

**MINUTES
CITY COMMISSION
TUESDAY, JUNE 20, 2023
7:00 PM
CITY HALL**

Call to Order: Mayor Nancy Z. Daley called the City Commission meeting to order at 7:00 p.m. in the City Commission Chambers located at 120 E. Pomelo Street, Lake Alfred, FL 33850.

Invocation and Pledge of Allegiance: Reverend Dorian Harris of St. Paul AME Church provided the invocation and **Mayor Daley** led the Pledge of Allegiance.

Roll Call: Management Analyst Aubrey Fuller

City Commissioners in attendance: Mayor Nancy Z. Daley, Vice Mayor Mac Fuller, Commissioner Charles Lake, Commissioner Jack Dearmin, and Commissioner Brent Eden.

Staff in attendance: City Manager Ryan Leavengood, City Attorney Seth Claytor, Public Works Director John Deaton, Finance Director Amber Deaton, Community Development Director Ameer Bailey, Fire Chief Robert Turner, and Parks and Recreation Director Emily Deal.

The City Manager announced the following:

- 1.) The City Commission Meetings in July are Monday, July 10, 2023, and Monday, July 24, 2023.
- 2.) The City Offices will be closed on Monday, July 3, 2023, and Tuesday, July 4, 2023, in observance of Independence Day.

The City Attorney said he remained grateful to represent the great City of Lake Alfred.

Recognition of Citizens

There were none.

Employee Recognition

Public Works Director John Deaton said we were here to recognize Kendon Daniels for his ten years of service. Kendon Daniels is the City's lead operator and superintendent in the utilities division. He works as the superintendent for both the water (license C) and wastewater (license B) plants. He is dually licensed in the State of Florida and we are lucky to have him because you don't see a lot of dual-licensed operators. He oversees the plants and is very dependable and works hard for the City to keep us in compliance with regulatory agencies such as the Department of Environmental Protection and Polk County Health departments. I am happy to present Kendon with his 10-year award, and I hope he will be here for many years to come.

Mayor Daley presented the Consent Agenda for consideration.

Consent Agenda:

- 1.) City Commission Meeting Minutes for June 5, 2023
- 2.) City Commission Announcements
- 3.) Silverlake Maintenance Agreement
- 4.) Police and Fire Retirement Board Appointment

The analysis was inserted by the City Clerk. [Analysis: The City maintains various boards that are both essential to and benefit the city, including Retirement, Planning and Zoning, and Parks & Recreation. Most members are appointed and approved by the City Commission. The Police and Fire Retirement Board appointment is for a residential City Commission-appointed seat and will fill the vacancy of Ed Arbuthnot.

Police and Fire Retirement Board

Truitt Gaines

12/31/2025

The floor was opened by the Mayor to public comments and there were no audience members that came forward to speak.

Commissioner Lake made a motion to approve the consent agenda. The motion was seconded by **Commissioner Dearmin**. The motion was unanimously approved.

Mayor Daley presented the first business item.

1.) Public Hearing: Ordinance 1513-23: Comp Plan Amendment: Water Supply Plan

The City Attorney read the title of Ordinance 1513-23 into the record.

The City Manager presented the analysis. He said the City maintains a Ten-Year Water Supply Facilities Work Plan (Plan) which is updated and adopted every 5 years. Additionally, Section 163.3177(6)(c)3, of Florida Statutes now requires a local government to update its water supply plan to incorporate the alternative water supply projects in the regional water supply plan or other projects as proposed by the local government.

The plan must identify the alternative water supply projects, traditional water supply projects, and conservation and reuse strategies necessary to meet the water needs to serve existing and new development. The plan must cover a 10-year planning period, for building public, private, and regional water supply facilities. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan.

On October 4, 2021, the City Commission approved Task Order No. 5 with CPH, Inc. to prepare the Master Water and Wastewater Plans for the City of Lake Alfred. The Master Plans were intended to be used as a basis for planning for current and future infrastructure improvements including providing a five-year capital improvement program. On January 24, 2023, the City Commission adopted Resolution 04-23 approving the Potable Water Utility Master Plan, and Resolution 05-23 approving the Wastewater Utility Master Plan.

