

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5270  
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[www.mylakealfred.com](http://www.mylakealfred.com)

**AGENDA**  
**CITY COMMISSION MEETING**  
**MONDAY, APRIL 6, 2015**  
**7:30 P.M.**  
**CITY HALL**

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**CALL TO ORDER: MAYOR NANCY Z. DALEY**

**INVOCATION AND PLEDGE OF ALLEGIANCE: REV. MIKE JONES**

**ROLL CALL: DEPUTY CITY CLERK AMEE BAILEY**

**CITY MANAGER & CITY ATTORNEY ANNOUNCEMENTS**

**RECOGNITION OF CITIZENS: ITEMS NOT ON AGENDA**

**PROCLAMATION – WATER CONSERVATION MONTH**  
**EMPLOYEE OF THE QUARTER – JUAN LOPEZ**  
**CAFR PRESENTATION**  
**ANNUAL AUDIT AND FINANCIAL STATEMENTS FY ENDING 9/30/2014**  
**UPDATE & DISCUSSION: BUCHANAN BUILDING**

**CONSENT AGENDA:**

*All matters listed under this item are considered to be routine and action will be taken by one motion without separate discussion of each item. If discussion is requested by a Commissioner, that item(s) will be removed from the Consent Agenda and considered separately.*

- 1.) CONSIDER APPROVAL OF MINUTES FOR 03/16/15 CITY COMMISSION MEETING.**
- 2.) CONSIDER APPROVAL OF POLL WORKERS FOR THE 04/07/15 CITY ELECTION.**

**AGENDA**

- 1.) BID AWARD: UTILITY EXTENSION ON U.S. HWY 92**

**RECOGNITION OF CITIZENS (PLEASE LIMIT YOUR COMMENTS TO 5 MINUTES.)**

**COMMISSIONER QUESTIONS AND COMMENTS:**

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

**ADJOURN**



# *Proclamation*

**Whereas**, water is a basic and essential need of every living creature; and

**Whereas**, water is a basic and essential need of every living creature; and

**Whereas**, the State of Florida, Water Management Districts and the City of Lake Alfred are working together to increase awareness about the importance of water conservation; and

**Whereas**, the City of Lake Alfred and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

**Whereas**, the City of Lake Alfred has always encouraged and supported water conservation through various educational programs and special events; and

**Whereas**, every business, industry, school and citizen can make a difference when it comes to conserving water; and

**Whereas**, each business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

**Now, Therefore**, I Nancy Z. Daley, Mayor of the City of Lake Alfred, do hereby proclaim April 2015 as

## **"Water Conservation Month"**

The City of Lake Alfred is calling upon each citizen and business to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water.

**IN WITNESS WHEREOF**, I have hereunder set my hand this 6<sup>th</sup> day of April, 2015.

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Nancy Z. Daley, Mayor  
City of Lake Alfred, Florida

**LAKE ALFRED CITY COMMISSION MEETING  
APRIL 6, 2015**

**CONSENT AGENDA**

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**1.) CITY COMMISSION MEETING 3/16/15**

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**ATTACHMENTS:**

- March 16, 2015

**ANALYSIS:** Please review the minutes at your earliest convenience and if there are any questions, comments or concerns please contact the Interim City Clerk, Valerie Ferrell or Deputy Clerk Ameen Bailey at (863) 291-5747.

**DRAFT MINUTES**  
**CITY OF LAKE ALFRED**  
**CITY COMMISSION MEETING**  
**MONDAY, MARCH 16, 2015**  
**7:30 P.M.**  
**CITY HALL**

**Call to Order:** Mayor Nancy Z. Daley

**Invocation and Pledge of Allegiance:** Mr. John Dame

**Roll Call:** Those in attendance were Mayor Nancy Daley, Vice Mayor Charles Lake, Commissioner Jack Dearmin, Commissioner John Duncan, Commissioner Albertus Maultsby, City Manager Ryan Leavengood, Assistant City Attorney Seth Claytor, and Interim City Clerk Valerie Ferrell, and Deputy City Clerk Ameen Bailey.

Staff attendance: Police Chief Art Bodenheimer, Public Works Director John Deaton, Finance Director Amber Deaton, Parks and Recreation Superintendent Richard Weed.

**CITY MANAGER ANNOUNCEMENTS**

The week of March 16-21, 2015 is the community clean up week. The City Clean-up date is Saturday March 21. Meet at City Hall at 9 am to pick up bags and other clean up items. The city will be collecting furniture, construction debris, yard trash and tires. All hazardous materials can be dropped off at the Public Works Facility. For further information visit [www.mylakealfred.com](http://www.mylakealfred.com) or call Public Works 863-291-5275.

Saturday, March 28, 2015 is the Spring Festival at Lake Alfred Addair Middle School (LAAMS). The LAAMS leadership class is planning a Spring Festival, please contact Mrs. Swartz for further information and pricing.

Wednesday April 1, 2015, the Lake Alfred Library will hold Easter Egg Hunts starting with the toddlers hunt on Wednesday from 10 till 11am. Then the hunt for ages 5 and older will be held on Friday, April 3rd starting at 4:30pm.

Thursday April 2, 2015 the Community Gardening Workshop at the Mackay Gardens and Lakeside Preserve will be held at 10 am. The topic this month is "More Edible Landscaping" by Master Gardener Pat Cherundolo. Pat returns to share more of her knowledge of edible perennials that can provide years of beauty in your yard and also provide a remarkably healthy salad.

Sunday, April 5, 2015 is the Guided Nature Walk at the Mackay Gardens and Lakeside Preserve at 2pm. This free tour is led by experienced interpretive guides. For more information, please contact the Parks and Recreation Department at (863) 291-5272

Tuesday April 7, 2015 will be the Municipal Election will be held for the purpose of electing two commissioners, and to consider three charter referendum items at your voting precincts.

Saturday, April 11, 2015 is our Heritage Day Event, at Central Park from 9:00 am until 5:00 pm. The bulk of the activities will take place in the late morning and early afternoon. There will be special events throughout the day including: Family best citrus dessert contest, Touch-A-Truck Ultimate play zone, Food truck rally, Orangeapult, Arts & crafts, music and more. There is a dedicated webpage for this event, which is LAheritageday.com.

April 24-26, 2015 is the Hydroplane Racing on Lake Alfred. US Title Series professional hydroplane racing by teams from all over the USA will ascend on Lake Alfred on April 24th thru 26th from 10 am to 5 pm. The event will raise money to support the local Lions Club Eye Bank and their other community projects. The event will cost \$5 and kids 10 and under are free to enter. Food and beverage vendors will also be on-site. Come out for an action packed event for the whole family, for more information contact Steve at 863-557-6986.

City staff is still continuing with the wayfinding program. The bid was awarded to the contractor. The City has submitted the plan to the state and they have returned comments. The City responded and is now waiting on a FDOT permit.

### **CITY ATTORNEY ANNOUNCEMENTS**

There were no legal announcements.

### **RECOGNITION OF CITIZENS**

**Ella Hale, 675 East Thelma Street**, stated she had gone by Mr. Gaines home to speak with him. She reiterated her concerns from the previous meeting regarding the evaluation of the City Manager and the lack of professional development criteria. She spoke with Mr. Duncan after the last meeting on how to improve. Stated she was upset at the Meet the Candidates forum for the comments towards Commissioner Duncan in his absence. She discussed the individual candidates' participation on the Chamber of Commerce. She stated she has been a member of the community for 40 years and seen many City Commissioners and Managers. She discussed the candidates' websites and the info on them. She stated many people participate on boards and committees when called upon by the public. She cited Mayor Daley's involvement in the preservation of Mackay Gardens. She then discussed the beginnings and history of the Veterans' Memorial and Commissioner Duncan's participation. She stated that Mr. Duncan is easy to find around the city and he assisted her during her illness while her son was overseas. She stated that Mr. Duncan works hard to represent the people of Lake Alfred.

**Kimberly Martin, 570 East Lemon Ave.** stated she lives in the Fruitland park area. She thanked the Commission, Police Department and sanitation for their hard work. She stated that she thinks the community is safe and crime is low. She also stated that the Police Department and Commissioner Maultsby are helpful to the community.

**Rodney Thompson, 640 North Pennsylvania Ave.,** stated he appreciated Mr. Duncan and thinks that the community is safe. He asked the response time by the Police Department within Lake Alfred. He stated that the Police Department and Public works is doing a great job.

**DRAFT**

**Police Chief Art Bodenheimer** responded that generally the response time is generally less than five minutes

**Lowell Schmidt, 365 E. Sanford Street**, stated as a previous City Commissioner and a participant in trainings and conferences that everyone has represented the City well. However he had concerns about a current Commissioner. He stated that many of the Commissioners are helpful to the public. He also commended the City Departments, directors and employees.

**Joseph Hults, 824 James Way**, stated that he was pleased about the positive public comments and he concurs.

**City Manager Leavengood** yielded the floor to **Police Chief Art Bodenheimer**. Chief Bodenheimer stated that Officer Juan Lopez and K-9 Officer Wil competed last week in the United States Police Canine Association Region 1 field trials which included 50 K-9 teams from around the State of Florida. Chief Bodenheimer stated he was very proud of the Polk County Officers and especially Officer Lopez and Will. He stated they did very well and received 6 different awards for the K-9 team efforts. They are as follows:

- 1<sup>st</sup> place** – Susie Rogers award for a dual certified team (narcotics and patrol)
- 1<sup>st</sup> place** - Combined 2 man dog team with Bartow PD Officer Michelle Smith and k-9 Hasj  
(This was combined scores between the two officers)
- 3<sup>rd</sup> place** - Over all for all 50 dog teams that were represented
- 4<sup>th</sup> place** - Criminal apprehension
- 5<sup>th</sup> place** - Obedience
- 5<sup>th</sup> place** - Overall for all narcotics teams.

**Mayor Daley** read the proclamation for April 7<sup>th</sup> as the Mayors Day of Recognition. The Mayor and the City of Lake Alfred encourages residents to recognize the positive impact of national service in our city; to thank those who serve; and to find ways to give back to their communities.



