

**MINUTES
CITY COMMISSION MEETING
MONDAY NOVEMBER 16, 2020
7:30 PM
CITY HALL**

Call to Order: Mayor Nancy Z. Daley

Invocation and Pledge of Allegiance:

Roll Call: City Clerk Ameen Bailey

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

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

City Manager Announcements

City Manager Leavengood announced the installation of a new basketball hoop at the end of the Mackay Trail near tract eight in The Lakes, the new art was hung in City Hall this weekend by the Crossroads Art Show with the reception being at 7:00PM next Thursday, and the employee Thanksgiving luncheon will be at the Mackay Estate this Wednesday at 11:30 AM. He continued and thanked city staff for the preparation of the Veterans Day event that was cancelled due to the proximity of the tropical storm, announced the State of the City Address was this Thursday at 11:30a.m. at the Lions Park Clubhouse, and welcomed Linda Bourgeois back to the City of Lake Alfred. He concluded by personally thanking Ameen Bailey for her dedication to the City and for doing a great job of balancing both departments of Community Development and City Clerk.

Assistant City Attorney Claytor welcomed back Linda Bourgeois and said they were thankful to represent the great City of Lake Alfred.

Commissioner Lake had staff display a video of Ms. Gundy Costello's 100 birthday celebration and then said we were here tonight to honor her for her 104th birthday.

Ms. Lenore Costello of 215 Lakeview Boulevard approached the podium and shared her story of coming to Lake Alfred and living in the Boley house for 73 years. She stated she had enjoyed every day she had lived here and concluded by thanking everyone for being so nice, kind, and welcoming to her all these years. She concluded by sharing her husband was a former City Manager of Lake Alfred and said what a pleasure it was to be celebrating in her late husband's building. Thank you.

Recognition of Citizens

Peg Paston of 160 West Haines Blvd. approached the podium and said she owned the packing house downtown and came tonight to thank the City Commission for enacting the mask Ordinance. She concluded and said it had been a great help in keeping the town healthy and in good shape.

Consent Agenda

Commissioner Maultsby moved to approve the Consent Agenda, seconded by **Commissioner Lake**. A unanimous voice call vote approved the motion.

AGENDA

1.) Ordinance 1449-20: FY 19/20 Final Budget Adjustment

Assistant City Attorney Claytor read the Ordinance title.

City Manager Leavengood stated as a part of the closeout process of the previous fiscal year of 2019/2020 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 and rebalances the total budget and each of the funds.

Staff Recommendation: Approval of Ordinance 1449-20 on second and final reading.

Mayor Daley opened the public hearing. Seeing no one, she closed the public hearing and opened it to Commission discussion.

There was no discussion.

Commissioner Lake moved to approve Ordinance 1449-20 on second reading, seconded by **Vice mayor Dearmin**. A unanimous voice call vote approved the motion.

2.) Resolution 16-20: Central Park Project Authorization

Assistant City Attorney Claytor read the Resolution title.

City Manager Leavengood stated the City adopted the Parks and Recreation Master Plan in March of 2018 which performed a comprehensive analysis of parks and recreation facilities city wide. The plan created an inventory of all park facilities and provided an implementation plan of improvements to be made based on public, staff, and Commission feedback. In October of 2019, the plan was updated to include the site-specific plans for Central Park, Lions Park, and the Mackay Preserve.

Early progress has been made on the plan including the completion of the remaining dock replacements in the City (Twin Lake, Lake Swoop, and Lake Echo). Additionally, the Fruitland Park and the Echo Terrace Community playground projects have been completed.

The City has been budgeting funding from the general fund and the Community Redevelopment Agency to implement the plan and has opted for a “pay as we go” / “low hanging fruit” approach versus taking out debt service. This has allowed us to complete less expensive projects as we work our way up the list while also ramping up the level of funding each fiscal year.

The City’s Community Redevelopment Agency’s budget has continued to snowball allowing for greater levels of project investment. Central Park and Lion’s Park are both located within the CRA Boundaries. The City currently budgets \$50,000 per year from the general fund and \$120,000 from the CRA to the Park Master Plan; an additional \$50,000 is being budgeted for sidewalks identified within the plan but that funding was temporarily reduced due to Covid reductions. Engineering estimates for Central and Lions were in excess of \$5 million and \$10 million, respectively.