The proposed ordinance updates the Capital Improvement, Infrastructure, and Conservation Elements of the Comprehensive Plan based on the requirements of Florida Statutes and the recommendations from the Potable Water Utility Master Plan, 10-Year Water Supply Facilities Work Plan, and the Wastewater Utility Master Plan. The proposed amendments also acknowledge the City's participation in the planning efforts of the Polk Regional Water Cooperative regarding alternate water supply sources.

On Thursday, February 9, 2023, the Planning and Zoning Board held a public hearing on the proposed Comprehensive Plan Amendment and unanimously voted (6:0) to provide a

recommendation of approval to the Lake Alfred City Commission. This Ordinance was approved on March 6, 2023, and the Comprehensive Plan text amendment was transmitted to the Department of Economic Opportunity (DEO) for review. There were no objections, comments, or recommendations to the proposed amendments. The staff recommendation is for approval of Ordinance 1513-23 on the second and final reading.

Mayor Daley opened the public hearing on Ordinance 1513-23. There were no members of the audience that came forward to speak and she closed the public hearing.

Commissioner Dearmin commented that there was a lot of hard work put into this document and made a motion to approve Ordinance 1513-23 for the Comprehensive Plan Amendments Water Supply Plan adoption. The motion was seconded by **Commissioner Lake**. The motion was unanimously approved.

Mayor Daley presented the next business item.

2.) Resolution 19-23: Transportation Master Plan

The City Attorney read the title of Resolution 19-23 into the record.

The City Manager presented the analysis. He said on June 6, 2022, the City Commission approved Resolution 09-22 for Kittleson and Associates, Inc. to prepare the Transportation Master Plan for the City of Lake Alfred. The Master Plan is intended to be used as a basis for planning for current and future roadway improvements. The Master Plan covers a 20-year planning horizon with a year-end in 2042.

The planning process included collecting, reviewing, and integrating transportation and projected growth data. The master plan evaluated previous studies incorporating the multimodal transportation goals from these various studies. The master plan also evaluated planned and programmed transportation projects identified by the City, County, and State. The data and analysis were used to formulate future multimodal travel demands and to identify improvements and projects to address current and future deficiencies in the transportation networks throughout the City. In addition, the master plan recommended improvements and modifications to transportation policies, levels of service, roadway standards, and design.

The recommended projects were then utilized to draft a transportation impact fee to pay for growth-related transportation projects necessary to increase and maintain levels of service on local roads. The funding could also be used as a local match to advance and/or assist in projects on County and State Roads (i.e. downtown lane repurposing).

The Lake Alfred Planning and Zoning Board was presented with the plan in April of 2023 for discussion. Topics discussed included crash data and Experiment Station Road, sidewalks, and the CSX crossing.

He yielded the floor to the Transportation Engineers from Kittleson and Associates for additional presentation.

Stephanie Shealey, PE, PTOE, PTP of Kittleson and Associated, LLC presented the Transportation Master Plan.

Goals

- Prepare for Population Growth of 240% growth in the next ten years.
- Improve mobility with pedestrians and bicycles
- Utilized previous study data
- 6,500 new homes in anticipated growth and industrial
- 62,000 new daily trips

Projects

- Road widenings
- New roadways
- Updated roads to new standards
- Traffic calming
- Multimodal improvements

Policy Recommendations

- Level of service standards
- Adding the level of traffic stress to the roadways
- Modifying roadway standards
- Reducing the roadway speeds
- Reducing lane widths
- Bicycle land separation
- Develop mid-lane crossing standards.
- Lane resurfacing program to include bicycling and pedestrian elements.
- Adopting the State Target Zero aimed at not having fatalities on roadways.

Funding Options

- Florida Department of Transportation (FDOT) – Local Assistance Program
- Federal Grant – Safe Streets for All (SS4A) and Better Utilizing Investments to Leverage Development (BUILD), TIGER
- Impact Fees for new development

The City Manager said the Transportation Master Plan was one of the last pieces of the puzzle with the City's Master Plans. He shared transportation planning connection points and modifications that never happened and they could have been addressed in the past such as with Ramona, Todhunter Way, and Glencruiten. He spoke about the potential Ramona connection saying there is a stub-out point in The Lakes and if the Grove property were to develop, we had the Transportation Master Plan which gives us leverage for connection. He spoke about the Todhunter Way and said we won't want to do that because there are existing homes already there. The Ramona connection relieves some of the traffic pressure. It is a policy call of the City Commission. The staff recommendation is for approval of Resolution 19-23.