**CONSENT AGENDA: APPROVE CITY COMMISSION MEETING MINUTES 3/2/15.**

**Vice Mayor Lake** moved to approve the City Commission Meeting minutes as corrected for the March 2, 2015 regular meeting as amended; seconded by **Commissioner Maultsby** and the motion was approved by unanimous voice call vote.

There were no public comments.

<b>MAYOR DALEY</b>	<b>AYE</b>
<b>VICE MAYOR LAKE</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

## AGENDA



### **1.) INTERLOCAL AGREEMENT WITH POLK COUNTY: SIX-CENT GAS TAX**

**City Manager Leavengood** stated that in July of 1987 the City of Lake Alfred approved an Interlocal Agreement with Polk County for the purpose of providing for the distribution of the proceeds of a six-cent local option gas tax being proposed by the County. In June 1987, the Board of County Commissioners adopted the six-cent local option gas tax for a 30-year period ending on August 31, 2017. In anticipation of its “sunset”, the County Commission recently decided to consider a 30-year extension of the tax through August 31, 2047.

Florida Statutes allows the County to levy the gas tax, if prior to June 1st, the County establishes interlocal agreements with the municipalities representing a majority of the population in the incorporated areas. The County is following the same procedures in extending the gas tax as was used in its original adoption in 1987.

The gas tax proceeds are distributed using a formula of 40% based on road miles maintained by each recipient, and 60% for the population of the recipient. Lake Alfred currently receives \$124,240 annually from the six-cent local option gas tax.

This funding source is not as restrictive as the one used for the road resurfacing. This fund is used to subsidize operation in Public Works – Streets Division. This is not the City levying a tax. It is a County tax and they will have the final determination. The Interlocal establishes the agreement to accept the funding. The staff recommendation is to approve the Interlocal Agreement with Polk County relating to the division and distribution of the Six-Cent Local Option Gas Tax.

**Vice Mayor Lake** asked if this is a tax that currently exists, if the tax was going to increase, and where the money would be spent.

**City Manager Leavengood** stated that the tax has been paid for 30 years and the tax is not going to increase. The County is planning to extend the time period to collect the tax. The agreement is not to approve or disprove the tax. The agreement states that the City still wants to receive the distribution of the tax. Last year the City received \$124,000. This tax is not as restrictive as the local option gas tax (\$75,000 per year for transportation projects) and it will be a separate line item in the budget.

**Commissioner Maultsby** asked what would happen if the City did not approve the Interlocal agreement.

**Mayor Daley** stated that the County may still collect the tax but the City would not receive a distribution of the tax. The tax is collected county-wide and then distributed to the cities. It is not based on the taxes collected within the city limits.

**City Manager Leavengood** stated that the County needs the majority of the cities to approve the distribution. If the majority of cities within the County approved the tax would still be collected and Lake Alfred may still receive the distribution since it is based on a formula.

**DRAFT**

**Vice Mayor Dearmin** moved to approve the Interlocal Agreement with Polk County relating to the division and distribution of the Six-Cent Local Option Gas Tax; seconded by **Commissioner Maultsby**.

**Joseph Hults, 824 James Way**, based on the need for street resurfacing, he asked if the money could be used to promote the current schedule.

**Mayor Daley** stated that this could be addressed during the budget cycle.

**City Manager Leavengood** restated that the money is currently in the budget and the money is currently allocated to operation. If the money was moved from operation there would be a gap in funding. However the distribution can be addressed during the budget and capital improvement process.

<b>MAYOR DALEY</b>	<b>AYE</b>
<b>VICE MAYOR LAKE</b>	<b>AYE</b>
<b>COMMISSIONER DEARMIN</b>	<b>AYE</b>
<b>COMMISSIONER DUNCAN</b>	<b>AYE</b>
<b>COMMISSIONER MAULTSBY</b>	<b>AYE</b>

The motion was approved by unanimous voice call vote

## **2.) CENTENNIAL PRESENTATION**

**Rob Stevens** introduced himself as a local professional surveyor who has worked extensively within the Auburndale, Lake Alfred and Haines City areas as well as Central Florida. His career includes researching local history.

The central Florida area opened due to a road project commissioned by Zackary Taylor to go from Tampa to Sanford. Forts were established at approximately one day's ride, one of which was Fort Cummings in current day Lake Alfred. The road goes through in 1830 and allows travel to occur across land by wagons. Surveys began in 1843 and allowed the land to be divided and sold to private individuals. B.F. Whitner was the lead surveyor assigned to work in this area, and his work was extremely precise despite the harsh working environment. He petitioned the federal government for hazard pay based on his journals. He mentioned the fine sand which was later used to make telescope lenses. Whitner's team used trees as a point of reference for each post set, and Mr. Stevens stated showed that they have been able to locate these posts from the plats and notes.

Lake Alfred and the wagon trails are evident on 1930 aerials. The next stage of development was the railroad. This began the economic development which was dominated by two industries. Both the Florida Cracker history and citrus industries began as remnants of Spanish occupation. The Florida Crackers rounded up stray cattle and citrus was brought in to prevent scurvy on the ships. The cattle industry did not need land ownership, however it was needed to cultivate citrus. These industries are still prominent today.

In the 1880s, Henry Plant then followed the same corridor produced by Cummings and established the railroad. Mr. Stevens showed the parcels given to the railroad for the development of the transportation system. Lake Alfred was a crossroads for the Henry Plant Railroad and the SR 17 corridor railroad south to Punta Gorda. Lake Alfred was the location for

**DRAFT**

the turntable to turn the train on to the different tracks where the railroads intersected. He heard a story of how the railroad would blow a whistle and the citizens of Lake Alfred would come out to help turn the trains.

Another factor that led to the development of Central Florida was consumption. Many people were directed by doctor to go to sanitariums in Central Florida. One such sanitarium was located between Auburndale and Lake Alfred on the shores of current day Lake Ariana, which was previously named Lake Sanitary.

**Mr. Stevens** showed a plat with one of the first citrus groves in the area from around 1900. The area is between Lake Alfred and Auburndale near current day Adams Barn Road. Citrus was already established in north Florida, but it was decimated by freezes in the late 1800's. Citrus became a leading economy due to the ability to move the citrus by rail. Polk County and Lake Alfred is the citrus hub which also led to the establishment of the Citrus Research Center in Lake Alfred.

**Mr. Stevens** then showed a 1906 platted named Codington. This plat established the community of Lake Alfred.

**Mayor Daley** asked about the initial road and Mr. Stevens explained that the initial road was a corridor through the bush. They also created bridges to cross by land rather than by boat. The forts served as a stopping spot for pioneers and provided safety during the Seminole Indian Wars.

**Commissioner Dearmin** asked about the canals and Mr. Stevens explained that the canals allowed for local transport and recreation. The also had a significant impact to the land since the interconnection of the lakes caused the lake shorelines to dramatically change. The railroad also added to the creation of the timber industry which led to saw mills. Timber was needed for the railroad timbers, housing and other industries. Mr. Stevens mentioned a story about a saw mill on one side of Lake Alfred and timber was floated across the lake to be put on the railroad.

*A copy of Mr. Stevens' presentation is attached hereto and made a part of these minutes.*

## **RECOGNITION OF CITIZENS**

**Ella Hale, 675 East Thelma Street**, wanted to thanks Mr. Hulst for his previous statements. She also mentioned about a diving board on the lake and the Mr. Sam Devito, Jr. has memorabilia from the old train depot.

**Public Works Director John Deaton**, stated Scott Breitenstein, the contracted City Engineer lost his wife to cancer over the weekend.

## **COMMISSIONER QUESTIONS AND COMMENTS**

**Mayor Daley** has been working on Centennial video with PGTV, having filmed at the Historical Museum, Mackay, and downtown. She stated PGTV also spoke with Betty Shinn by the Historical Museum.

**DRAFT**

**Commissioner Dearmin** went to Polk County Day in Tallahassee last week and the delegation was recognized in the House of Representatives.

**Vice Mayor Lake** attended Institute of Elected Municipal Officials 3 class on self-evaluation and how to react with others. He also mentioned the City Clean-up day and Love it LA will follow. Lastly, he congratulated Officer Lopez and Wil for their accomplishments.

**Commissioner Duncan** thanked the citizens for voicing their opinions and he is available to address concerns.

**Commissioner Maulsby** stated that the City is on track and new homes are under construction and being sold before complete.

With there being no further business to discuss, Mayor Daley adjourned the meeting at 8:41 p.m.