Due to the size of the site-specific projects Central, Lions, and Mackay will require phasing. By breaking up these projects into more manageable pieces city staff anticipates being able to save significant funding by managing the projects inhouse.

The proposed resolution authorizes city staff to proceed with the Central Park Project. The goal of the project will be to complete the football field and parking area. We have a FRDAP grant submitted to the state for up to \$200,000. If awarded, we will install lighting on the football field. If any funding remains, we may complete other improvements identified for Central Park (e.g. internal sidewalks, on-street parking, basketball, etc.).

Staff Recommendation: Approve Resolution 16-20.

Mayor Daley opened the public hearing. Seeing no one, she closed the public hearing and opened it to Commission discussion.

Vice Mayor Dearmin stated there had been a lot of work put in on this project since day one and approved of the phased-in approach.

Commissioner Eden concurred, and thanked the City Manager and city staff. He said our City was a city to be proud of as well.

Mayor Daley stated our staff had always been great at avoiding large debt, and we could be proud of that especially being in the middle of something we had never expected. She concluded by saying this was a great way to keep going down the road and getting the things done.

Commissioner Lake stated the city may even get a couple of football stars out of it.

Commissioner Eden shared we had a gentleman now getting ready to play Monday night football. He was a hometown product.

Vice Mayor Dearmin moved to approve Resolution 16-20, seconded by **Commissioner Maultsby**. A unanimous voice call vote approved the motion.

3.) Resolution 17-20: M-CORES

Assistant City Attorney Claytor read the Resolution title.

City Manager Leavengood stated at the last regular meeting there was discussion amongst the Commission regarding a resolution passed by the City of South Miami expressing concerns about the M-CORES process that was sent to state and local officials. We received the resolution from the Florida League of Cities.

In May of 2019 Governor Ron DeSantis signed Senate Bill 7068 into law to create the Multi-use Corridors of Regional Economic Significance (M-CORES). As stated on the M-Cores website (<https://floridamcores.com/>) the program is intended to revitalize rural communities, encourage job creation and provide regional connectivity while leveraging technology, enhancing the quality of life, and protecting the environment and natural resources.

The South Miami Commission expressed concerns that the M-CORES process does not address need, economic feasibility and economic impacts of the three corridors as required by statutes and that transportation capacity, operational or safety deficiencies should be addressed within the existing corridors before new ones are added; that additional transportation capacity between North Florida and Tampa be served through rail; and that current funding be reallocated to aid in the COVID-19 response.

M-CORES has received opposition from environmental and other groups such as “No Roads to Ruin” (<http://noroadstoruin.org/>) and 1,000 Friends of Florida (<https://1000fof.org/m-cores/>).

The drafted resolution was modeled after the South Miami resolution to express the same concerns. If the Lake Alfred City Commission shares the same concerns this can be approved as presented or with amendments as desired.

Staff Recommendation: Pleasure of the City Commission.

Mayor Daley stated she was serving on the transportation policy committee for the Florida League of Cities. She went on to share that 93% of the people were speaking against the measure because it took away a part of the home rule powers of the towns the projects went through. She continued and said there was a lot of opposition, the plan neglected the current roadway systems, and put the funding in other areas. She said she was in favor of the Resolution, and then opened the floor to City Commission comments.

Commissioner Lake reported the on public exposure given with webinars, newsletters, and open houses. He said there was a lot of public participation however, the input had been negative.

Vice Mayor Dearmin shared he was in favor of home rule and said when it impeded on our ability to home rule that can be a problem. He concluded by saying he was appreciative of the Florida League of Cities to inform the City about it.

A brief discussion ensued about the local involvement of the Transportation Planning Organization, and the expectation M-CORES would be coming forth as a discussion item soon.

Further discussion surrounded home rule, the Florida League of Cities position on the measure, and the clarification of voting yes on the Resolution essentially meant not supporting the funding for the M-CORES projects.