Mayor Daley asked if there was a development such as Silverlake and they were paying impact fees, can you use that money to improve roads like in Eden Hills? In other words, does it have to be collected and used in that place or can it be used for any transportation project?

The City Attorney said there has to be a rational nexus between the impact fees received and the growth-related infrastructure necessary to meet those demands concurrently with the project. It would not be able to be used for a previous project, it would have to be growth-related infrastructure.

Stephanie Shealey expanded on the rational nexus saying the city was not so big that a roadway would be eligible for expended impact fees for any projects that would require more roadway capacity for the city.

The City Manager said it is aggregated throughout the system. So, if there is not a lot of growth development or benefit in that area, they may apply different multipliers or weightings to the road but it comes out in that one number. If it is a capacity-related project, it would be eligible for impact fee usage. It is not limited to that one area.

Mayor Daley spoke about Mackay Blvd and not having driveway cuts so as to be a true collector road. She said she doesn't see the benefits of taking traffic off Mackay Blvd to place onto Ramona which doesn't meet the definition of a collector road as defined in the next agenda item for consideration. There are thirty-eight driveway cuts onto the road and we don't own the property in between so there would be right-of-way acquisition costs. A slide of the property appraiser shows there would be approximately 300 houses added at the end of Ramona that would use Ramona to get to the highway. To make a collector road out of a neighborhood road doesn't make sense to her because you are taking traffic off of a designed collector road and putting the traffic in the neighborhoods. She lives on Ramona and says it was not about her because if there was a cut-through, she would get to her daughter's house more quickly. She cited safety concerns with walking, the traffic, and the school bus stops. The people benefiting from this would be Tract Six and Tract Eight of The Lakes. Once they get through the connection, they would have to wind through the neighborhood to get to where they are going. There is not a straight line to the collector road. She understands the impact fees would allow for roadway improvements with sidewalks and bicycle lanes that would go down to US Highway 17/92 but it would still have to be completely redesigned.

The City Manager said the staff is always going to recommend connectivity and said that just because there is a connection point it does not mean there has to be a high rate of traffic. With Ramona, we have overlayed the standards on the existing road network. Some roads may need to be narrowed with continuous stop signs because we don't want a continuous flow of traffic. Ramona is designated as a neighborhood collector so we would make improvements there that are designed to make the traffic flow but not for traffic to speed. He continued and said if the City Commission wanted Ramona to only be a neighborhood road, we would still recommend connectivity, it's just that the road traffic would not flow and we would put a stop sign every two blocks all the way up. We don't want it to collect traffic along the way, we want it to have options.

Mayor Daley read the proposed definitions of collector and local roads into the record.

The City Manager said the road designations were done in 2021 in the Unified Land Development Code rewrite.

Stephanie Shealey explained there were neighborhood collectors that were not citywide collectors and said there were different levels with the roadway design standards for the city. They break down those three categories for the arterial collector and neighborhood roads. A neighborhood collector is somewhere in between a collector and a local road.

Mayor Daley asked if you would add three hundred houses and add to a neighborhood collector road as opposed to going onto a collector road that was built for those houses.

Stephanie Shealey said it would just provide an additional connection and this plan is designed to capture the big picture so twenty years from now if more houses are built there have to be

some more small flows. It just provides an extra safety valve. Nothing in the Master Plan puts funding on any of these projects and this is not a project that is being considered in the next five years. This is an option for the long-term development of the City.

Mayor Daley suggested having a trail-type connection since the City has a twenty-foot easement to use for a wide sidewalk-type trail using the abutment that is already in place there. It would justify placing sidewalks on Ramona because you would have the connection and it would serve as an emergency exit in case there was something going on where they had to get out of there in a hurry, you would at least have that connection to go out of that dead end. She asked the City Commission to consider making that change in the Master Plan. She said fixing the intersection at the Mackay would make more sense than trying to funnel people all through the City streets.

The City Attorney spoke about impact fees and preexisting deficiencies in the roadway network saying the restricted funds you collect from new development generally should not be spent in order to address those deficiencies. That being said, when there are capacity-related improvements that are necessitated by new growth, that is the reason for recommending regular update(s) to and/or for these studies. The City is experiencing unprecedented growth right now. The consultants help to identify those areas of improvement as a result of the influx of residential development. He would defer to the City Manager and Consultant to review those areas that are deficient prior to the study.

