minor revisions to the proposed text to include prospecting wetlands and environmental areas; opaque fencing which would be used when development is next to a residential development, or a commercial site; placing on site power lines underground; providing a management plan and an emergency access response plan. Rather than creating a unique buffering category, staff suggested using an existing category and then allowing the buffering to be reduced by 50% when an opaque fence was added and existing vegetation can be used towards the requirement. Staff reviewed the table comparing the differences between the application and the staff proposed text. The applicant has agreed to the changes in the development standards.

Nick Plott, Regional Manager for Government and Community Relations for Tampa Electric Co. (TECO) introduced Darren Stowe Chief Consultant, John Smellinski Chief Technologist, Kate Wells Legal Department Staff. Since the acquisition by EMERA Co. eighteen months ago TECO has been pursuing new technology and renewable resources. Most notable is solar energy. TECO expects to add six (6) million solar panels in ten (10) solar projects over the next four (4) years. They will supply power to approximately 100,000 homes or 7% of TECOs power. The projects are expected to provide savings to customers over the life of the solar projects. They hope to bring a solar project to the City of Lake Alfred.

Darren Stowe Certified Planner, Environmental Consulting and Technology. TECO is here to change the Land Development Code to allow solar power facilities. They are requesting solar projects be allowed in the four districts including in the R1-AAA. Staff and the Regional Planning Council agreed that a comprehensive plan amendment would not be required. They are not looking at a particular site just properties over ten acres.

John Smellinski stated customers are asking for more green energy which solar plants provide and the cost has come down. Solar power would help to buffer TECO from coal fuel volatility. The impacts to infrastructure and solar is very low. They have received their base rate for solar, it provides them with a cap on the solar facilities, limiting the amount of money that can be spent on solar facility construction. TECO is looking for property without encumbered wet lands, protected species or grand oaks. There are many differences between a solar farm and a fossil fired power plant. One item is a thirty year forecast looking into the future of the fuel. The risk rises as time goes by on fossil fuels; it's the opposite with a solar plant. Some of the other benefits of solar is the generator is placed next to where the load is generated. It will provide resiliency for the neighborhood next to the plant they can get additional power when the grid goes down. It also reduces infrastructure cost, you don't have to pay for upkeep on transmission lines or run new transmission lines. TECO is also developing programs for community solar farms. This would be an alternative to roof-top panels as it would supply the entire community. Ground mounted systems are cooler and generate more power than roof-top systems. The facility proposed in Lake Alfred would generate 30-45 megawatts and would be attractive to commercial facilities that like to co-locate next to solar.

Darren Stowe stated once TECO decided there were sites that could be suitable in Lake Alfred, TECO met with Staff to propose a text amendment. He reviewed Comprehensive Plan policies that would support the inclusion of solar in the Lake Alfred Unified Land Development Code. They are looking for sites throughout the TECO service area. They are interested in some of the industrial and agricultural property in Lake Alfred. They believe the proposed use would be beneficial and a low impact to the Green Swamp. They agreed with everything with the following exceptions: R-1AAA be added back in as a conditional use and that the other four districts would not be a conditional use but a site development plan review. TECO needs to know that if they chose those properties that they can go forward as quickly as possible.

Mayor Lake opened the public hearing.

Bart Allen Land Use Attorney with Peterson and Myers Law Firm, 242 W. Central Ave, Winter Haven FL, on behalf of Berry Groves and the Berry Family. TECO has requested, that R-1AAA be added back in, that does not preclude residential development from happening on any of the R-1AAA properties. It opens up the opportunity for other development that could come in the City. He also said he thought TECO was asking a fair and reasonable request that can be supported by the Berrys. The Berrys, from Berrys grove, have been part of this City for a decade or so. Adding the R-1AAA back in with a conditional use allows the opportunity to consider these requests on a case by case basis.

Jack Berry 2100 Dundee Rd, Winter Haven, stated he has been here all his life. The property was purchased in 1954 and it's been farmed since then. The last time this grove was replanted was thirty years ago. The family is at the point of either replanting or doing something else. There have been no offers for development. He thought the City would be happy with this and the low impact to the Green Swamp. He requested to dissolve the development agreement with the City.

Glenn Reynolds, 2304 Grovelake Drive, stated in the research he found residential development does not pay for itself and that industrial development cost less. He stated that driving Lake Alfred is a nightmare in the morning and evening. He supports solar, Berry, and TECO on this issue rather than adding the residential.

Kathy Gray, 1657 Adams Barn Road, stated her property is zone for five acres per dwelling, in unincorporated Polk County. She is in favor of the solar plan. She thinks adding 750 houses on Cass Road would be a problem. Solar would not impact the City services.