Mayor Daley opened the public hearing. Seeing no one, she closed the public hearing and opened it to Commission discussion.

Commissioner Lake moved to approve Resolution 17-20, seconded by **Vice Mayor Dearmin**. A unanimous voice call vote approved the motion.

4.) Resolution 18-20: Unified Land Development Code Fee Schedule

Assistant City Attorney Claytor read the Resolution title.

City Manager Leavengood stated Section 8.09 of the Unified Land Development Code (ULDC) authorizes the City Commission to establish fees and costs for the processing of applications for development by resolution. The current fee structure was adopted in 2006 by resolution which provided for annual increases to offset the effects of inflation. The City's policy also allows for cost recovery associated with third-party reviewers for the City (i.e. engineering and legal review).

In recent years, the City has experienced a higher volume of development activity which has resulted in a greater outflow of legal and engineering fees incurred by the City which then must be recovered. Attempting to collect these fees on the backend can be problematic not only from a collection standpoint but accounting for expenses/revenues across fiscal years.

Based on feedback and recommendation from the City Auditor the proposed resolution will establish deposit accounts for each application type that will be drawn down to pay for third-party review. The deposits amounts will be based on experience with the respective application type. At the end of the project any amount remaining would be returned to the applicant. If the deposit were depleted the applicant would have to replenish the deposit account.

This proposed resolution provides for the development deposit; increases the amount collected by the City for the processing of applications; additional deposit(s), if necessary; and continues the annual adjustment.

The ULDC rewrite will require additional changes to the fee structure based on new application types. In addition, the City plans to conduct a new fee study in the future to determine if the current fees are in line with other jurisdictions and the current cost of processing applications. However, initiating deposits will solve current accounting and budget questions.

He continued and explained the purpose was to inhibit the incurring of the receivable in one year and then it gets expended in the next. This is also an opportunity to do a market study to make sure we are not out of line.

Mayor Daley asked if the deposit was refundable and City Manager Leavengood stated yes. He continued and explained that whatever they did not incur would be refunded to them and if the account became depleted then they would have to put up an additional deposit.

Staff Recommendation: Approve Resolution 18-20.

Mayor Daley opened the public hearing. Seeing no one, she closed the public hearing and opened it to Commission discussion.

Vice mayor Dearmin moved to approve Resolution 18-20, seconded by **Commissioner Lake**. A unanimous voice call vote approved the motion.

5.) Charter Review Committee Report

Dr. Herb Nigg, Chair of the Charter review Committee, introduced the committee members and staff members. He then reviewed the six proposed Charter revision recommendations of the committee.

Assistant City Attorney Crawford explained the difference between an ordinance and resolution, and with how they were impacted by Senate Bill 50.

City Manager Leavengood stated Section 5.04 of the City Charter required that every ten years, in conjunction with the decennial national census, the City Commission shall appoint a committee to review the Charter. On July 6, 2020, the City Commission appointed the Charter Review Committee to include: Herb Nigg, Brenda Arnold, John Duncan, Ron Schelfo, and Loretta Vittorio. The committee was supported by staff including the City Manager Leavengood, Assistant City Attorney Drew Crawford, and City Clerk Ameer Bailey.

The committee met several times over the last few months and performed a comprehensive section by section review of the Charter. A detailed summary and analysis of the Committee's efforts and recommendations are included in the report. The report also includes ordinance and resolution language consistent with the Committee's recommendations.

The ordinance with the associated ballot language can be brought forward in whole or in part and with or without changes as the City Commission desires.

Staff Recommendation: Accept the Charter Review Committee Report.

After the presentation, the City Commission discussed each formal proposal and the minority opinion.

Prior to the City Commission discussion, Assistant City Attorney Crawford explained the timeline for the process stating the Supervisor of Elections Office had requested the ballot language be provided to them by the end of January. He continued and said if the City Commission could reach a consensus tonight, they would then take the feedback to prepare an ordinance which would come back to them at the first meeting in December.

The City Commission discussion surrounded having the option of individual ordinances for all proposals or having just one ordinance with all the amendments.