Commissioner Lake said we have a highway through the middle of the city and there is no mention at all of a traffic light. We need a traffic light. He asked what we are going to do with all of these roads that end at the highway. What is going to be done about that?

Stephanie Shealey said they did identify some intersection improvements as a part of the city's plan but with impact fees, you generally can't use impact fees for traffic signals because you are hurting your capacity on the main line. Normally a traffic signal helps the traffic on the side streets get out but it reduces the overall capacity of the intersection.

Commissioner Lake said he was specifically talking about Cummings Street saying it is a school crossing street with traffic going through there at 60 MPH. A traffic light would slow that down.

Director Bailey spoke about the 17/92 Lane Repurposing Study and said have been incorporated in this document and includes the two traffic lights at Cummings and an additional light at Haines on Shinn Blvd. They are not on the impact fee creditable list but they are listed on the projects needed in the City. She explained that the Master Plan had a twenty-year horizon and projects would be brought to the City Commission based upon the need at that time. We are doing everything we can to get the State to implement the project on Highway 17/92.

Mayor Daley asked if the round-a-bouts were eligible and she was told yes by the staff.

The City Manager said this is another tool in our toolbox and we have used the same engineering firm as the Florida Department of Transportation (FDOT). He said his plan is to implement the Glencruiten and Cummings projects on our end so the pieces of the puzzles fit and we do have the CRA. Maybe because we show it on the Master Plan and the FDOT is ready, the CRA can chip in on the funding as our local share to get it over the finish line.

Commissioner Lake asked about the Downtown Master Plan and Overlay showing four signalizations and the City Manager said it was conceptual in nature.

Commissioner Eden asked if the City had any cost-sharing with the signalization that was placed by the high school and the staff replied not it was a County initiated project. He then asked if the City would be expected to contribute and was told by the staff that FDOT likes to see some skin in the game when they have a project. He continued and asked if the City would have a trail system on both sides of Pierce Street and the City Manager shared about the Old Dixie Trail System and which is the preferred selected route.

Mayor Daley said there was some heartburn over the costs associated with the twelve-mile trail and Director Bailey said it is the number one ranked trail project on the Transportation Planning Organizations list. Director Bailey said the project has been progressing, is through the PD&E, and is in the financial coordination phase. The city is supporting the project through the maintenance of the trail and is anticipated to go down Highway 17/92.

Mayor Daley opened the floor to public comments on Resolution 19-23.

Richard Eisert of 942 Inverness Way commented that during the discussion there was not any mention of the Americans with Disabilities Act (ADA). He said he lives in Lake Alfred and the development sidewalks are not ADA-compliant. There are times when he has to use a walker and he has contacted the builder but they don't respond. He mentioned he was a veteran and would like to see this corrected with future developments. He said crossing 17/92 is a hazard with a walker and said he has to come all the way to a traffic signal to cross the road. He would like to see other crossing signals.

The City Manager said this was very timely. He will follow up with the building official on the new construction going in and said the City has appointed an ADA coordinator who has conducted a citywide audit or assessment of the sidewalks, and facilities. He said while it was not mentioned, there is a person on his staff dedicated to ADA improvements so whatever the project if it is park projects, traffic calming, ADA will be a component of that to make sure we improve that accessibility.

Richard Eisert said most of the sidewalks in The Lakes are blocked by parked cars impeding pedestrian traffic. There is a city ordinance against that and it is not being enforced and if we are not enforcing the ordinance then we need to get rid of the Ordinance.

Mayor Daley asked if the HOA helped with the enforcement and he said no and they ignore the complaint.

Mayor Daley continued and said the Master Plan is a great document and the discussion about Ramona was just a sliver as she was living through the dissent and that was why the connections were not made back then and she sees the safety issues on that road.

There were no other public comments and the Mayor closed the floor.

Mayor Daley requested a consensus from the City Commission to consider making that area a trail-type connection and not a collector road citing the reference of the definitions in the Master Plan.

Commissioner Eden said if this was a minor issue that would alleviate other issues, he doesn't see a problem with it. Mayor Daley said the major issue is the Mackay Blvd. issue and he would assume we would fix it right.

