

**MINUTES
CITY OF LAKE ALFRED
CITY COMMISSION MEETING
MONDAY NOVEMBER 21, 2016
7:30 P.M.
CITY HALL**

Call to Order: Mayor Charles Lake

Invocation and Pledge of Allegiance: Pastor Thacker

Commissioner Dearmin moved to excuse Commissioner Maultsby, 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	ABSENT

Roll Call: Those in attendance were Mayor Charles Lake, Vice Mayor Nancy Daley, Commissioner John Duncan, and Commissioner Jack Dearmin.

Staff attendance: City Manager Ryan Leavengood, Assistant Attorney Seth Claytor, City Clerk Améé Bailey-Speck, Police Chief Art Bodenheimer, Finance Director Amber Deaton, Public Works Director John Deaton, Parks and Recreation Director Richard Weed, and Community Development Director Valerie Vaught.

CITY MANAGER ANNOUNCEMENTS

City Manager Leavengood stated City Offices and the Public Library will be closed on November 24 and 25th in observance of Thanksgiving. The Public Works Department will pick-up all recycling on Friday.

The upcoming Lake Alfred Public Library events include story time, Lego Mania, adult coloring, story time, jewelry and computer class. The Library will also be hosting the Mobil Career Source. Contact the Library for more information.

Mackay Gardens and Lakeside Preserve will host a free gardening workshop on Thursday December 1st at 10 am and a nature walk on Sunday December 4th at 2 pm. Contact the Parks and Recreation Department for more details.

The Parks and Recreation Department is now accepting applications for the 2016 Lake Alfred Christmas Parade (Saturday, December 3rd). The theme this year is "An Enchanted Christmas." Application are due by November 23rd (this Wednesday). Contact Parks and Recreation Department for more information.

The 2017 Boards and Committees Calendar was distributed for your reference. Please let us know if there are any conflicts. We will bring the calendar back in December on the consent agenda for final approval.

City Manager Leavengood gave an update on the new banner poles which are currently advertising the BBQ and Bluegrass Festival on January 14, 2017 from 11 am to 9 pm.

The Christmas decorations and tree are going up and will be ready for the tree lighting on Dec 3rd.

The City also held a birthday party for Gundy Castello's 100th birthday. The City presented her with a key to the City.

City Manager Leavengood gave a presentation on the water and sewer rate study to update the residents of Cypress Greens on the recent changes. The City changed from a flat rate system to a user based system. The City previously had an informal vacation policy which had no foundation in the code, ordinance or resolution. The vacation policy actually conflicts with the code (sewer availability for customers not connected) and could have been a violation of the bond to waive the fees for some users. Now everyone pays the base rate for access to the service and then customers pay for their individual usage. 95% of the utility's costs are fixed. The new rate structure is revenue neutral to promote fairness and conservation. The study accomplished a 25% reduction in the base rates for all customers with a breakeven point of 4,500 gallons of usage per month. If some customers do not pay the base rate then the base rates for everyone would need to increase. Due to good management, the water and sewer rates have not increase for 15-20 years.

The City Manager reviewed the vacation policies of other cities in Polk County. Seven cities do not have a vacation status or provide a slight reduction. The City is honoring the agreement for vacation rates until customers return. Customers that installed an irrigation meter in the past 5 years to utilize the old vacation policy will be reimbursed. The City is allowing customers to reduce their meter size to reduce their utility costs. Over time, the City may need to make additional changes. Other cities have lower base rates with higher usage rates. The City can review moving the sanitation billing from the monthly bill to the ad valorem assessment and reduce the overall costs. The City can also consider an interim vacation policy for sanitation.

Dorothea Potter 32 Cypress Loop in Cypress Greens asked about getting both an irrigation and potable water bill.

Rick Opalewski 81 Bay Lane in Cypress Greens reference the TECO billing structure and asked about disclosing the utility structure at property transfer.

Donna-Lynne Lamont 36 Creek Circle in Cypress Greens asked about increase in her bill.