Respectfully Submitted,

Ameé N. Bailey  
Deputy City Clerk

Reviewed by

Valerie Ferrell  
Interim City Clerk

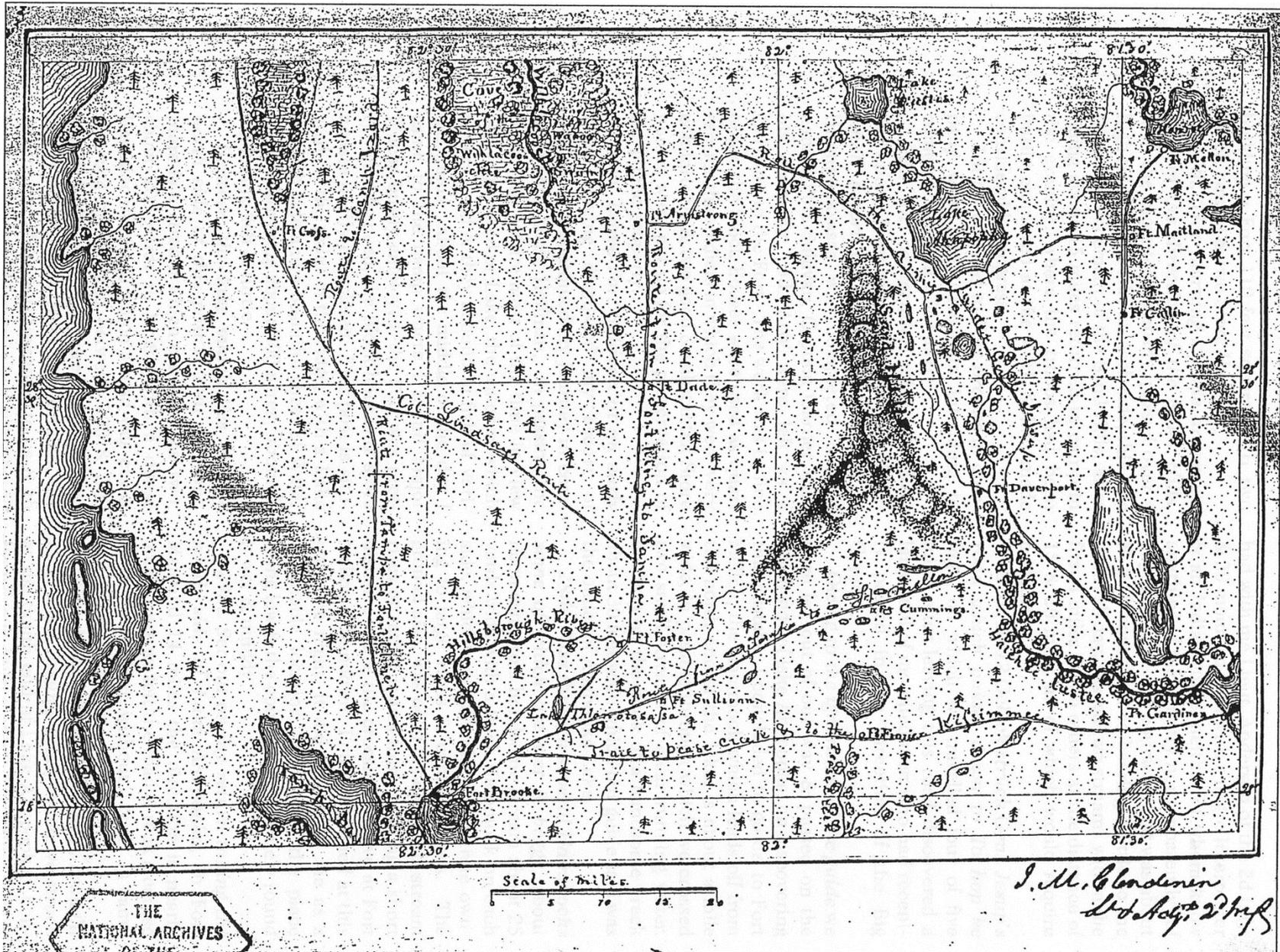
# *Early History of Lake Alfred*

Presented by Robert A. Stevens

**Robert A. Stevens** & Associates, Inc.

***“A Standard of Excellence”*** Surveying and Mapping, Consulting

210 Lena Vista Blvd. Auburndale, FL 33823 Phone: (863)-559-1216 Fax: (863) 288-9778 Email: [rstevens@rsasmc.com](mailto:rstevens@rsasmc.com)



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17

South Boundary of T27 S. R 26 E. 2 E.

Antena Beginning at NW 2<sup>nd</sup> Corner Variation of the?

19.50 + Pond - Established a post - (Lightwood) where  
 North 4° 30' E -  
 Pin at 35<sup>th</sup> 50 Links - 12

40.00 1/2 Mile post (Lightwood post)  
 Pin at 56° 158 " - 15

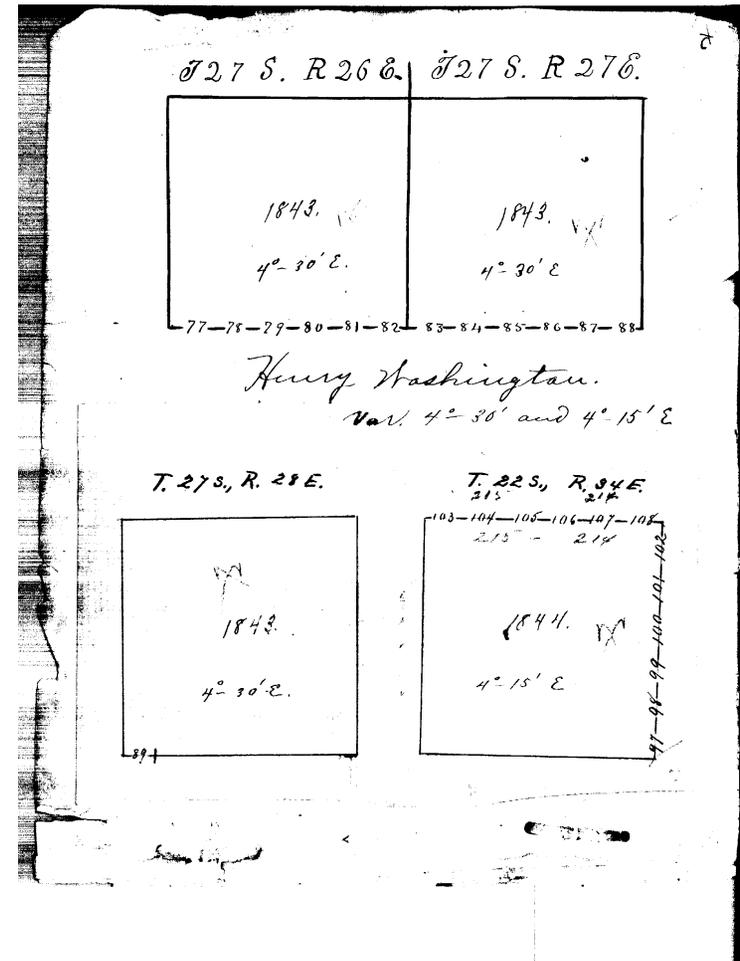
65.00 + High pine se wood to low (thick saw-palmetto)  
 wet land - near south of duck open pond -  
 Pin at 9° 64 Links - 15

79.33 To dup open Pond set post (Birch post)  
 Pin at 18° 123 " - 5

80.00 1<sup>st</sup> mile post fully in dup open Lake or pond cannot  
 be established -  
 Pin at 19° 4 " - 5

Foot 19.50 grassy se dup pond. Residue chiefly med-  
 ically weedy from 3. Pin at 18<sup>th</sup> gack.

Note. at 60 chain the line traps about 30 Chs south-  
 side of the Pickets at Fort Remington - which stands  
 North west of the Lake, & near the same.



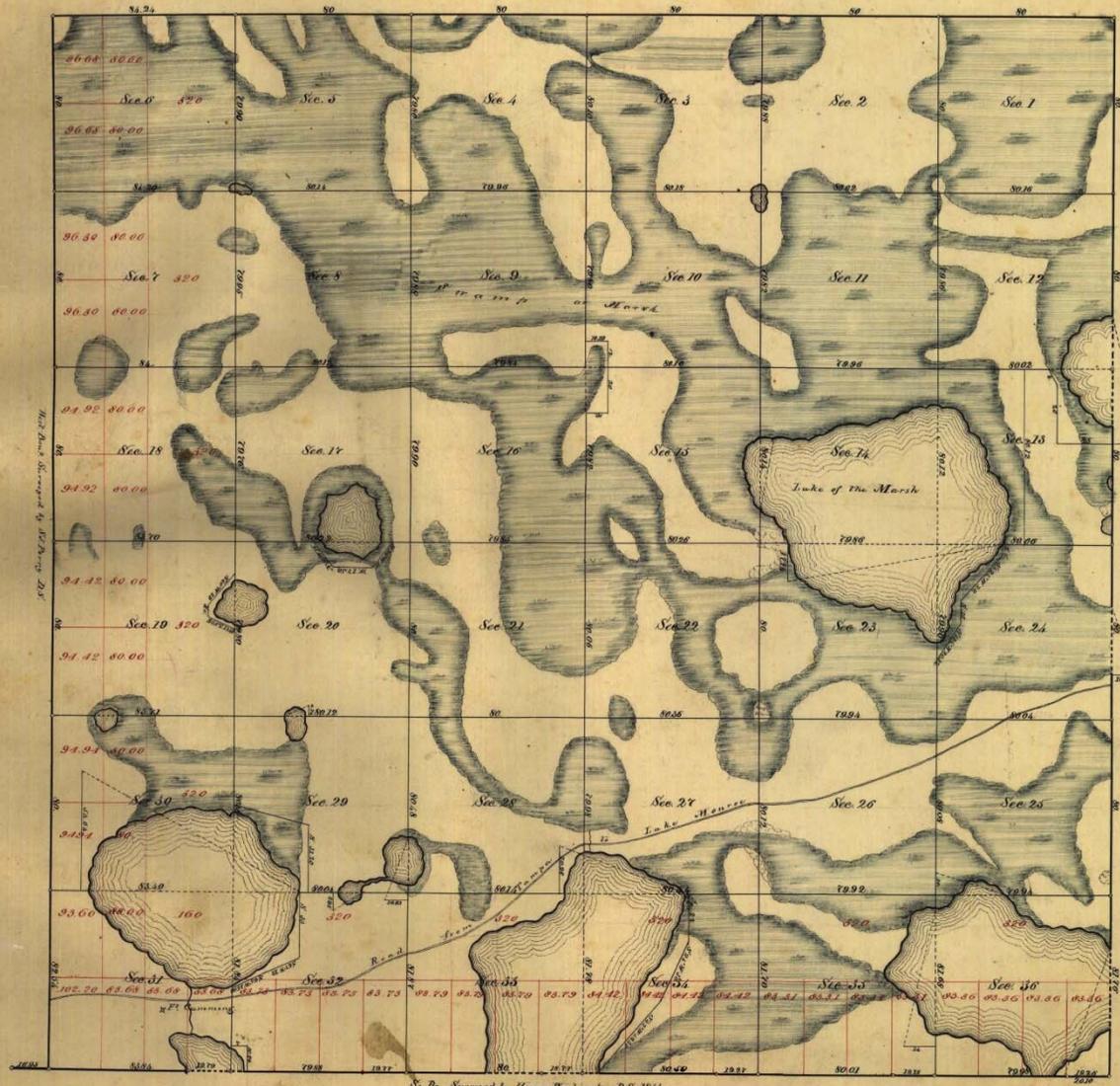


Table of Contents

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2	0.25.00	21	0.23.04	20	0.24.38	20	0.24.00
3	0.20.04	22	0.20.10	21	0.23.04	20	0.23.50
4	0.20.00	23	0.20.50	22	0.22.72	21	0.20.40
5	0.20.30	24	0.20.38	23	0.20.50	22	0.20.02
6	0.21.30	25	0.21.28	24	0.20.00	23	0.20.10
7	0.22.00	26	0.21.64	25	0.20.54	24	0.21.00
8	0.20.10	27	0.20.00	26	0.20.24	25	0.21.25
9	0.21.02	28	0.20.50	27	0.21.00	26	0.21.44

23323.64

Variation of Meridian 1° 15' E

South Boundary surveyed by Henry Washington by sheet  
143. West Boundary by H. Perry, sheet  
The North & East Boundaries of subdivisions by Guy  
D. Williams from the mouth of Spring, 1848.  
Nathan Lilly  
Larkin Hall  
Examined compared with field notes and approved 17<sup>th</sup> Aug. 1848.