The City Manager said if the City Commission is receptive, we could leave it in to at least get the impact credit for it and have the option to add an annotation that we would evaluate the project for a pedestrian-only connection at that time the project comes forward.

Mayor Daley made a motion to have Ramona Avenue connection a trail-type connection, for safety purposes, with sidewalks.

The City Attorney stated that he was concerned about making micro-level changes to the study and how it would impact the overall study. This plan provides a global perspective and identifies certain growth-related projects. He recommended not changing the assumptions and adding a footnote.

Commissioner Dearmin made a motion to approve Resolution 19-23 for the adoption of the Transportation Master Plan with an amendment to the Ramona Extension with the annotation to read “evaluate for pedestrian-only connection at the time of implementation by staff and City Commission.” The motion was seconded by **Commissioner Eden**. The motion was unanimously approved.

Mayor Daley presented the next business item.

3.) Public Hearing: Ordinance 1516-23: Transportation Impact Fees

The City Attorney read the title of Ordinance 1516-23 into the record.

The City Manager presented the analysis. He said the City collects various one-time fees from new construction to offset the ‘impact’ new development will have on the existing City services and infrastructure. The City of Lake Alfred currently collects connection fees for water and wastewater and impact fees for public facilities, police, fire, and parks and recreation.

Impact and connection fees serve an important role in easing the impact of additional capital investment required by growth to existing residents and customers. With the growth we are currently experiencing in the city and the growth that is anticipated, it is important that our impact fees are reflective of the cost that is required to make these additional capital improvements. This is important not only to provide services for future growth but also to maintain levels of service for existing residents.

On June 6, 2022, the City Commission entered into an agreement with Kittleson and Associates to create a Transportation Master Plan. The Master Plan includes transportation projects that add capacity to support future growth and provide the cost estimates for the related capital investments. The proposed ordinance establishes a new Transportation Impact Fee to pay for capacity-related improvement projects. The fee is based on projected transportation projects that are needed to support the new developments throughout the City.

This Ordinance was approved on the first reading at the June 5, 2023, City Commission Meeting. He concluded by saying the staff was recommending approval of Ordinance 1516-23 on the second and final reading.

Mayor Daley opened the public hearing on Ordinance 1516-23. There were no members of the audience that came forward to speak and she closed the public hearing.

Commissioner Eden asked if we are confident that we have captured everything the first time around and he was told by Director Bailey that it is based on the projected growth and what we do know. There are going to be things we did not foresee and there are things on there that are to be determined because some of the roads are currently in the County. We did our best.

The City Manager said it is a strong baseline and a new impact fee. A single-family dwelling unit is right at around \$1,500 and we are in that comfortable range to adjust if needed. This is a solid middle-range impact fee.

A discussion ensued regarding taking county roads, roadway improvements being made to the City standards before acceptance, putting Creek Road on the list with sidewalk improvements, and sidewalks in front of Lake Alfred Estates.

Commissioner Lake asked what side of the road the sidewalks would be placed and Director Bailey said if it was the County, it would be on both sides and if it was a development, it would be adjacent to their property.

Mayor Daley encouraged the City to take the opportunity to reach out to our local representatives on funding prospects for larger safety projects such as sidewalks.

Vice Mayor Fuller said the City will meet with them after the session is over.

Commissioner Dearmin made a motion to approve Ordinance 1516-23 for the establishment of Transportation Impact Fees. The motion was seconded by **Vice Mayor Fuller**. The motion was unanimously approved.

Mayor Daley presented the next business item.

4.) Ordinance 1517-23: Comprehensive Plan Amendment – Transportation-Related Updates

The City Attorney read the title of Ordinance 1517-23 into the record.

The City Manager presented the analysis. He said on June 6, 2022, the City Commission approved Resolution 09-22 for Kittleson and Associates, Inc. to prepare the Transportation Master Plan for the City of Lake Alfred. The Master Plan is intended to be used as a basis for planning for current and future roadway improvements.

The proposed amendments also acknowledge the City's participation in the planning efforts of the Polk Transportation Planning Organization and the Florida Department of Transportation (FDOT). The elements to be updated include the Transportation Element, Capital Improvement Element, and Definitions Element.