City Manager Leavengood responded that the irrigation rate was reduced to \$8.95 in addition to the base rate for water and sewer. There is the additional base charge, however the irrigation meter does not include sewer cost. The sewer rate on the water bill caps at 10,000 gallons because it is assumed that the additional water is being used for irrigation. The rates

were structured so that neither the one or two meter customer would be penalized. The City would prefer customers have two meter and may incentivize adding an irrigation meter.

The City Manager explained that the high kwatt rate from TECO already considers the customers that do not connect, use solar, or fluctuate usage consumption. If the City followed that example, base rates would be reduced, but the usage rates would be significantly higher. Disclosing the utility structure at closing would be similar to explaining the lot rates. The City Manager is happy to review individual bills with customers.

CITY ATTORNEY ANNOUNCEMENTS

No announcements.

RECOGNITION OF CITIZENS

No additional citizen comments.

Bryan Finder, Polk County Parks and Recreation Natural Areas Coordinator, presented on the hydrilla issues on Lake Rochelle. The County works in cooperation with the Florida Fish and Wildlife Conservation Commission (FWC) to monitor and treat invasive exotic species on lakes with public access within the County including Lake Rochelle. Mr. Finder also discussed habitat restoration for the Everglades Snail Kite.

Plant management since 2010 includes:

Hydrilla

- 476 acres of spot treatments
- Whole lake treatment in 2012
- Water Hyacinth and Water Lettuce
- 12.5 acres

Cattail

- 42 acres (habitat enhancement)
- Primrose willow
- 8 acres (habitat enhancement)

Current assessment

- Hyacinth and Lettuce at low levels
- Cattail management under way
- Hydrilla present around borders and in East cove, management in planning phase

Mayor Lake asked about helicopter treatments and the effects.

Vice Mayor Daley asked about hydrilla replacing cattails. She also asked about sprays available for residential use.

Bryan Finder responded that the herbicides are plant specific and do not affect other species. They try to select the best application for the target species. He also discussed that mechanical harvesting of hydrilla is more effective than previously thought, however harvesting impacts other species. The hydrilla and eel grass has grown into areas where cattails were previously treated. Carps are not an option in the chain since there is a lot of possibility for them to move from the area needed and they like to eat a variety of plant species including lawn grasses.

Aquathol is also available to homeowners for treatment of hydrilla. Homeowners should call when they see an issue.

CONSENT AGENDA

Commissioner Dearmin moved to approve the consent agenda, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. No citizen comments.

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

AGENDA

1.) ORDINANCE 1372-16: ULDC FLOODPLAIN AMENDMENT

Assistant City Attorney Seth Claytor read the Ordinance title.

City Manager Leavengood stated in 2012, the City adopted Ordinance 1315-12, which updated the FIRM maps and floodplain management regulations. The regulations were prepared using a model floodplain ordinance developed by Florida Department of Emergency Management (DEM). The language in the model ordinance provided text consistent with newly updated flood design regulations that were established in the 2010 Florida Building Code (FBC) update and consistent with requirements established by the American Society of Civil Engineers (ASCE 24) standards for flood resistant design and construction. After the date of the City's adoption, FEMA required a number of relatively minor changes, which are incorporated into the attached Ordinance.

Section 5.01.02.03 of the current ordinance establishes the basis for flood hazard areas as the FIS/FIRMs and all subsequent amendments and revisions thereto by reference. As such, the City is not required to adopt these updated text changes. However, to ensure consistency with the current edition of the Florida Building Code and the ASCE 24 standards, the DEM State Floodplain Management Office encourages the City to adopt these corrections and also update the date of the Flood Insurance Study and FIRMs. The updated FIRM maps will be effective on December 22, 2016.

Staff recommended approval of Ordinance 1372-16 on second and final reading.

Vice Mayor Daley moved to approve Ordinance 1372-16 ULDC Floodplain Amendment on second and final reading, seconded by **Commissioner Dearmin**. The motion was approved by unanimous voice call vote. There were no citizen comments.

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

2.) ORDINANCE 1376-16: FY 2015/2016 FINAL BUDGET AMENDMENT

Assistant City Attorney Seth Claytor read the Ordinance title.

City Manager Leavengood stated as a part of the closeout process of the previous fiscal year of 2015/2016 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 fund balance for each fund presented below:

Each fund contingency has increased even with the property purchases. In addition the CRA took in more revenue than expected.