Comptroller  
J. M. General



# 377  
 T27 R26 1/2 Section 22  
 South Boundary - running West

17.50 x marsh to 2nd pine  
 40.18 let 1/2 mile post

Bearing Pine N 60° E. 9  
 Trees Pine S 21° E. 13

58.35 To marsh  
 89.50 x to pine land  
 80.36 Intersect W. B. 6th, south of temporary  
 feet permanent post

Bearing Pine N 69° E. 89  
 Pine S 22° E. 149  
 Trees Pine N 8° W. 13  
 Pine S 48° W. 57

Marshes from 1st pine and  
 Black Oak R. County

38

Township 27 South, Range 26 East.

6	5	4	3	2	1
405	375	345	315	285	255
7	6	5	4	3	2
406	377	348	319	290	261
18	17	16	15	14	13
407	377	348	319	290	261
19	20	21	22	23	24
408	377	348	319	290	261
30	29	28	27	26	25
409	377	348	319	290	261
31	32	33	34	35	36
410	377	348	319	290	261

B. F. Whitner, 1948.  
 Var. not given.

1/1



**Robert A. Stevens & Associates, Inc.**

**"A Standard of Excellence" Surveying and Mapping, Consulting**

201

B. A. Stevens, Esq.  
 Surveyor General  
 St. Augustine

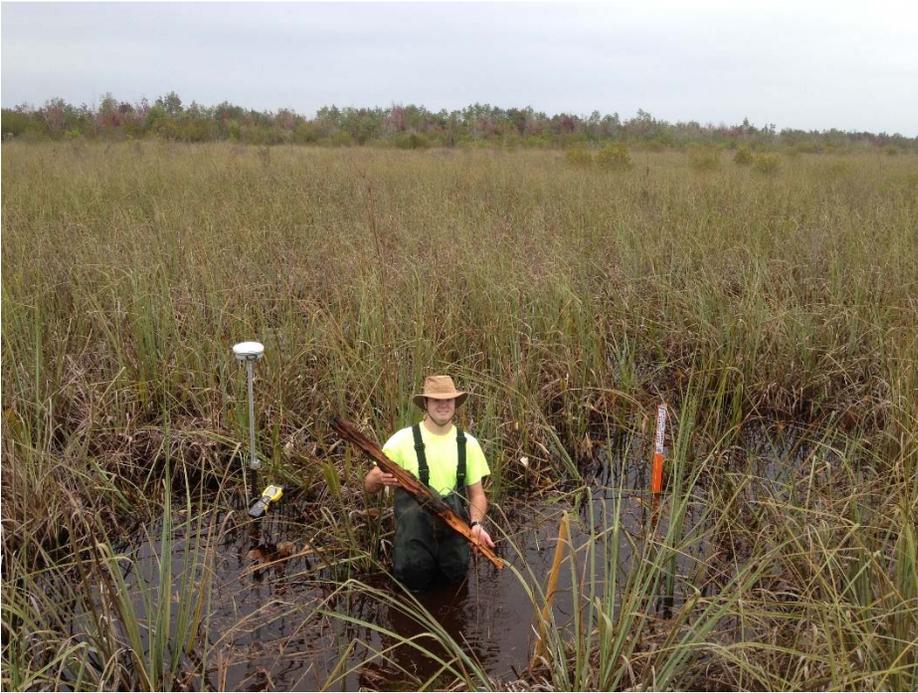
Land District of Florida  
 Madison, October 25<sup>th</sup>, 1849

Dear Sir,

I deem to submit to your consideration and through you to that of the Comptroller of the Land Land Office, and to Congress, the character of the work executed by me as a Deputy Surveyor, in this Land District, under my contract for surveying Public Lands, during the winter & Spring of 1847-48. The work I performed under that contract was altogether more arduous and difficult than was designed or expected by the Surveyor General or myself at the time of contracting, and at the rate of compensation stipulated - viz. one dollar a mile. And I have no doubt that, when the facts herein stated are known, the Department will willingly recommend, & Congress readily grant, reasonable extra compensation.

My contract embraced eight Townships - viz. Townships 24, 25, 26 & 27 of Range 26 East, and Townships 23, 24, 25 & 26 South of Range 27 East; extending from the Northern to the Southern Base Parallel run by Henry Washington in 1843. These Townships were to be laid off by the necessary exterior lines, & then subdivided into Sections. The work executed under this contract amounted to 581 miles.

I began operations in the field on the 8<sup>th</sup> day of April, 1847, & finished on the 16<sup>th</sup> of May 1848, exclusive of the time occupied in going to, & returning from the work.