The text amendments include the adoption by reference of the Transportation Master Plan. The master plan also serves to identify and prioritize necessary improvements to the City's existing transportation infrastructure system in order to meet current and projected multimodal travel demands. The level of service (LOS) standards are updated and a new evaluation criteria was established for pedestrian and bicycle users. Other minor changes include new transportation-related definitions, updated cross-references, and the inclusion of the FDOT's Vision Zero goals.

The Planning and Zoning Board held a public hearing on the proposed Comprehensive Plan Amendment and voted (4:3) to provide a recommendation of approval for the Comprehensive

Plan Amendments to the Lake Alfred City Commission. Although the vote was split, the Boards did not provide Comprehensive Plan specific suggestions. If approved, the Comprehensive Plan text amendment will be transmitted to the Department of Economic Opportunity (DEO) for review. He concluded by saying the staff was recommending approval of Ordinance 1517-23 on the first reading.

Mayor Daley opened the floor to public comments on Ordinance 1517-23. There were no members of the audience that came forward to speak and she closed the floor to public comments.

Commissioner Lake made a motion to approve Ordinance 1517-23 for the Transportation-Related updates to Comprehensive Plan. The motion was seconded by **Commissioner Dearmin**. The motion was unanimously approved.

Mayor Daley presented the next business items.

5.) Water Plant Property and Park Land Property Vacant Land Contracts

The City Manager presented the analysis. He said the City's Capital Improvement Plan and facility plan include a new water plant and a northern parks and recreation complex that have land acquisition components to them. For the past several months the City has been evaluating a piece of property for the water plant located off of Old Lake Alfred Road with a proposed acquisition cost of \$360,000. The City's engineer has reviewed the parcel and determined that it is sufficient for the location of a water plant. The parcel does not have access to Old Lake Alfred Road or CR 557.

The property owner to the south is not willing to provide an access easement but is willing to sell the land. The southern parcel is approximately 26 acres of upland whose southern border is along Lake Camp. In addition, the owner also owns the parcel to the east which connects to CR 557. The property owner is willing to convey a strip (appr. 285x385) to allow for the City to access CR 557.

The City's facility plan lists land acquisition for the northern complex as 20+ acres with a \$2 million estimated cost; this amount was included in the impact fee study and is a growth-related project. The owner of the southern parcel is willing to sell the property for \$1.2 million; the property was appraised for approximately \$1.3 million. We have funding available in park impact fees and reserves to make the acquisition. Staff is also proposing to utilize \$200k in enterprise funds to offset the cost of the acquisition due to the access and utility easements the park property would provide to the water plant.

Purchasing the land now is recommended due to a large portion of the land starting to be acquired for development purposes. It is located strategically with access to CR 557 in addition to providing access to the water plant property. The alternative would be to try to acquire different property for both the water plant (or to try to acquire access from the western parcel which is owned by Cutrale) and wait to acquire the land for the park at the future date which will likely be more expensive and/or in a more remote location.

On April 17, 2023, the City Commission provided a consensus to proceed with the purchase of the property. The City Attorney has reviewed the contracts that are being presented for consideration of approval.

He said the staff recommendation was to provide authorization for the City Manager to take all further necessary actions to purchase the water plant and park land properties.

A discussion ensued regarding the pivot from the site near the Government Center, this parcel being more strategically placed in the northern section of the city due to growth, and two wells on the site with 1,000 feet between them.

Mayor Daley asked if the park would be a passive park or one with ballfields.

The City Manager said that would be addressed in the Parks and Recreation Master Plan update. His thought is a blend of passive and active.

A brief discussion ensued regarding connectivity to CR 557, the installation of pipes, and there is 26 acres of upland on the park property.

Commissioner Eden asked if the purchases were from impact fees and the response was yes. He then asked if there was ample funding and was told that we have the ability to do this in-house without compromising the ability to do other projects.

The City Attorney said, as a part of the motion, it is being requested that the City Manager be authorized to take any and all necessary further actions and to be authorized to close on the two parcels which includes, but is not limited to, participating in negotiations and executing the final closing documents and agreements for said parcels.

Mayor Daley opened the floor to public comments on the vacant land contracts for the water plant and park land properties. There were no members of the audience that came forward to speak and she closed the floor to public comments.