Proposal 1. Current Law:

After a catastrophic loss of all sitting city commissioners, a governor-appointed interim city commission has 90 days to hold a special election for Lake Alfred Citizens to elect new city commissioners.

Committee's Suggested Change:

Double the 90-day period to 180 days

Mayor Daley voiced concerns about the time-period of 180 days and being six months with not having a stable commission. She went on and asked where the proposed number of days had originated.

Assistant City Attorney Crawford explained the reasoning behind the proposed 180 days and shared about the Supervisor of Election's responsibilities. He continued and said the Supervisor may decide she was unable to provide the City with the books because of one or more potential conflicts. She has been afforded absolute discretion. He spoke about it not being the instability of the commission but rather it was a matter of the representation of the people, the Governor appointing the replacements, and the interim commission having to order the election. The extension idea was to provide time for them to meet, coordinate the staff, determine when the books were available, and still meet all the requirements of the election code to conduct the election. By doubling the number, it allowed for a maximum amount of time.

Commissioner Lake said six months seemed like a long time.

Assistant City Attorney Crawford said he understood his position and said if it remained the interim commission, they may not be able to meet the current 90-day deadline and notice requirements of the special election. He continued and said the City Commission had the opportunity to modify the number of days as this was a suggestion from the Charter Review Committee.

There was a consensus by the City Commission to accept the proposed amendment.

Proposal 2. Current Law:

Factual validity of a city commissioner's conflict of interest is subject to determination by the remaining members of the commission

Committee's Suggested Change:

Delete language permitting city commissioners to be the judge of colleagues' potential conflicts

Mayor Daley asked would the City Attorney's Office be the one who decided if the conflict met the intent of the State Law?

Assistant City Attorney Crawford said that was a matter between the City Commission and the State Commission on Ethics. He said they would provide advice on how they would exercise the duties of their office and that would include voting.

A brief discussion ensued about not needing a formal opinion from the Ethics Commission, how conflicts of interest were handled, and the validity of the conflicts.

There was a consensus by the City Commission to accept the proposed amendment.

Proposal 3. Current Law:

The charter identifies several acts that may only be done by ordinance, including adjusting city departments, establishing franchises, setting rates and borrowing money

Committee's Suggested Change:

Permit listed formal acts to be done by resolution or ordinance. Keep the budget ordinance requirement.

Mayor Daley said she thought there were some business items that could be done by resolution especially since we now have a public hearing for every formal action. She said she was in favor of this amendment and asked if there would be other items adopted by ordinance.

City Manager Leavengood explained this would help improve efficiency and optimization. He continued and said there would be other ordinances driven by State Law.

Assistant City Attorney Crawford explained the dynamics of the powers for resolutions and ordinances.

There was a consensus by the City Commission to accept the proposed amendment.

Proposal 4. Current Law:

The city commission may only delete "obsolete" transition schedules from Article VI of the charter.

Committee's Suggested Change:

Give the city commission the power to remove any transition schedule from the charter, old or new, when transition events are over, and the schedule is no longer needed.

Assistant City Attorney Crawford explained this amendment would expand the City Commission's authority and allow them to remove nonessential language.

City Manager Leavengood said this was a tool for the toolbox to future proof the Charter as a built-in tool for the authority to delete anything obsolete.

There was a consensus by the City Commission to accept the proposed amendment.

A brief discussion ensued, and the City Commission agreed to have one ordinance incorporating all suggestions from the Charter Review Committee.

The next two proposals were editorial in nature and could be corrected by a resolution.

Proposal 5. Current Law: N/A

Committee's Suggested Change:

Add housekeeping "Editor's Notes" to the published charter with helpful section title information, helpful research information and helpful legal references to important state laws.

Proposal 6. Current Law: N/A

Committee's Suggested Change:

Exercise current authority to remove the obsolete transition schedule in § 6.05 of the charter

There was a consensus by the City Commission to accept the two proposed amendments and bring them back for consideration in the form of a resolution.

The City Commission entertained the minority proposal of establishing term limits.

Commissioner Eden shared about several local cities and their current term limits. He said the proposal was not going to impact the seated commissioners and requested discussion on this item for a separate ordinance.