**Robert A. Stevens & Associates, Inc.**  
 "A Standard of Excellence" Surveying and Mapping, Consulting



**Robert A. Stevens** & Associates, Inc.

*"A Standard of Excellence"* Surveying and Mapping, Consulting

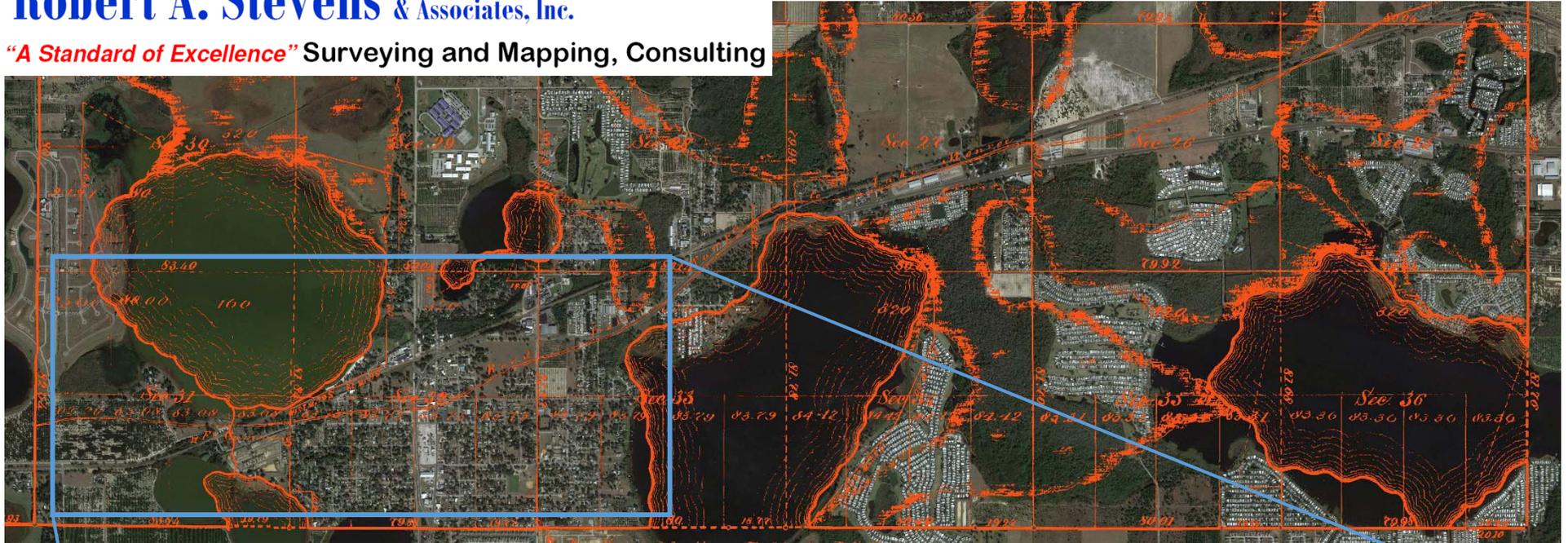


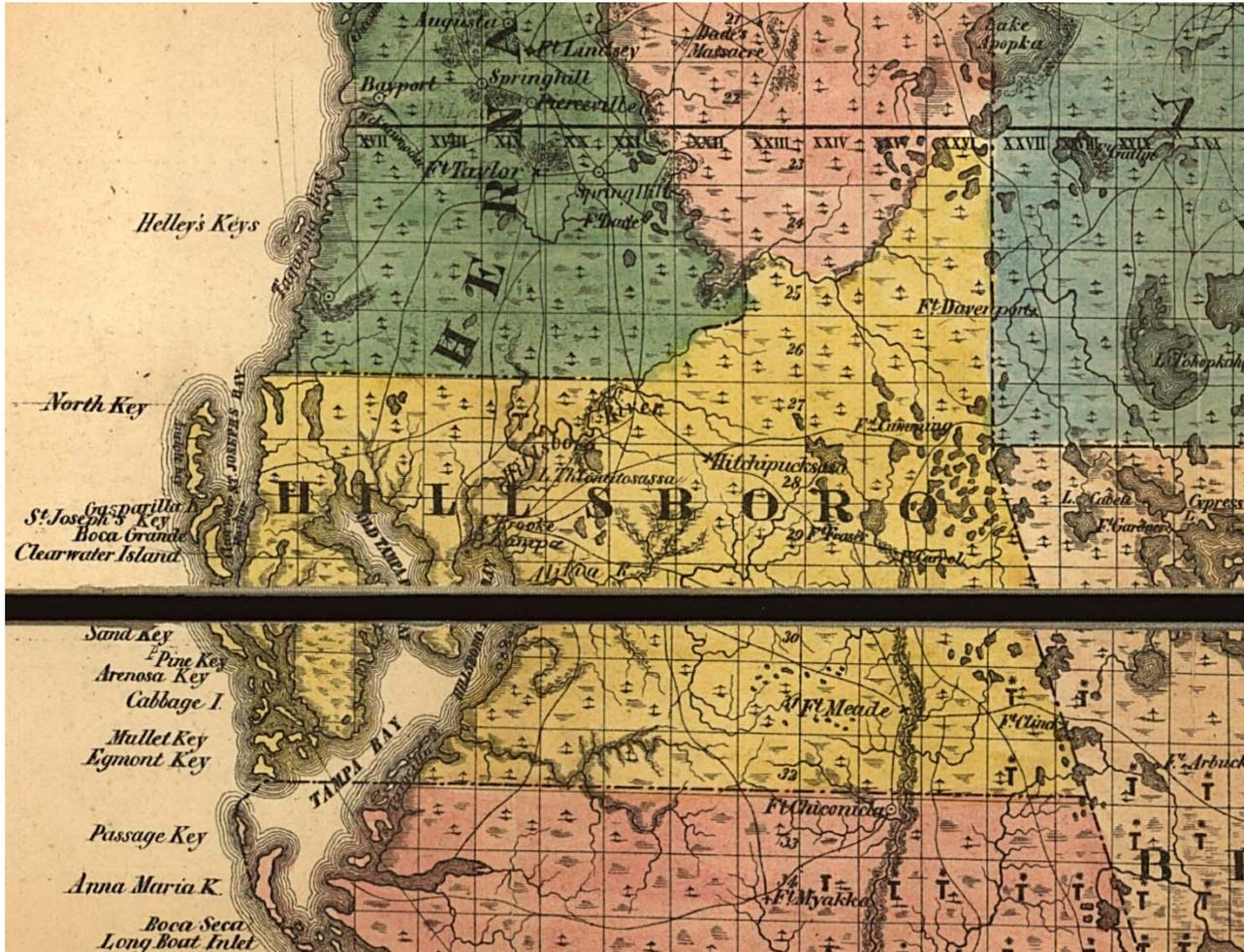
**Robert A. Stevens & Associates, Inc.**  
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Date of Purchase	No. of Inches
Jan. 23, 1855	30.03.75
	30.13.95
	60.07.90
	24.40.59

# Robert A. Stevens & Associates, Inc.

"A Standard of Excellence" Surveying and Mapping, Consulting





**M A P**

OF THE

**STATE OF FLORIDA,**

Showing the Progress of the Surveys.

From the Annual Report of the Surveyor General for 1856

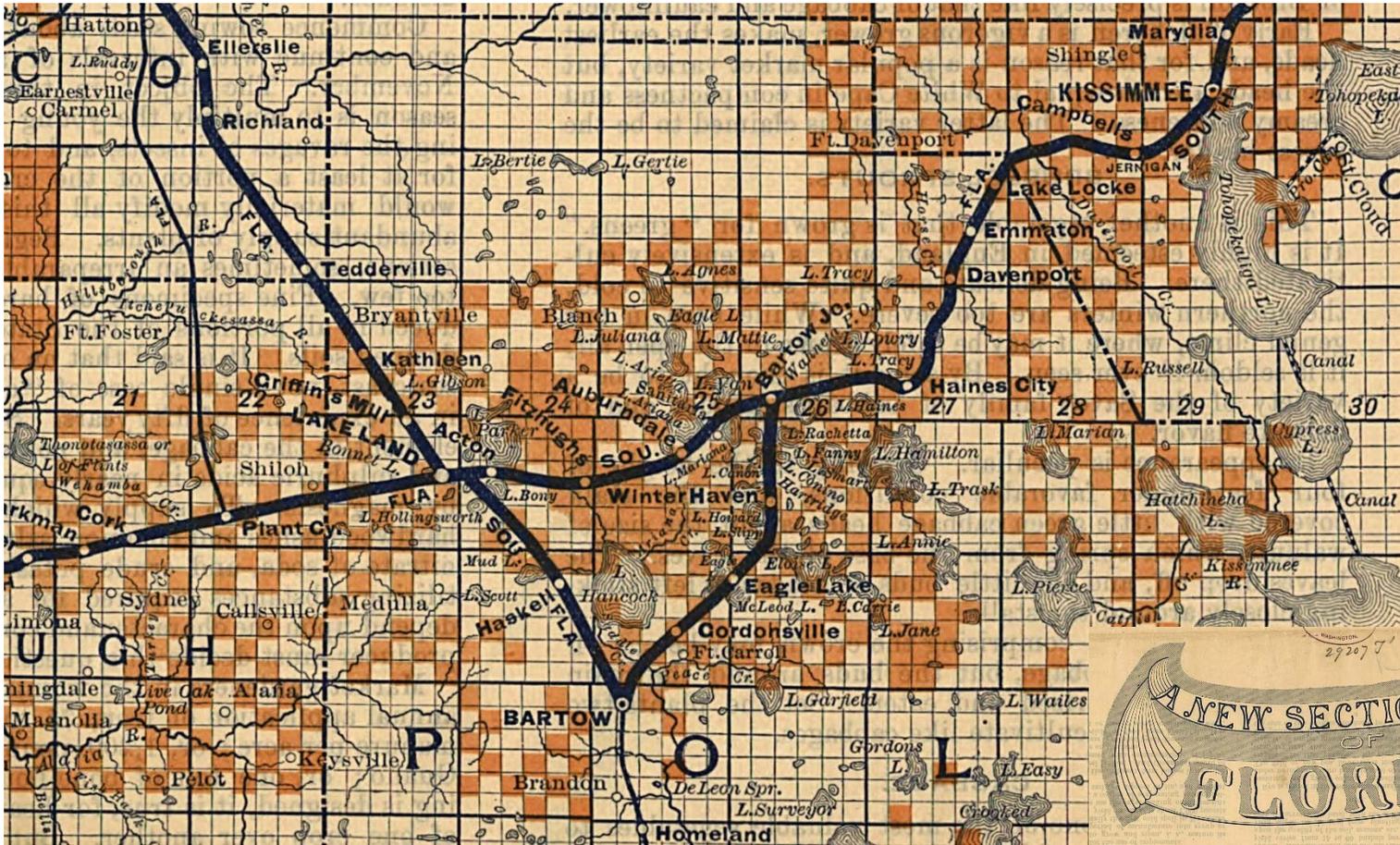
Scale. 12 miles to an Inch.

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Published by COLUMBUS DREW Bookseller,  
JACKSONVILLE  
FLORIDA.

**Robert A. Stevens & Associates, Inc.**

**"A Standard of Excellence" Surveying and Mapping, Consulting**



A NEW SECTIONAL MAP  
OF  
**FLORIDA**

Issued by the  
**LAND DEPARTMENT**  
OF THE  
**SOUTH FLORIDA R. R. CO.**  
AND THE  
**PLANT INVESTMENT CO.**  
1888.

D. H. ELLIOTT  
General Land Agent,  
Sanford, Fla.

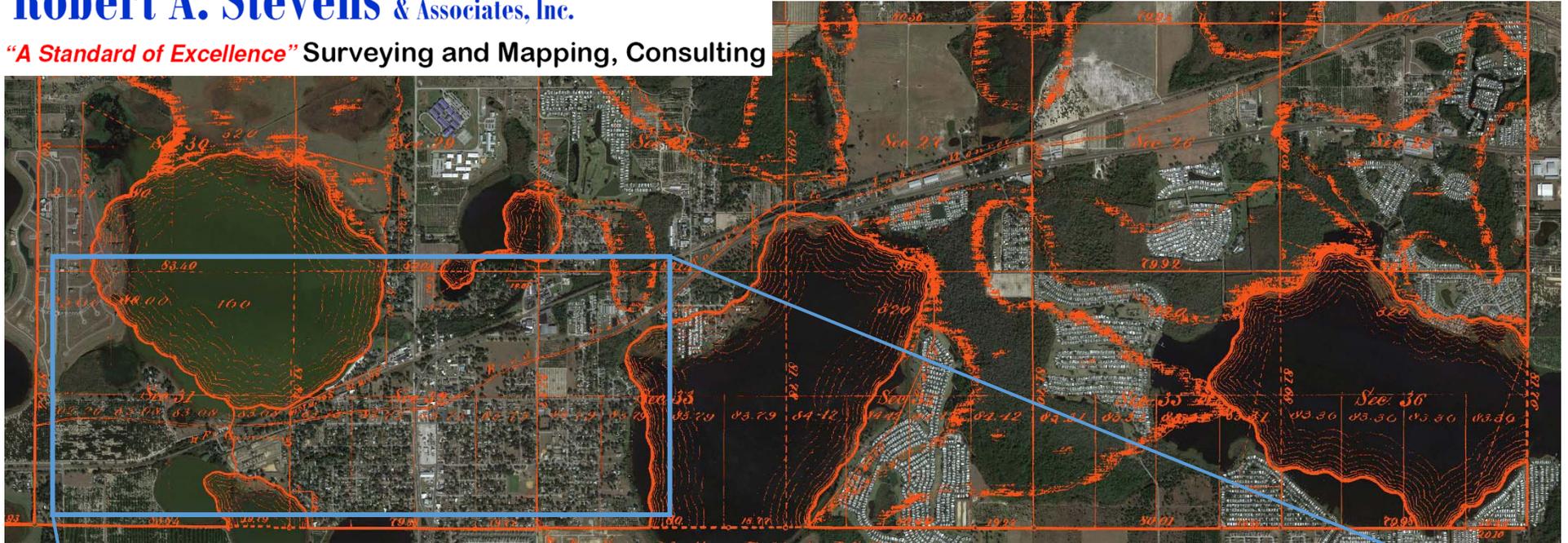
Matthews, Northrup & Co., Art-Printing Works, Buffalo, N. Y.

