

**MINUTES  
CITY OF LAKE ALFRED  
CITY COMMISSION MEETING  
MONDAY JULY 22, 2019  
CITY HALL**

**Call to Order:** Mayor Nancy Daley

**Invocation and Pledge of Allegiance:** Pastor Wilson Diaz Jr.

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

Staff in attendance: City Manager Ryan Leavengood, Assistant City Attorney Drew Crawford, Community Development Director/City Clerk Ameen Bailey, Police Chief Art Bodenheimer, Public Works Director John Deaton, Finance Director Amber Deaton, and other staff.

**City Manager Announcements**

**City Manager Leavengood** announced that Mackay Gardens and Lakeside Preserve will host an Astronomy Night, Saturday, August 3<sup>rd</sup> from 7:00 pm to 10:00 pm. The presentation will be on the Precision of the Equinoxes. The event is free.

On Thursday evenings from 6:30 to 7:30 pm Natures Finest Yoga will take place inside the Mackay House. Come as you are and bring your own yoga mat. Donations will be accepted.

For more information please contact the Lake Alfred Parks and Recreation Department.

On Saturday, August 3<sup>rd</sup> from 6 to 8 pm the Lake Alfred Public Library will host a Back to School Fiesta. There will be games, food a raffle and more. For more information please call the Library.

City Manager Leavengood provided several updates to he stated the lead time for the docks being fabricated and installed is about a month for completion. The first delivery of the public art, bass statues, should be here by the first week in August. The Veterans Trail benches and the plaques will be installed along the trail in August. The water fountains will be installed at Echo and Highland playgrounds this week.

As a follow-up on the CSX Railroad crossings, Director John Deaton contacted CSX and found that the Pierce St. railroad crossing will be repaired Wednesday, July 24. Public Works is working on a solution for the other three railroad crossings on roads belonging to the City and will continue working with Polk County regarding the County's two crossings within the City. In 2020 CSX has stated they will begin repair on all crossings from Lake Alfred to Haines City, at that time the City will look into using concrete instead of wood for the crossings throughout the City.

**Commissioner Lake** stated he spoke with Mayor West from Haines City regarding their CSX crossings. Mayor West stated Haines City was charged by CSX for the repairs to their crossings, staff may want to find out the cost before the work starts.

**Commissioner Eden** asked if the crossing on Dakota was included in the planned repairs.

**City Manager Leavengood** stated the City has just started talking with the CSX representatives but the goal will be to use the prefabricated concrete insert instead of wood. In response to Commissioner Eden, he stated Dakota is a city road and is included in the repairs. He asked **Director Deaton** to relay the information he had received from CSX.

**Director Deaton** stated CSX will have to remove portions of the crossings to install new ties, The CSX representative said that if the City purchases the concrete inserts they will install them. Haines City is probably paying for everything, Lake Alfred will only be paying for the material being used.

### **City Attorney Announcements**

**Assistant City Attorney Drew Crawford** stated that Assistant City Attorney Seth Claytor welcomed a new daughter yesterday. He provided a summary of the legislative session provided at the Florida League of City's FMAA meeting. He stated there are a number of bills that affect local government including House Bill 771 which would have pre-empted local regulation of drinking straws. Senate Bill 1000 concerns the communication towers. House Bill 7103 deals with the land development processes, shortens the time period for responding to applicants when they file an application and requires cities to enter development orders that list finding of fact when an issue has been approved. The City Attorney's office will be working with the Planning Staff to help implement House Bill 7103. He explained that item two, on the agenda, Preliminary Subdivision Plat of Tract 5, was removed as a result of House Bill 7103. One of the requirements of the new Bill states if a City is going to approve a development order it must be done by written order. This item was pulled to make sure everything is in order and the Commission will receive a development order or a resolution to approve the plat. When the item comes back before the Commission, it will be in a more formal document that the Commission will then enact. House Bill 9 significantly revises the requirements on the CRA.

**City Manager Leavengood** stated normally when the city presents a preliminary plat it is a stand-alone action item. The final plat that comes back at the end of the development is what becomes codified in the resolution.

### **Recognition Of Citizens**

**John Duncan**, 200 Ramona stated the next Art Show for City Hall has been scheduled and will be ready for viewing November 5<sup>th</sup>. The theme is Faces and Facades. He has noticed blue reflectors on the roads as part of the hydrant location project. He asked about the procedures to follow up on a public records request.

**Brenda Arnold** 435 W. Pierce St. asked about the black strips on Pierce Rd. and about drainage on W. Pierce St stating rainwater was coming out of the drain opening during the last storm.

**Public Works Director Deaton** replied the black strips on Pierce Rd. is part of a traffic survey, conducted by Polk County. He has been in touch with the County about a traffic signal or a stop sign on W. Pierce St. They wanted to perform a traffic study before making any decisions. In answer to her drainage question, he stated that was only a perk drain and there was nothing to become stopped up. If it is heavy rain it will flood and it will take time for the water to seep

through. He will check the drain to make sure it is working. He stated the drain is four or five years old and should be working, but the rains have been so heavy lately and that might have had an impact on the drainage.

### **FEMA Community Rating System (CRS) Update**

**Community Development Director Bailey** provided an update on the CRS stating Lake Alfred is part of the local mitigation group. Every five years the County updates its local mitigation strategy which encompasses all the cities and defines how to mitigate hazards she addressed. The cities will meet collectively and evaluate grant proposals that have been submitted for state and federal funding. Lake Alfred has two project grants that have been submitted to the state for on-site generators at the lift stations and a generator for the public safety complex. The City was ranked and approved to submit the grant applications. Another part of the rating system is public participation. To fulfill this part of the community outreach requirement, the city has set up a booth at the hurricane expo in Auburndale. Staff members attend different emergency management meetings as part of the Emergency Operations Center. There are also resources available to citizens here at City Hall and the Library. The City also submits the new home permit activity from May 2018 to May 2019 which totaled 93 and 11 commercial buildings. The City joined the CRS program in 2018 with a rating of seven (7) this passes on to residents as a 15% discount on flood insurance policies. In 2019 the City was re-evaluated and achieved a rating of six (6), this passes on to residents as a 20% discount on flood insurance policies.