Topics of discussion from the City Commission were as follows:

- Term limits may not always be a good policy
- Recruitment being an issue in smaller cities
- Term limits taking away the ability for the people to decide
- The process for removal of a seated commissioner would happen at the polls
- Term limits being counter productive
- Putting term limits on the ballot as a referendum to allow the citizens to decide if they wanted to implement term limits
- Getting involvement in local government being a challenge
- Allowing the people to choose their representation
- The vote of the Charter Review Committee being a 3-2 minority vote

John Duncan 200 North Ramona Avenue said there was a lot of discussion on this item. He continued and said this was an opportunity for the commission to put it in front of the people and to have the opportunity to preserve twelve years of service. He went on to say but if there was a referendum from the people it would effectively be written to where their current terms would now count. He concluded by saying he just wanted them to take that into consideration because the people could bring a referendum forward.

There was not a consensus of the City Commission to accept the minority proposal.

The City Commission thanked the Charter Review Committee for their hard work and dedication to the City of Lake Alfred.

6.) Police Forfeiture Funds: K-9 Purchase

City Manager Leavengood stated the City's Police Department currently had a single K-9 Officer and handler. "Wil" has served as the City's K-9 officer since 2012 and was retiring.

The Police Department has approximately \$26,461 in forfeiture funds that can be used for the purchase of the K-9. Use of these funds requires request by the Police Chief and authorization by the City Commission for an eligible expense of which a K-9 is eligible.

The new K-9, "Leo", was purchased from Police Service Dogs training center for \$10,000 which came highly recommended by the Chief and other agencies that have used the company (<http://psdk-9.com/about/>). For comparison, the previous police canine was purchased in 2012 for \$9,000.

Staff Recommendation: Approve use of \$10,000 in police forfeiture funds for K-9 purchase.

Police Chief Bodenheimer spoke about the forfeiture fund expenditures, this item meeting the requirements for purchase, the K-9 facility, types of dogs used for police enforcement, and the retirement of Wil.

A discussion ensued about having a retirement ceremony for Wil, the life expectancy of the dog, the City having a vest for the dog, and the officers keeping the dogs upon retirement.

Mayor Daley opened the public hearing. Seeing no one, she closed the public hearing and opened it to Commission discussion.

Commissioner Lake moved to approve the expenditure of forfeiture funds of \$10,000 to a K-9 purchase, seconded by **Commissioner Eden**. A unanimous voice call vote approved the motion.

7.) Special Event Application: Adam's Estate Fireworks

City Manager Leavengood stated Section 34.6 of the Code of Ordinances prohibits the discharge or use of firecrackers, rockets, torpedoes, roman candles, or other fireworks or substance designed and intended for pyrotechnic display. However, the City Commission may permit the public display of fireworks by properly qualified individuals if such display shall not be hazardous to surrounding property or endanger any person.

The City has received a special event application for a firework display at a wedding at the Adams Estate on November 27, 2020 between 8:30pm and 9:30pm. The application was submitted by Four Seasons Display Inc. which has general liability insurance in the amount of 5 million dollars and a valid federal explosives license/permit.

The site proposed for the display is within Lake Alfred approximately 200' north of the Adams Estate wedding venue. The applicant would like to use Lions Park for setup and for launching. The pyrotechnic crew would like to setup the display on an 8' x 24' floating platform. The Fire Department would be able to inspect the platform prior to launching.

Staff has reviewed the applications and is providing the following considerations/comments:

- The fireworks display would be easily seen and heard by residents within one mile of the site. This would cover Water Ridge to the northwest and reach Shinn Blvd. on the southwest. While some residents may welcome the fireworks display others may not.
- Approval may encourage future requests.

- The City does not currently utilize fireworks for any public events.
- While the fireworks could be enjoyed by the public it is not an advertised event nor is it associated with a typical date that would have fireworks (e.g. 4th of July, New Year's). Individuals with pets or sensitivity to loud noises may not be aware of the event.
- If approved, staff would recommend closure of the boat ramp to limit boat activity in proximity to the barge and/or require public safety personnel to be in the Lake to maintain the perimeter around the barge at the applicant's expense.