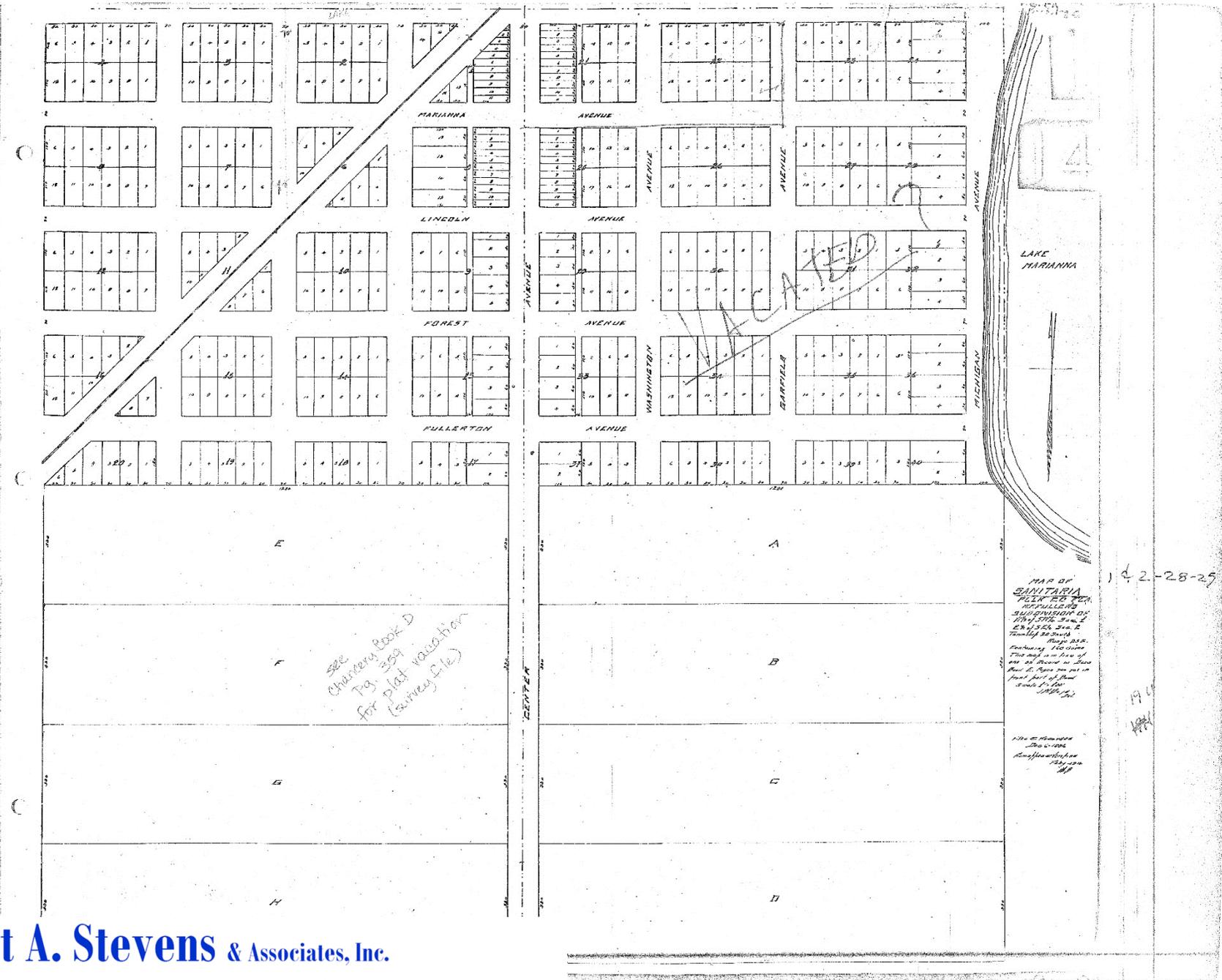
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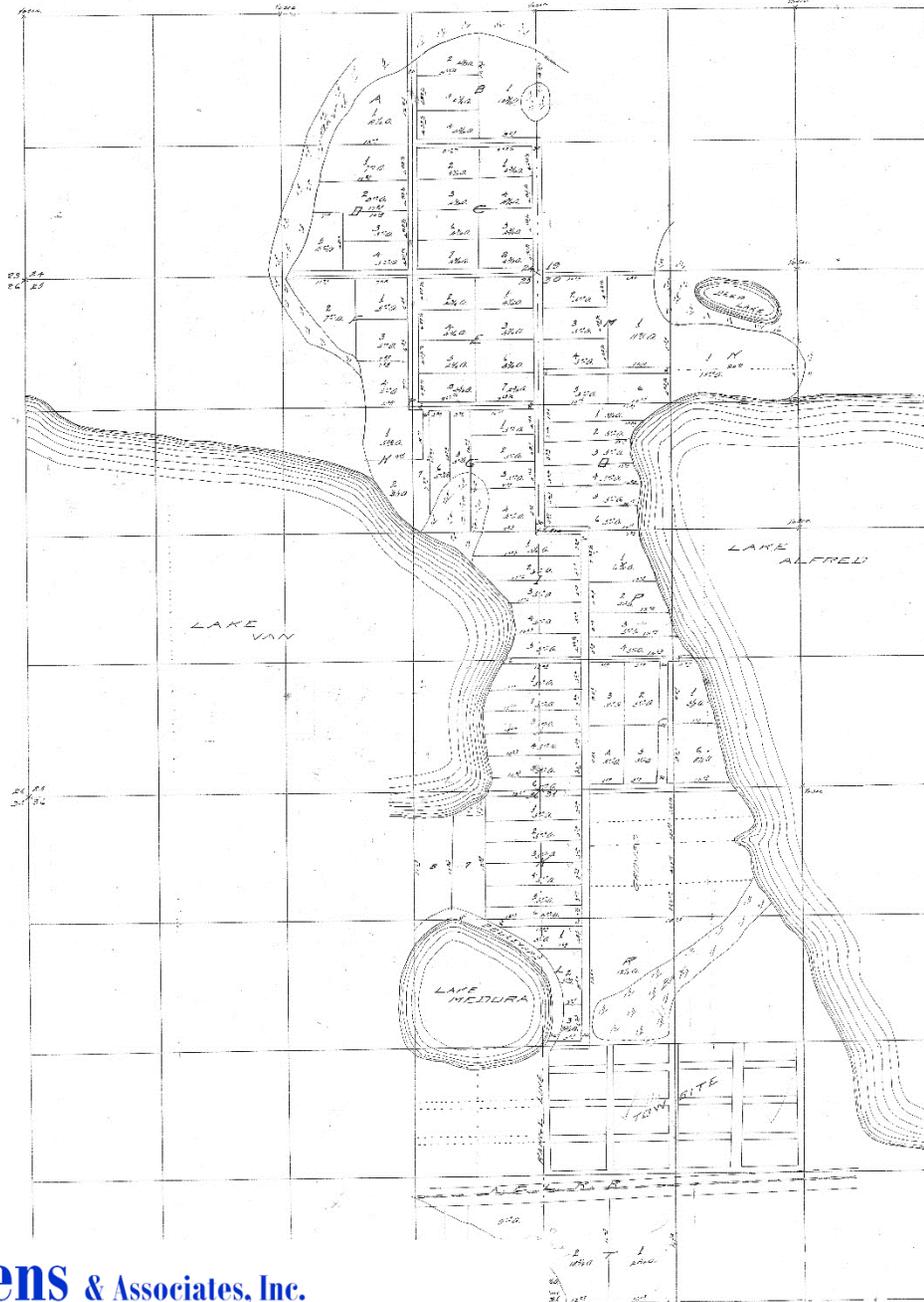
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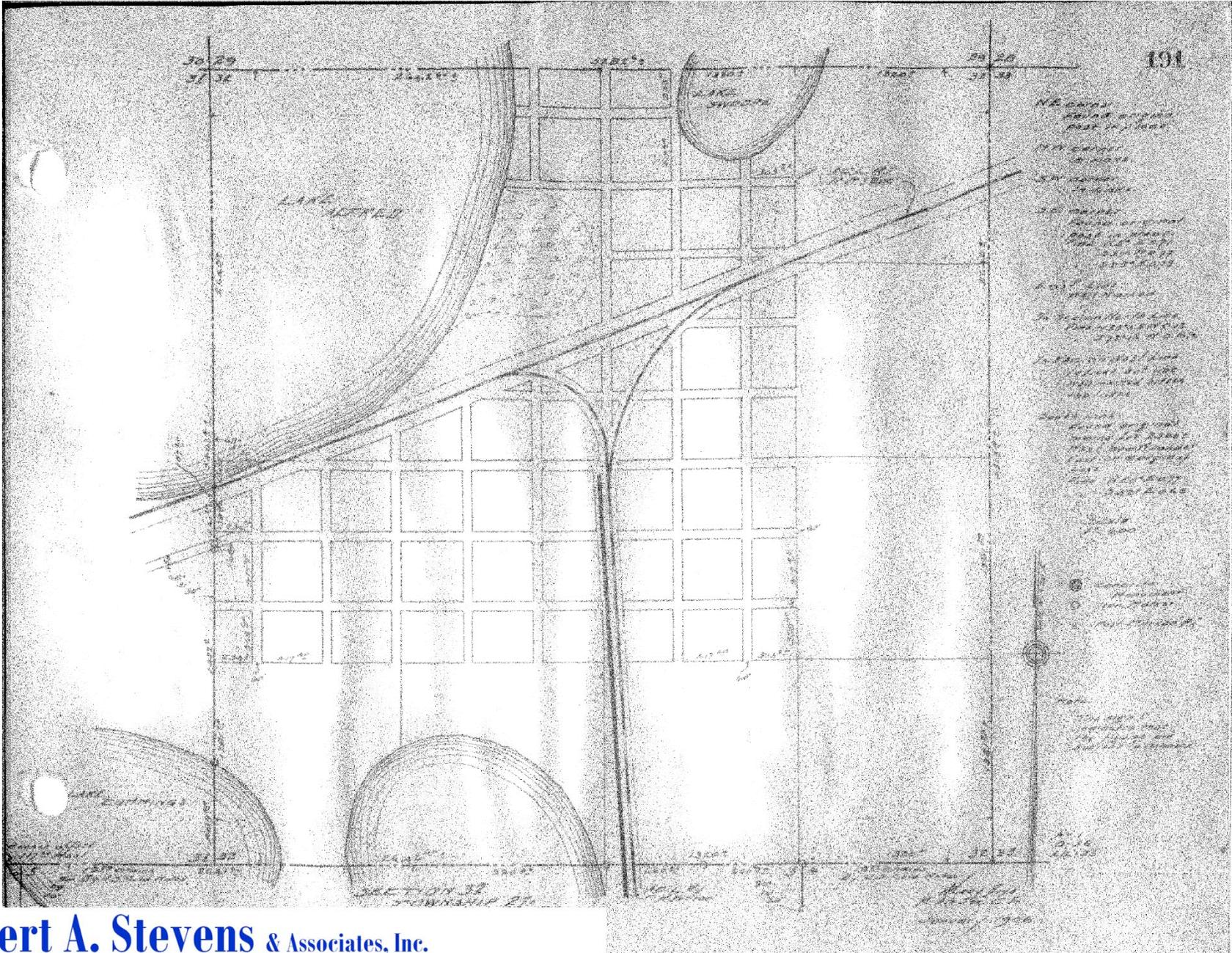