Leon Juday, 535 N Todhunter Way, stated he also found studies similar to Mr. Reynolds, for each dollar of residential tax revenue the service for those houses cost the Cities \$1.45. By comparison, for each dollar for commercial or industrial tax revenue cost the cities 0.18. He stated he thought the City would be better off financially using the property for a solar farm and the solar would help to reduce the impact on his taxes. There is also the traffic aspect to consider adding another subdivision would increase the traffic on CR 557 by 37%. He also stated that Berry and TECO have been good citizens serving on committees and developing projects.

Allen Lane 2302 Grovelake Dr. stated he thought people would rather have the quiet solar farm rather than more houses.

Julia Reynolds 2304 Grovelake Dr. stated she wants to register her support of TECO and the solar farm.

Jane Brumbraugh, 655 E Pierce St. stated the only way the change would personally affect her would be from the crowded conditions on CR 557. What she's heard is TECO is willing to work with Lake Alfred and believes a compromise can be made and the solar farm can be supported.

Mayor Lake closed the public hearing.

Vice Mayor Daley stated she would like to thank all the people that came out to speak today. She has also done research and found solar farms are not recommended for wildlife or birds due to the heat. Wildlife cannot live under the panels. She was concerned about changing the entire category to accommodate the one site. She is in favor of solar as an accessory use. She wants to make sure the solar language in the ULDC specifies the type of solar allowed, since some solar uses a lot of water. She asked if the taxation on solar is the same as commercial, industrial or agricultural. She asked if there was an opportunity for a compromise. R-1AAA is one of the most protected zones and is considered a sensitive area. Allowing solar in the R-1AAA would be taking away the standards the Commission agreed on at the inception. She also asked about the compatibility of solar on the sprayfield.

City Manager Leavengood stated TECO ran preliminary numbers regarding taxes and there is an 80% tax exemption for solar. The proposed site would generate \$100,000 in taxes, but would not pay for services. He was not sure what the specific studies addressed, however if the Cities were paying for services they would have a deficit every year.

The initial application was for development review only, staff suggested the conditional use process. The process allows modifications and reviewing specific sites. Regarding the zoning, for R-1AAA you have to have water and sewer available. That's where the basis for the incompatibility comes from Staff. If there is a compromise, Staff would rather see a split that preserved the frontage for development. If you allow a conditional use, you are opening the door to all the properties in that district. He stated that solar in the R-1AAA is not consistent with the Comp Plan and the Land Development Code because of the presence of water and sewer. If the City didn't want development going north, the City should have never run water and sewer to the intersection. Development is occurring and could occur on a ten year period. The owner can also go through the PD process, which allows the City to work with the developer on custom zoning.

Commissioner Duncan asked who paid to run the infrastructure to the intersection of CR 557 and CR 557A. He asked if The Lakes could put solar panels in the ditches to pay for their street lights and how many lots in the City are over 250 acres. He stated that part of the reasons residents would move here is jobs. The facility would provide for 400 jobs. He asked about the Commission's ability to approve the TECO request. He stated there were positive comments for solar in the paper and on Facebook.

Public Works Director John Deaton stated the water was paid for by FDEP grants along with the City twelve to fourteen years ago. The sewer runs halfway to the intersection and that was done by development.

City Attorney Murphy stated a conditional use pursuant to the ULDC would be considered in a very specific process. He read a portion of the Land Development Code on conditional uses. It would be the highest level of review to determine the special impact or the uniqueness of the effect of the surrounding area. The Commission is here tonight based on an application that

would wholesale incorporate solar into the City code. The discussion tonight is a policy decision to consider solar as use in the R-1AAA. The City Commission worked hard on developing appropriate ULDC standards for the Green Swamp one of those was the R-1AAA zoning. He stated by adding conditions such as the requirement for 250 acres in the R-1AAA, would suggest that the PD process would be better than amending the R-1AAA. The Berry site may be compatible with the neighboring uses, but allowing solar generation may not be consistent with the Comprehensive Plan. The Commission can adopt the text as submitted by TECO or as suggested by Staff.

Community Development Director Bailey stated that Staff submitted the sprayfield to TECO for consideration. The City already has traffic signs and different advertising sign that are powered by solar panels. It would be an accessory use to their subdivision but panels could be installed on a commercial property or an HOA property. Although Staff only presented the comparison for Polk County, staff looked at other City codes and found that solar was only permitted in the industrial and rural areas. The advertisement for the case was broad in nature to allow the City Commission to consider both the applicant and staff proposals. At the initial meeting with the applicant they were interested in three sites in the City, which have not been mentioned. However the application is not about any specific site. There are other sites within the City that TECO has expressed an interest in developing including one in an industrial zoning. She reviewed the allowable uses within the R-1AAA and that the primary use is residential. PDs are always an option which changes the zoning category and requires a public hearing process. There would be jobs in building the solar farm but the applicant has stated there will be maybe one staff person to maintain the facility.