Staff Recommendation: Pleasure of the Commission.

Mike Snell, of Four Seasons, stated the display fireworks were for color rather than loud sounds. He explained they would-be low-level fireworks, and the show would last approximately five minutes. He thanked the City Commission for their consideration.

A discussion ensued by the City Commission regarding the following:

- This being the first time considered in Lake Alfred
- Concerns about noise levels and safety
- Not limiting access to the public boat ramps
- The inspection process prior to the event
- The type of fireworks being shot in proximity to the shoreline
- Having the low decibel requirement being a part of the permit
- Making the decision based on the Code and not a specific event
- The potential to scare household pets
- The display time frame being between 8:00PM-8:30PM
- This type of event providing the City with a measurable standard
- The potential to put patrol boats on the lake

Mayor Daley opened the public hearing.

Herb Nigg of 700 S. Ilakee Avenue said he was in favor of allowing them to have the fireworks and not shutting down all the fun in Lake Alfred.

Brenda Arnold of 435 West Pierce Street said she agreed about the decibel levels and was not against the firework display. She shared about the airboat noise levels, noises frightening children, and it being a wedding. She concluded by saying again she agreed about the monitoring of the noise levels for future criteria.

Loretta Vittorio 260 Oak Lane said she was glad we had the opportunity to try this out. She shared her experience with the noises near her home and said she was in favor of allowing the permit.

Commissioner Lake moved to approve the special events permit with conditions, seconded by **Commissioner Eden**. A unanimous voice call vote approved the motion.

At 9:23 PM Mayor Daley recessed the City Commission Meeting and opened the Community Redevelopment Agency Meeting.

Those in attendance were Chair Nancy Daley, Vice Chair Jack Dearmin, Member Brent Eden, Member Charles Lake, and Member Albertus Maulsby.

COMMUNITY REDEVELOPMENT AGENCY AGENDA

1.) Community Redevelopment Agency Board Meeting Minutes for August 17, 2020

Chair Daley opened the public hearing. Seeing no one, she closed the public hearing and opened it to Board discussion.

Member Lake moved to approve the CRA minutes, seconded by **Vice Chair Dearmin**. A unanimous voice call vote approved the motion.

5.) CRA Resolution 02-20: Retail Marketing Consultant Agreement

Assistant City Attorney Claytor read the Resolution title.

City Manager Leavengood stated the proposed resolution enters into an agreement with Retail Strategies, LLC to provide retail marketing and recruitment services to the City of Lake Alfred. The company will perform a demographic and GAP analysis (supply/demand conditions) of the City, identify and evaluate priority commercial properties for development, and then market Lake Alfred and these properties to retailers and restaurants.

Utilizing this type of service has been long discussed since the establishment of the Community Redevelopment Agency back in ~2013. Originally, it was to get the ball rolling since there had been no retail development in the City in many years. This was also the original goal of assembling the downtown city owned parcel as a kick starter.

With development currently underway (i.e. Dunkin, 7-Eleven, ACE Hardware, etc.) the objectives have changed. Now the goal has shifted to not only securing development but in optimizing the development potential of the commercial parcels within the City. The goal in acquiring the services of a firm like Retail Strategies is to make this process more efficient while at the same time securing better end users than we would have otherwise.

The Community Development Director and City Manager attended the ICSC retail conference in Orlando in 2019 and met with several cities that had booths at the conference as well as several firms that perform these types of services. The takeaway from that conference is that cities eventually get to the point where they can benefit from a service like this and our indicators look favorable to proceed with this type of service (i.e. increased development demand combined with the availability of parcels). Once the City builds out, we will have to look for redevelopment opportunities, years if not decades into the future so now is the time to maximize and optimize our selections.

The CRA Budget and CIP includes \$40,000 for this year and the next two years to fund the three-year agreement. Their proposal includes a case study/reference from Lake City. The proposed agreement utilizes a piggyback of Lauderdale Lakes which contracted with Retail Strategies, LLC through competitive procurement.