APPOINTED TO CASE 9053  
 CE. 48 3478 DCE 1402-1424  
 PM 1 FC 68

RESOLUTION VACATING PLAT  
 REQUIRED BY  
 CIV. CODE, 16550  
 PAGES 0717-0719

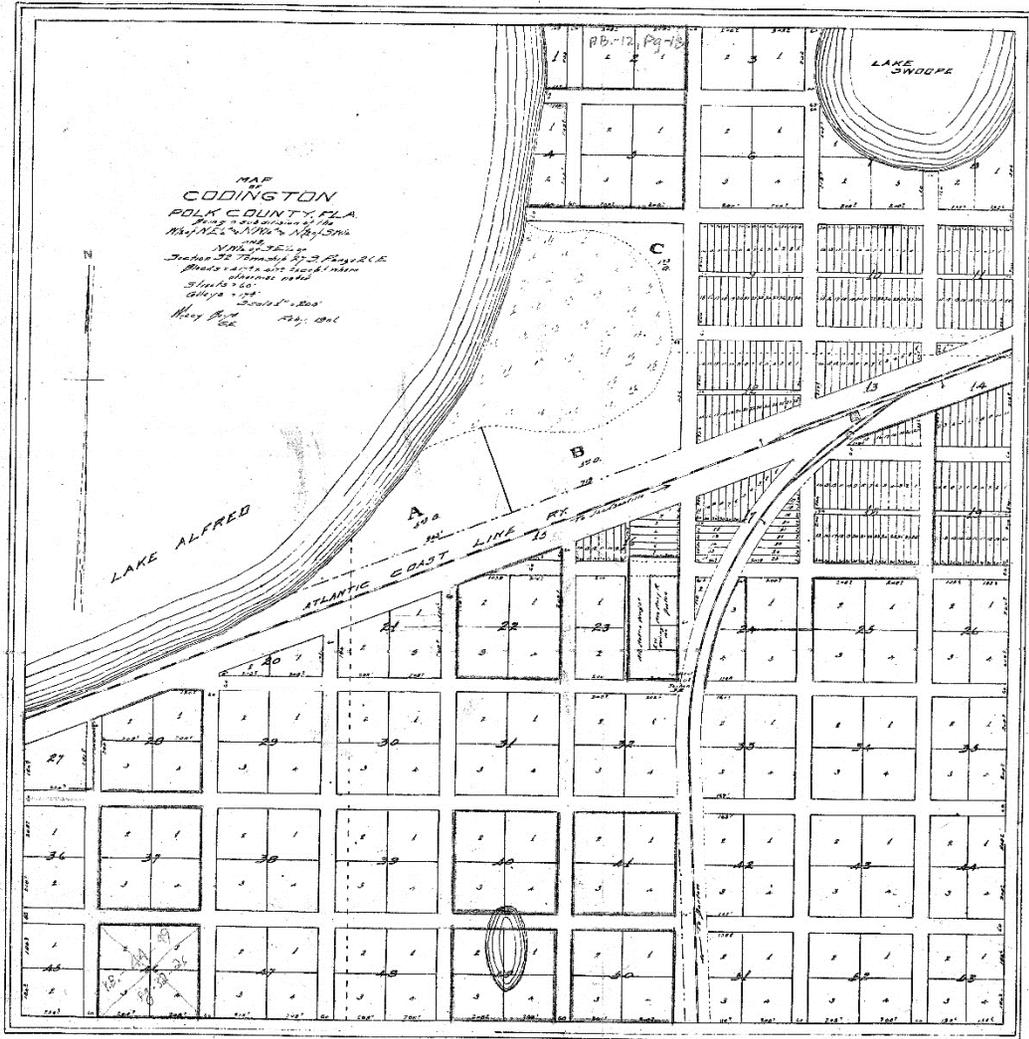
NEW ARMENIA  
 BEING A SUBDIVISION  
 OF A PART OF  
 SECTION 24, T4S, R3E  
 Township 4S  
 Range 3E  
 County 30 & 31  
 Township 4S  
 Range 3E  
 Surveyed by  
 C. S. Goussard 1911, 1912

Plan No. 29 1917  
 C. S. Goussard  
 Hamilton & Taylor  
 March 1918



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Plan April 1, 1904  
J. H. Stevens, Esq.  
Manager of Public Works, 1904  
M.S.

**LAKE ALFRED CITY COMMISSION MEETING  
APRIL 6, 2015**

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**2.) 2015 CITY ELECTION POLL WORKER STAFF**

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**ATTACHMENTS:**

- None

**ANALYSIS:** Pursuant to the City Charter, the City Commission must review and accept the list of poll workers designated to serve at the City Election each year. Florida Statutes require all poll worker staff receive training for each position prior to the election. The following individuals have attended the appropriate training held by the Supervisor of Elections Office and are willing and able to work the City Election on April 7, 2015:

Precinct Clerk - Eileen Mincey  
Voter Information Specialist – Cecilia Beamish  
Voting Equipment Operator – Peggy Davis  
Deputy – Tony Maharajh  
Book Inspector – Joan Bookmeier  
Book Inspector – Linda Faulkner  
Alternate VIS/Book Inspector – Reba Reynolds

**STAFF RECOMMENDATION** approval of designated poll workers.

**LAKE ALFRED CITY COMMISSION MEETING  
APRIL 6, 2015**

**AGENDA**

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**1.) BID AWARD: UTILITY EXTENSION ON U.S. HWY 92**

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**ISSUE:** The City Commission will consider awarding a bid for the extension of water and sewer utilities lines along Highway 92W to provide service to “The Outpost” development across from the Winter Haven Airport.

**ATTACHMENTS:**

- Letter of Intent from Southsee Corporation
- Bid Packet from Odum Contracting, LLC
- Bid Recommendation from CPH

**ANALYSIS:** In January of 2015 the City met with representatives from the Southsee Corporation to discuss utility services. They requested water and sewer service from the city for The Outpost Resort, which is a RV park under development. The owners also requested services for the two existing mobile home parks of Ski Way Apartments and Lake Front MHP. The two mobile home parks consist of 49 units. The Outpost is designed for 101 units.

A bid for the proposed utility line extensions were posted in February and the bid opening was held on March 3, 2015. Odom Contracting, LLC submitted a bid of \$145,660.00. CPH reviewed the bid and contacted their references. CPH stated that the bid is in conformance with the City’s requirements; they have no objections, and recommend award of the estimated bid amount to Odum Contracting, LLC.

The City has approximately \$725,000 available in water and wastewater impact fees to cover the upfront cost of the line extension. The expended costs will be recovered when the project pays the impact fees to connect to our system as summarized below.

- The Outpost Resort - \$143,616.59
- Ski Way Apartments - \$19,584.08
- Lakefront MHP - \$44,390.58

**STAFF RECOMMENDATION:** Award the bid to Odom Contracting, LLC for the utility line extension in the amount of \$145,660.00.

# SOUTHSEE CORPORATION

March 10, 2015

Mr. John Deaton  
Public Works Director  
City of Lake Alfred, FL

Dear Mr. Deaton,

Please accept this as our Letter of Intent indicating that we want to hook up to water and sewer facilities provided by the City of Lake Alfred at our properties located along US Hwy 92 in Winter Haven. Specifically, we are referencing Lakefront MHP, Ski Away Apartments and The Outpost Resort.

We understand that you can and want to provide us with City Water and Sewer services and we are looking forward to working with you on this effort.

Sincerely,



Andrew V. Pittman, President  
SOUTHSEE CORPORATION



5. To begin work not later than 10 days after the issuance of a Notice to Proceed, unless otherwise provided, and substantially complete the work within 120 calendar days of the date of the Notice to Proceed.
6. To accept the provisions of the Agreement as to liquidated damages in the event of failure to complete the work on time.

**1.03 Lump Sum Price**

The undersigned will construct this project for the Base Bid Lump Sum Price of \$ ONE HUNDRED Forty FIVE THOUSANDS SIX Dollars HUNDRED Sixty DOLLARS

Provided as number value \$ 145,660<sup>00</sup>.

**1.04 Schedule of Values**

The Bidder hereby indicates the following total units and total prices which represent all mobilization/demobilization, all required materials, labor, equipment, performance of all operations relative to construction of the project, overhead, and costs of all kinds and profit to complete the work items in accordance with the Project Manual, plans, and permits. Work for which there is not a listed item below shall be considered incidental to the Contract and shall be covered under the lump sum total price indicated in 1.03 above, and no additional compensation will be allowed.