**City Manager Ryan Leavengood** stated he appreciates Director Bailey bringing this to the City.

**Mayor Daley** read the inscription on the plaque and thanked Director Bailey for the work that went into the project.

### **PROCLAMATION: LAKES APPRECIATION MONTH**

**Mayor Daley** Read the proclamation and encouraged all residents of Lake Alfred to enjoy the beauty, recreational opportunities, and public services provided by the lakes in our City.

**Danny Kushmer**, Executive Director of Lakes Education Action Drive stated the Lakes Education Action Drive started in 1985. The mission has been educating the public on the importance of water quality and create water summits, including other water programs. He appreciates the proclamation recognizing July as Lakes Appreciation Month.

**Mayor Daley** wanted to point out the signs the City has installed at some of the boat ramps and stated the City appreciates the signage from the organization.

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

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

## **Public Hearing: Resolution 11-19: Proposed Tentative Millage Rate**

**Assistant City Attorney Crawford** read the resolution title.

**City Manager Leavengood** stated the City is required to advise the Property Appraiser's office of its tentative millage rate, roll-back rate, as well as the date, time and place of the proposed budget hearing.

- The proposed millage for FY 19/20 is 7.2390 mills which is equal to the current millage rate and is 3.37% above the FY 19/20 rolled-back rate of 7.0032.
- The date, time and place of the first public hearing on the fiscal year 2019/2020 budget is set for Thursday, September 12, 2019, at 7:30 p.m. at City Hall located; 120 East Pomelo Street, Lake Alfred, Florida.

The proposed resolution sets the millage rate ceiling for the next fiscal year. The millage rate can be lowered when considered for adoption in September but it cannot be increased beyond the initial limit set within this resolution.

Using a graphical illustration he presented a brief history of the past millage rates and explained the trend.

Staff recommended the approval of Resolution 11-19.

**Vice Mayor Dearmin** stated it is a pleasure that the City has been able to maintain this millage rate. He has noted larger cities around Lake Alfred are in financial situations that Lake Alfred does not have to worry about.

**Mayor Daley** stated she is pleased that the City can keep the millage rate the same. The cost of the services the City provides will go up as this rate will not cover inflation, but the burden will not be passed on to the residents.

**Mayor Daley** opened the public hearing, seeing no one she closed the public hearing.

**Commissioner Maultsby** asked if there would be a possibility of a rollback.

**City Manager Leavengood** stated there is always that possibility, it is a policy decision for the Commission. In the past when there was a reduction the rollback may have been half of a mill and the City split the difference.

**Mayor Daley** pointed out that Lake Alfred is one of the smallest cities in the state that is still a full-service City.

**Commissioner Lake** moved to approve Resolution 11-19 with the proposed millage rate of 7.2390 mills seconded by **Vice Mayor Dearmin**. The motion was approved by a unanimous voice call vote.

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

### **Second Recognition Of Citizens**

**Margaret Wheaton**, 330 Carolina Ave. S. stated Cynthia Evens, one of the founders of the Library, passed away earlier today. In the early 60's she was a member of the Women's Club that started Lake Alfred's Library. She collected and processed books and worked as a volunteer librarian. When the library was thriving, she would attend the City Commission Meetings and lobby for the City to take responsibility for the library. Her burial will be Saturday, July 27<sup>th</sup> at 11:00 am at the Auburndale Cemetery on Recker Highway.

**Mayor Daley** expressed her condolences.

### **Commissioner Questions And Comments:**

**Vice Mayor Dearmin** stated he was thankful for being able to attend the Legislative Policy Committee. There were a lot of new ideas being brought up that are important to the City and State. He is looking forward to the Florida League of City's Conference next month.

**Mayor Daley** stated her policy committee meeting was about transportation funding and autonomous vehicles. There will be a meeting in Frostproof on August 5<sup>th</sup> with US Congressman Darren Soto. The presenters have asked to speak to the Mayors or City Representatives of all the cities that have railroads through their towns. Sunrail is gauging the possibility of expanding and they would like support from the cities. She asked the Commissioners how they felt about the expansion.

**Commissioner Lake** stated the possibility of a Sunrail expansion has come up in TPO meetings he has attended. He asked if the train will stop at Lake Alfred. He is in favor of more stops along the way.

**Commissioner Maultsby** stated maybe we should approve of the expansion as it will help with the City's growth.

**Mayor Daley** stated mass transit is the biggest advantage for economic development. If there was not a stop in Lake Alfred at the onset, there might be one eventually. The Commission gave a consensus to support the expansion of the Sunrail system.

**Commissioner Eden** stated he would like to thank the City Manager and the Parks and Recreation Director, the parks are looking very good. He celebrated another birthday the past week.

**Commissioner Maultsby** thanked the residents for the last election as the Florida League of Cities will honor him at the Conference for being in office for 20 years.

**Commissioner Lake** clarified that the award is the John Land Years of Service award for longevity in being involved with a city. His committee meeting was focused on short term rentals and cybersecurity. He welcomed the City Manager back from vacation.

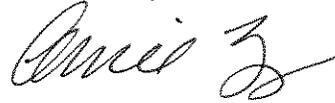
With no further business, the meeting was adjourned at 8:28 pm.

Respectfully submitted,



Mamie Drane  
Deputy City Clerk

Reviewed by.



Ameer Bailey  
City Clerk