Staff Recommendation: Approve CRA Resolution 02-20.

Vice President of Business Development Sarah Beth Thornton with Retail Strategies presented to the City Commission.

Presentation Overview

- 150 years of retail real estate experience
- Direct connections to retailers and developers
- Hands-on approach
- Discovery with data and analytics
- Connection with real estate analysis
- Advance with market analysis, retail recruitment plan, and marketing guides

She continued and spoke about several clients and their successes with the partnerships, and then stood for any questions.

City Manager Leavengood explained the process for recruitment and the importance of the criteria for the businesses such as daily traffic counts, access to the properties, and proximity to similar industries and locations. He continued and said our expertise was Lake Alfred and they know their market, so it is the combination that then may put us in a position to close the deal. He went on to talk about the progression of development, the economic growth in Lake Alfred and said that was where they could assist us in getting those better end users.

The City Commission discussed the potential for a variety of businesses, the downtown city property, having more control and expectations for development, and the design elements of the city's property.

Assistant City Attorney Claytor stated this would be specific to the properties in the Community Redevelopment Agency area.

Member Maultsby asked about when the City would get a grocery store.

Sarah Beth Thornton said sometimes it could take a while and they would work very hard to achieve that goal.

Vice Chair Dearmin said since the City Manager had been here the City had seen some very beautiful things happen. He concluded by saying he was in favor of the agreement.

Chair Daley asked about the term limit of the agreement.

City Manager Leavengood stated it was a three-year agreement, and the budget and the CIP had already accounted for the expenditure.

Chair Daley opened the public hearing. Seeing no one, she closed the public hearing.

Vice Chair Dearmin moved to approve CRA Resolution 02-20, seconded by **Member Lake**. A unanimous voice call vote approved the motion.

At 9:51p.m., **Chair Daley** adjourned the Community Redevelopment Agency Meeting and reconvened the City Commission Meeting.

City Clerk Bailey called roll.

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

Recognition of citizens:

Loretta Vittorio of 260 Oak Lane spoke regarding the twenty years of working with Fundamentals for Kids. She shared there would not be a party this year. She distributed the 20th Anniversary pens to the City Commission and shared her appreciation for them.

The City Commission thanked her for the pens and her service on the committee.

Commissioner Questions and Comments:

Commissioner Maultsby requested for a Publix or Winn Dixie for Lake Alfred, and City Manager Leavengood said they were also looking at ALDI's.

Mayor Daley shared her disappointment in the cancellations of the Veterans Day celebration, the Christmas Parade, and the Ridge League of Cities Christmas Dinner. She continued and spoke about the Winter Haven Boat Parade being held on the same night as our Christmas Parade and said now maybe she would be able to attend or participate this year. She concluded by thanking everyone for their hard work.

Vice Mayor Dearmin stated he was able to attend the Florida League of Cities Legislative Conference in person although this year it was condensed. He appreciated seeing his colleagues and shared the safety precautions implemented during the event. He continued and said he was disappointed about the Christmas Parade and shared there was a movement for the residents to decorate their houses this year. He shared a gentleman across from Central Park already had his Christmas display up and concluded by saying thank you.

Commissioner Lake stated he also had attended the conference and it was nice seeing people he had not seen in a while. He shared the next President of the Florida League of Cities, Phillip Walker, would be the second Polk County City Commissioner to become President in the past four years. He continued and praised the Charter Review Committee, announced the Water Cooperative Meeting date, the employee luncheon on Wednesday, and a Metropolitan Planning

Organization Meeting on Friday. He asked about a potential business closing in Lake Alfred and concluded by sharing about the back of the 2020 Quarter being bats. Thank you.

Commissioner Eden said Happy Veterans Day again to everyone and shared he was disappointed of the cancellation of the event as well. He shared about a birthday and concluded by wishing everyone a Happy Thanksgiving and safe holiday.

Mayor Daley announced the next meeting was December 7, 2020 and that it would be the last City Commission meeting for the year. Without any further discussion at 9:58 p.m., Mayor Daley adjourned the meeting.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Ameé Bailey".

Ameé Bailey,
City Clerk