ITEM	UNIT	QUANTITY	TOTAL PRICE
<b>City of Lake Alfred US 92 Water and Force Main Extensions</b>			
1.a Mobilization, bonds, and General Conditions	LS	1	16,370-
1.b Site Layout/Survey	LS	1	1,850-
1.c Record Drawings and Closeout	LS	1	2,100-
1.d Erosion and Sedimentation Control	LS	1	3500-
1.e Site Preparation / Restoration including, sodding, pavement, driveways, etc.	LS	1	30,640-
1.f Water Main Site Piping, including mains, all fittings, valves, blow-offs, connection to existing main.	LS	1	57,300-

ITEM	UNIT	QUANTITY	TOTAL PRICE
1.g. Force Main Site Piping, including mains, all fittings, valves, caps, connection to existing main.	LS	1	33,900-
Total Lump Sum Price			\$ 145,660-

**1.05 Miscellaneous Requirements and Affirmations**

- A. Proposals (Bids) must be on the Bid Form.
- B. I have attached the required Bid Security to this Bid.
- C. I have attached the required Statement in connection with the Trench Safety Act.

1.06 RESPECTFULLY SUBMITTED, signed and sealed this 3<sup>rd</sup> day of MARCH 2015

ODOM CONTRACTING LLC  
Contractor

[Signature] 3/3/15  
By (Signature) Date

KEVIN J. ODOM  
Printed Name and Title

P.O. Box 92019  
Business Address

LAKELAND FL 33804  
City State Zip Code

863-670-7852 863-967-5414  
Telephone No. Facsimile No.

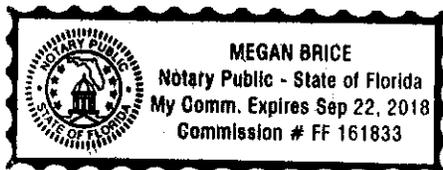
KEVIN J ODOM @ Hotmail . Com  
E-Mail Address

(CORPORATE SEAL)

ATTEST:

Megan Brice 3/3/15  
By (Signature) Date

Megan Brice Teller  
Printed Name and Title

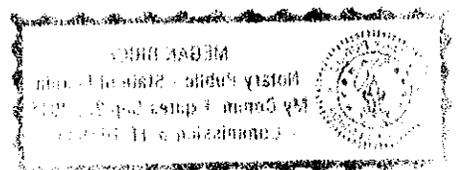


END OF SECTION

00410-3

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00410-6



SECTION 00420

BID BOND FORM

KNOW ALL MEN BY THESE PRESENT, that we, the undersigned, (1) N/A  
\_\_\_\_\_, as Principal, and (2) \_\_\_\_\_  
\_\_\_\_\_, as Surety, are hereby and firmly bound unto (3) \_\_\_\_\_  
\_\_\_\_\_, as Owner, in the penal sum of (4) \_\_\_\_\_  
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_) for the payment of which,  
well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors,  
administrators, successors, and assigns.

The condition of the above obligation is such that whereas the Principal has submitted to (3) \_\_\_\_\_  
\_\_\_\_\_ a certain Bid for (5) \_\_\_\_\_  
\_\_\_\_\_, attached hereto and hereby made  
a part hereof.

- 1) Bidder
- 2) Surety
- 3) Owner
- 4) Amount of Bond as Required in the Instructions to Bidders
- 5) Name of Project as Shown in Invitation for Bids

**NOW, THEREFORE,**

- A. If said Bidder shall be in rejected, or in the alternate,
- B. If said Bid shall be accepted and the Principal shall execute and deliver the Agreement (properly completed in accordance with the Bidding Documents), and shall furnish a bond for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said Bid, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid; and said Surety does hereby give waive notice of any such extension.

**IN WITNESS WHEREOF**, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers.

Signed and sealed this \_\_\_\_\_ day of N/A, \_\_\_\_\_.

ATTEST: \_\_\_\_\_ Principal

\_\_\_\_\_  
By (Principal Officer) \_\_\_\_\_ By (Signature of Officer)

\_\_\_\_\_  
Typed Name and Title \_\_\_\_\_ Typed Name and Title

(CORPORATE SEAL) \_\_\_\_\_ Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Surety

\_\_\_\_\_  
By \_\_\_\_\_ Attorney-in-Fact

\_\_\_\_\_  
Typed Name and Title \_\_\_\_\_ Typed Name and Title

(SEAL) \_\_\_\_\_ Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone No. Facsimile No.

**END OF SECTION**

SECTION 00430

TRENCH SAFETY STATEMENT FORM

Bidder acknowledges that included in the various items of the proposal contained on the Bid Form are costs for complying with the Florida Trench Safety Act (FS 553.60-553.64). The Bidder further identifies the cost of compliance with the applicable trench safety standards for the project as follows (Bidder to attach additional sheets as necessary to identify all costs):

	Trench Safety Measure (Description)	Units of Measure (LF, SF, SY)	Unit Quantity	Unit Cost	Extended Cost
A	Slopes	LF	7400	.75	5700-
B					
C					
D					
E					
F					
TOTAL					\$ 5,700-

The total cost shown herein is already included in the various items on the Bid Form and is not additional to the pricing shown on the Bid Form.

Bidder, by signature below, assures that the contractor performing trench excavating will comply with the applicable Trench Safety Standards.

Submitted, signed and sealed this 3<sup>RD</sup> day of MARCH, 2015.

ODOM CONTRACTING LLC  
Bidder

[Signature]  
Signature

KEVIN J. ODOM MAN  
Printed Name and Title

ATTEST:  
[Signature] 3/3/15  
Signature Date

(SEAL)



END OF SECTION

00430-1





1117 East Robinson Street  
Orlando, Florida 32801

Phone: 407.425.0452  
Fax: 407.648.1036

[www.cphengineers.com](http://www.cphengineers.com)

March 10, 2015

Mr. John Deaton  
Public Works Director  
City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, Florida 33850

RE: Engineer's Recommendation of Bid Award  
City of Lake Alfred US 92 Water and Force Main Extensions  
CPH Project No. L2749

Dear Mr. Deaton:

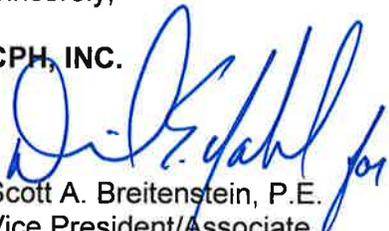
On Tuesday, March 3, 2015, the City of Lake Alfred opened the bid package received from one (1) contractor for the above referenced project. CPH evaluated the bid and had no immediate objection to the submitted items. We contacted the bidder and requested Contractor references for three similar projects completed in the last five (5) years.

Odom Contracting, LLC appears to have provided a bid in conformance with the requirements of the City. CPH has contacted three (3) references for related work done by Odom Contracting, LLC and based on our conversation with the individuals indicated, it is our opinion that the low bidder has performed satisfactorily on their past performances and appears to be responsible for the desired construction. Based on this analysis, we recommend award of the estimated bid amount to **Odom Contracting, LLC** in the amount of **\$145,660.00**.

If you have any questions, please contact us.

Sincerely,

CPH, INC.

  
Scott A. Breitenstein, P.E.  
Vice President/Associate

J:\L2749\Civil\Documents\Letter\Bid Recommendation Letter Lynchburg WM and FM.doc

**REFERENCE CHECKLIST**

**CITY OF LAKE ALFRED  
US 92 WATER AND FORCE MAIN EXTENSIONS**

Item	Reference for: Odom Contracting	
	No. 1	No. 2
Project Name	CDBG Water Main Project	20-inch Water Main Extension
Owner	City of Polk City	City of Winter Haven
Contact	Patricia Jackson	Jay Johnson, Water Superintendent
Address	123 Main Street, Polk City, FL	406 6 <sup>th</sup> Street, Winter Haven, FL
Phone Number	863-559-2409	863-291-5853
Original Contract		
Change Orders		
Final Contract	\$212,000.00	\$48,000.00
Completed on Schedule/Date	Fall 2013	Summer 2012
Project Description	Replaced existing water mains (app. 6300 LF) in residential neighborhoods; abandoned existing water mains & associated piping	Extended 20" water main (approx. 1200 LF) for future development
Comments –	<ol style="list-style-type: none"> <li>❖ 1. How was their quality of work? Excellent</li> <li>❖ 2. Did the Contractor do most of the work or did the subcontract a lot of it? <i>They worked as Subcontractor under GC</i></li> <li>❖ 3. Was the job finished on schedule? Yes</li> <li>❖ 4. Were they generally cooperative? Yes</li> <li>❖ 5. Did they constantly request "extras" to the contract? Owner Requested</li> <li>❖ 6. Were there any financial claims for unpaid bills through the subcontractors? N/A</li> <li>❖ 7. Were pay requests in accordance with work completed? Yes</li> <li>❖ 8. Who was the Superintendent and did he do a good job? Kevin Odom?</li> <li>❖ 9. What is the overall evaluation of the company? 9 on a scaled of 1-10</li> <li>❖ Have used them on other utility jobs</li> </ol>	<ol style="list-style-type: none"> <li>❖ 1. How was their quality of work? Very Good</li> <li>❖ 2. Did the Contractor do most of the work or did the subcontract a lot of it? Self-performed</li> <li>❖ 3. Was the job finished on schedule? Yes</li> <li>❖ 4. Were they generally cooperative? Yes</li> <li>❖ 5. Did they constantly request "extras" to the contract? Owner requested</li> <li>❖ 6. Were there any financial claims for unpaid bills through the subcontractors? N/A</li> <li>❖ 7. Were pay requests in accordance with work completed? Yes</li> <li>❖ 8. Who was the Superintendent and did he do a good job? Didn't remember</li> <li>❖ 9. What is the overall evaluation of the company? Very Good</li> </ol>