Commissioner Lake made a motion to approve the vacant land contracts for the water plant and park properties with the authorization for the City Manager to take any and all necessary actions and to be authorized to close on the two parcels which includes and is not limited to participating in negotiations and executing the final negotiated agreements for said parcels. The motion was seconded by **Commissioner Dearmin**. The motion was unanimously approved.

Mayor Daley presented the next business item.

6.) Lake George Force Main Project Bid Award

The City Manager presented the analysis. He said the City has budgeted for a force main sewer project to service the future and existing developments on the west side of the City including the Lynchburg Road area. The new 10" PVC force main will direct flow from the Marianna Acres area to Lake George Road and then on to the Lake Buena Vista lift station.

The proposed force main project allows the flow from Marianna Acres, Water Ridge, and the upcoming Florida Club project to bypass the Echo Terrace neighborhood which cannot handle the additional flow for the growth in this area.

The city has solicited bids for the installation of the force main, and on June 1, 2023, two bids were received for the project.

Odom Contracting	\$297,160
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Tri-Sure Corp.

\$314,000

Funds are available within the wastewater connection fees fund to accommodate this project. This has been in the Capital Improvement Project and we are getting it over the finish line.

Commissioner Dearmin commented that the bids were close and Director John Deaton said they were both good companies and both have done work with the City.

The City Manager said the staff recommendation was for approval of the pipe installation bid award to Odom Contracting for \$297,160.

Mayor Daley opened the floor to public comments on the bid award. There were no members of the audience that came forward to speak and she closed the floor to public comments.

Commissioner Lake made a motion to approve the pipe installation bid award to Odom Contracting for \$297,160. The motion was seconded by **Commissioner Dearmin**. The motion was unanimously approved.

Mayor Daley introduced the next business item and deferred to the City Manager for the presentation on expenditures.

He said the proposed expenditure sections of the FY 23/24 & 24/25 budgets include the approved expenditures from the previously approved second-year budget and the capital projects that were approved by the City Commission at April 17, 2023, meeting. Changes made from the current year budget to the proposed FY 23/24 Budget have been highlighted and are based on feedback from department heads for anticipated expenditures or changes based on experience in the current and previous fiscal years. Notable changes include:

- \$30k for financial software subscription
- \$25k for ADA improvements
- \$50k increase in operations and facility projects
- \$10k increase to Events & Promotions in Parks
- \$30k increase in lift station repair
- \$50k increase in meters and fittings (tied to growth; there is offsetting revenue)
- \$75k budgeted into reserves for enterprise fund
- \$228k for Water Cooperative
- \$20k increase in chemicals for water & wastewater

If approved, the expenditure sections will be included in the preparation of the final budget for consideration in public hearings in September along with any changes that the Commission may determine or that may be necessary due to changes in revenue or expenditure projections. The Revenue and Payroll sections will be presented at a regular City Commission meeting in August.

Questions and Comments from the City Commission were as follows:

There were no questions or comments on General Government, City Administration, Finance Department, Police Department, Fire Department, Community Development, Public Works Administration, and General Operations Facility Maintenance.

Vice Mayor Fuller asked if there was a specific line for the purchase of the property for the former bank. He was told that was in Community Development in the project line item at the bottom and

\$80,000 was budgeted for engineering next year and \$800,000 the following year for the bulk of the renovations and improvements.

The City Manager continued and presented on the sanitation and roads and streets.

Commissioner Lake asked if there were any changes regarding recycling. The City Manager said the county made a change to the program because they study the comps and the markets. The long and short of it is that there is not a large after-market for recycled materials. He anticipates the Cities and Counties will be getting out of the business of recycling. He continued and spoke about the reject loads due to food contamination and then said the City pays for the recycling load and an additional premium for discarding the load at the landfill.

Commissioner Lake added that the cap on the water bottle is not recyclable and also used pizza boxes.

The City Manager continued to present on the Central Garage and Motor Pool, Parks and Recreation Department, Mackay Preserve, and the Library.

Mayor Daley asked about the capital line item on the Mackay Preserve because it is showing zero for the next three years. The City Manager said that was housed in Parks and Recreation to track the line item at there is \$300,000 budgeted this year. She asked if that would take care of the driveway and the City Manager said yes and the paver patio area as well. She asked if we received the pavers from Davenport and the City Manager said we did.