City Manager Leavengood stated the unincorporated areas get annexed to receive City services. Once a property has transitioned from the RR where there are no services to the R-1AAA with services, those services are wasted if not utilized. The City may still get a solar farm in an industrial site. The PD is still an option where they can split the property with some residential that uses the City services and infrastructure while allowing some solar also. Solar as an accessory use is permitted. He also stated that CR 557 will be a four-lane facility in the future. As a conditional use, the solar could be limited in the time for the allowed use. There may be a higher and best use for a property in the future rather than solar.

Darren Stowe asked for the City Commission to consider a site plan review process on the industrial sites.

Mayor Lake stated he has no opposition to solar, but the Commission also has an obligation to the citizens and their desire for improvements to the downtown area. They are asking for more businesses and retail. Solar will not bring in residential interest into the City. We've done a lot of work in the past five to six years to turn Lake Alfred around and to suddenly say the City will allow a solar farm where houses were originally planned is not in the Comprehensive Plan. Allowing solar in the R-1AAA effects more than the one area represented here tonight. Jobs will be temporary.

Vice Mayor Daley moved to approve Ordinance 1394-17 based on Staff's and the Planning Boards recommendation on first reading, seconded by **Commissioner Dearmin**. The motion was approved four to one in favor of Staffs' recommendation.

MAYOR LAKE	AYE
VICE MAYOR DALEY	AYE
COMMISSIONER DEARMIN	AYE

COMMISSIONER DUNCAN
COMMISSIONER MAULTSBY

NAY
AYE

City Attorney Murphy stated the ordinance will come back for second reading on November 20, 2017. The title will reflect the changes recommended by Staff and the Planning Board.

3.) ORDINANCE 1395: FY 16/17 FINAL BUDGET ADJUSTMENT

City Attorney Murphy read the Ordinance title.

City Manager Leavengood stated as a part of the closeout process of the previous fiscal year of 2016/2017 the City is required to submit an amended budget that includes any changes made from the original budget. These changes can include unanticipated projects, expenses, or revenues that were not included; or changes to existing line items that did not meet exact revenue or expenditure projections. The proposed budget adjustment accounts for these changes with the net changes in unrestricted fund balance for each fund presented in the contingency line items below.

Substantive unbudgeted expenses in the general fund include: purchase of the Gardner House; Junk Trunk Property; Garbage Truck Replacement; and the Hurricane Irma response. However, strong revenue experience in both the general fund and enterprise fund cut the overall impact of these expenditures to fund balance nearly in half and we will receive reimbursement from FEMA in a subsequent fiscal year (~\$60k).

CITY OF LAKE ALFRED FY 2016/2017 BUDGET SUMMARY

General Fund	Original	Final	Stormwater	Original	Final
	Revenues	4,874,284		5,393,696	Revenues
Expenditures	4,868,983	5,670,573	Expenditures	52,360	104,515
Contingency	5,301	(276,877)	Contingency	5,640	(0)
Enterprise Fund			CRA		
Revenues	2,388,500	2,462,712	Revenues	57,207	50,847
Expenditures	2,380,738	2,462,712	Expenditures	57,207	14,615
Contingency	7,762	-	Contingency	-	36,232

Staff recommended approval of Ordinance 1395-17 on first reading.

Mayor Lake opened the public hearing. There were no comments.

Mayor Lake closed the public hearing.

Commissioner Duncan asked if this was the time to discuss a second distribution of the holiday bonus to Staff.

City Manager Leavengood stated the discussion is on the close out for last year, but it does provide an estimate of the cost for the last holiday bonus. There would not be a negative financial impact, but the City Commission has to approve the amount since it is over the threshold for the City Manager to approve. The City manager approved the advancement of the budgeted distribution.

Commissioner Duncan moved to approve Ordinance 1395-17 on first reading, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

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

Commissioner Duncan made a motion to approve a second distribution of the holiday bonus, seconded by **Commissioner Maultsby**. The motion was approved by unanimous voice call vote.

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

4.) RESOLUTION 16-17: CCNA FOR LAND SURVEYING AND MAPPING

City Attorney Murphy read the Resolution title.

City Manager Leavengood stated City staff is anticipating the need for ongoing surveying services as we proceed with annexations of parcels into the City limits.

On July 20, 2017, the City Commission of the City of Haines City approved a continuing service agreement with several firms including Robert A. Stevens & Associates, Inc., for land surveying and GIS services. Bids for the continuing service agreement were solicited by Haines City in accordance with the Consultants' Competitive Negotiation Act (CCNA) process under Florida Statutes.