Staff recommended approval of Ordinance 1376-16 on second and final reading.

Commissioner Dearmin moved to approve Ordinance 1376-16 on second and final reading, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There were no citizen comments.

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

**CITY OF LAKE ALFRED
FY 2015/2016 BUDGET
SUMMARY**

General Fund	Original	Final	Stormwater	Original	Final
Revenues	4,201,704	4,765,377	Revenues	55,000	59,848
Expenditures	4,196,789	4,690,145	Expenditures	40,890	33,954
Contingency	4,915	75,232	Contingency	14,110	25,894
Enterprise Fund			CRA		
Revenues	2,186,000	2,414,255	Revenues	20,165	26,111
Expenditures	2,165,185	2,386,602	Expenditures	20,165	973
Contingency	20,815	27,653	Contingency	-	25,138

3.) PURCHASE AGREEMENT: VACANT LOT

City Manager Leavengood stated the City has been pursuing a stormwater project with the Florida Department of Transportation (FDOT) to alleviate the flooding issue at the intersection of Cummings Street and Lake Shore Way. Originally the City was to pay for design costs of approximately \$50,000 in consideration for FDOT providing for the approximate \$1,000,000 project costs.

The Stormwater project was to tie an additional drainage pipe into the drainage box near Cummings St. & Lake Buena Vista and to run parallel with the trail before draining into Lake Echo. The drainage pipe was to be placed in a utility easement between two houses. Bids for the project came in significantly over budget due to the difficulty in trying to thread the drainage pipe between two houses.

Rather than lose the project or have it pushed back indefinitely FDOT proposed for the City to secure the right of way and drainage easement necessary to accommodate the new drainage pipe. The proposed purchase of the vacant parcel on Buena Vista (close to Freedom Insurance) will satisfy this need and keep the project on track to be let in June of 2017.

The purchase price of the property is \$55,000. There is \$141,000 available in restricted stormwater reserves to pay for the acquisition. The City will retain ownership of the parcel. With its proximity to the Lake and the trail there is a long term potential for the parcel to become lake access and/or trailhead parking. The trail will be impacted by the project, however FDOT will restore the trail.

Staff recommended the purchase the vacant lot in the amount of \$55,000.

Vice Mayor Daley asked if there was a boat ramp on the lake, saving the bougainvillea, and stormwater treatment.

Mayor Lake asked about the timing and if there would be any impacts to the bridge project.

Commissioner Duncan asked about running a pipe parallel to the existing pipe.

Public Works Director John Deaton, responded that staff will try to transplant the bougainvillea. There is an existing boat ramp on the lake north of the site. The stormwater will flow through a weir to allow the City to clean out trash. The City would have preferred the overflow go into the pond to allow for sedimentation, however FDOT did not approve that option. The new pipe will be 30-42 inches and will have to flow by gravity. Contractors will restore the trail and the lot after construction. They will replace vegetation.

City Manager Leavengood responded that the project will be let in June of 2017 and the bridge project should be completed by that time. A parallel pipe cannot be run due to the houses being built on top of the existing pipe. The closing date on the contract will be changed to December 12, 2016.

Vice Mayor Daley moved to approve the purchase of a vacant lot in the amount of \$55,000, seconded by **Commissioner Duncan**. The motion was approved by unanimous voice call vote. There were no citizen comments.

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

RECOGNITION OF CITIZENS

There were no citizen comments.

COMMISSIONER QUESTIONS AND COMMENTS

Mayor Lake stated he attended the Veterans Day event in Auburndale, Gundy's sensational Birthday Party, and the Employee luncheon. He is looking forward to Thanksgiving and the upcoming holiday events.

Vice Mayor Daley thanked staff for reviewing the Lake Rochelle situation. She wished everyone a Happy Thanksgiving.

Commissioner Duncan wished everyone a Happy Thanksgiving.

Commissioner Dearmin enjoyed the Employees Luncheon and Gundy's Birthday.

With there being no further business to discuss, Mayor Lake adjourned the meeting at 9:02 pm.

Respectfully Submitted,



Ameé Bailey
City Clerk