The City Manager presented on the Community Redevelopment Agency and there were no questions or comments. He continued and presented on the Enterprise Fund and Water Operations.

Mayor Daley commented that Phoenix Arizona has stopped all new construction projects because they don't have the water.

The City Manager continued and presented on the Debt Service, Waste Water Operations, and Storm Water. He said the staff recommendation was for approval of the proposed draft Expenditure Sections of the FY 23/24 & 24/25 Operating Budgets. He said he would put out an analysis on the property valuations and may be proposing a slight reduction in the millage rate.

Commissioner Eden said he did a great job and asked the City Manager to explain the cost allocation out of the CRA again. The City Manager said it would be a cost allocation for half of the Growth Management Directors position and an 80% allocation of a service worker for the downtown area and the parks.

Mayor Daley opened the floor to public comments. There were no members of the audience that came forward to speak and she closed the floor to public comments.

Commissioner Dearmin made a motion to approve the proposed draft Expenditure Sections of the FY 23/24 & 24/25 Operating Budgets. The motion was seconded by **Vice Mayor Fuller**. The motion was unanimously approved.

Recognition of Citizens

Richard Eisert of 942 Inverness Way said he would like to talk about the construction in The Lakes Development saying the contractor is leaving debris everywhere. He is seeing coffee cups, burger king bags, and drywall debris left for over ten days. He said he didn't have a problem with the overflowing dumpsters but when it is over ten days it becomes an issue. He said if you don't enforce the ordinance, then get rid of the ordinance. He mentioned that he could not get a hold of code enforcement.

The City Manager said he would have the city attempt to contact the contractor to clean it up and he will also check with the code enforcement officer to get him back to him.

City Commission Questions and Comments

Commissioner Eden thanked the first responders and the Fire Chief in the back. He thanked all of the staff for the presentations and said Happy Birthday to Mayor Daley and Director Bailey.

Commissioner Dearmin said Happy Birthday to Mayor Daley and Director Bailey. He said he was looking forward to us moving forward and mentioned the 597-page agenda. Thank you.

Vice Mayor Fuller thanked the staff saying he appreciated them and the support they provide to the City. He thanked the citizens and said to Mr. Eisert we would do what the City Manager has told you we would. He does a great job. He addressed Director John Deaton and thanked him for taking care of a citizen in need of help during the long weekend. He continued regarding the new laws affecting the Elected Officials and transparency. He reminded the City Commissioners that the Form 1 Financial Disclosure Form is due by July 3, 2023. He mentioned that a hurricane was brewing and requested that everyone keep an eye on the Atlantic. He thanked Management Analyst Fuller for filling in for the City Clerk tonight and said we appreciate your time. Thank you.

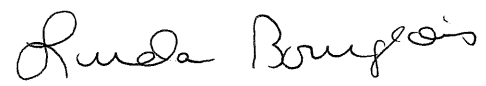
Mayor Daley shared about a ribbon cutting she and Commissioner Eden attended at Eden Hills and they ended up getting to cut the ribbon. It was very nice of them and there were about 100 Realtors in attendance checking out the properties to promote. She said she attended the webinar on Form 6 and was disappointed because she felt like the elected officials were being told they just had to roll over and do it rather than requesting for them to tweak the legislation at the next session. Especially since it is not effective until 2024 but they want us to fill out the form for 2023. How can they justify that? She complimented the Chamber for a great insurance workshop on property and health insurance. She said she is going on vacation next week for her big birthday. Thank you.

Commissioner Lake said you haven't hit the big one yet. He said he went with Connie White to the Polk Pioneer presentation to sign a new pioneer, Hunter McNeer for 2023. They had a great turnout at Bonnet Springs Park in Lakeland. It was a great event center, with great sound, and Leo Longworth and Tom Fellows were in attendance. The Gardner House open house had about thirty-five people in attendance and it was a great day. Mr. Bailey kept his word and it was ready in time for the Frank Gardner Day. He said he missed the ribbon cutting due to an eye appointment and thanked Management Analyst Fuller for filling in this evening for the City Clerk. Thank you and good night.

Vice Mayor Fuller thanked Commissioner Lake for the great job he is doing in getting the information out to the public on the events going on around town. It is a big help that you do that.

At 9:58 PM, the City Commission meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Bourgeois". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Linda Bourgeois, BAS, MMC,
City Clerk