City staff is proposing to piggyback off of Haines City's selection process and enter into a continuing service agreement for surveying services. The proposed master consulting agreement establishes a general basis between the firm and the City for performing services (umbrella agreement).

Specific projects or services will be carried out under separate agreements or "task orders" that will specify the scope, timeline, cost, and other provisions specific to each project. This setup is identical to the master agreement with CPH for engineering services and GAI for park master planning services.

Staff recommended the approval of Resolution 16-17.

Mayor Lake opened the public hearing. There were no comments.

Mayor Lake closed the public hearing.

Commissioner Dearmin moved to approve Resolution 16-17, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

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

5.) PURCHASES: VEHICLE REPLACEMENTS

City Manager Leavengood stated the current FY 17/18 budget has funding set aside for several vehicle replacements in various departments consistent with the capital improvements program (CIP) and annual budget. The proposed vehicle replacements, bids, and information include:

Police Patrol Replacement - Replacing 2007 Crown Victoria with 100,575 miles as of Aug 2017 with a 2018 Ford Explorer and associated equipment. The Police Department goal is to replace future patrol vehicles with pursuit rated Ford Explorers with additional space and capabilities.

Vice Mayor Daley asked about the upholstery.

Police Chief Bodenheimer stated reasons for using Bartow Ford for the vehicle purchase including maintenance. He also stated that the explorer will provide more room and will have a higher trade-in value in the future. The trade-in will bring the cost closer to the budgeted amount. The flooring is plastic and the vehicle will have a screen rather than glass. Ford has also addressed the issue with carbon monoxide.

Budgeted Amount: \$30,000 (increased to \$35,000 in FY 18/19 to accommodate increase)

- Bartow Ford: \$36,348
- Prestige Ford: \$37,534
- Duval Ford: 38,456

Staff recommended: Purchase police Explorer from Bartow Ford in the amount of \$36,348.

Fire Department Staff Vehicle Replacement - Replacing 2004 Ford F-150 Truck with 139,481 miles as of Jul 2017 with a 2018 Ford Explorer and associated equipment.

Budgeted Amount: \$35,000

- Prestige Ford: \$32,350
- Bartow Ford: \$33,094
- Duval Ford: \$32,259

Bartow Ford; while \$744 above the low bid from Prestige Ford, Bartow Ford had better references and installs all of the safety equipment in-house making warranty and repair work easier. The difference in price from the Police vehicle is the equipment.

Staff recommended the purchase of the fire truck from Bartow Ford in the amount of \$33,094.

Bucket Truck Replacement - Replacing 1990 F-700 Bucket Truck with 198,679 miles as of Oct 2017 with a used bucket truck. Purchase is being advanced to current budget year due to the current bucket truck being inoperable without significant repairs. Purchasing used replacement since the equipment is used infrequently and a new bucket truck is estimated at \$130,000.

Budgeted Amount: \$70,000 in FY 18/19 (\$30,000 set aside in current year).

- Utility Trucks & Equipment: \$35,585 (2009 Ford 550 45' Terex)
- Southwest Equipment: \$54,900 (2012 F350 35' Altec)

Public Works Director Deaton stated the bucket on the truck the City has now is no longer safe to use, due to the miles and condition on the truck it will be sold on GovDeals. The new truck will be a 2009 550 bucket truck with a forty five foot reach boom which is the longest boom you can buy on a non CDL bucket truck. It is a used truck used by a utility company as a maintenance truck. The City does not put a lot of miles on the bucket truck. The truck is a diesel with additional uses.

Staff recommended the purchase of the truck from Utility Trucks and Equipment in the amount of \$35,585.

Vice Mayor Daley moved to approve the purchase of the police Explorer from Bartow Ford in the amount of \$36,348, purchase fire truck from Bartow Ford in the amount of \$33,094; truck from Utility Trucks and Equipment in the amount of \$35,585; seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote.

Mayor Lake opened the public hearing. There were no comments.

Mayor Lake closed the public hearing.

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

RECOGNITION OF CITIZENS:

No citizen comments.

COMMISSIONER QUESTIONS AND COMMENTS

Commissioner Maultsby – no comments

Mayor Lake attended Halloween events.

Vice Mayor Daley stated there will be a 100 year celebration at Mackay house November 17. There will be Scottish food, a Jazz band and members of the Mackay family will be there. Everyone is invited to come contact the Parks and Recreation Department for tickets.

Commissioner Duncan the next art show will be hung soon and the theme is "An Outdoor City".

Commissioner Dearmin congratulated Chief Bodenheimer who has done a great job he will, hopefully, be here for quite a few more years. The carpet and the walls look nice. He also stated he is so happy the Commission can work together for the citizen of Lake Alfred.

Mayor Lake Adjourned the Meeting at 10:48 pm.

Respectively Submitted,


Ameé Bailey