

**MINUTES
CITY COMMISSION
MONDAY, JULY 24, 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: Carl Wilkey of the First Baptist Church of Lake Alfred provided the invocation and **Mayor Daley** led the Pledge of Allegiance.

Roll Call: City Clerk Linda Bourgeois

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 Drew Crawford, Public Works Director John Deaton, Finance Director Amber Deaton, Community Development Director Ameer Bailey, Fire Chief Robert Turner, Parks and Recreation Director Emily Deal, and Police Chief Art Bodenheimer.

The City Manager announced the following:

1. On Thursday, August 3, 2023, there will be a Master Gardener Workshop at the Mackay Home beginning at 10 AM. The topic is on learning about pollinators.
2. On Saturday, August 5th from 9 AM-11:30 AM the city will be hosting a Back-to-School Bash at the Library. There will be activities, arts and crafts, a bounce house, and a school supply giveaway.
3. The first day of School is Friday, August 11, 2023.

City Attorney Drew Crawford said there was no attorney report tonight, and that it was great to be back in the beautiful City of Lake Alfred.

Recognition of Citizens

Glen Reynolds of 2304 Grove Lake Drive spoke about a nuisance property that was purchased in 2017 by Swamp Hill Farms, LLC. He said after two months they brought in dump trucks with dirt, built a berm, and planted eucalyptus trees. He said there was not a permit box and a complaint was filed with the County and the County said there was no violation. It was made into an off-road motocross track. He continued and said this was .3 miles to the edge of the Eden Hills development and then a photo was shown where his property, just under ½ a mile, was in relation to the race track. He said standing on his property the track sounds as if it is next door. He shared that recently the County did cite the property owner and reviewed the violations.

He went on to say that around 2021 there were numerous dump trucks bringing in the dirt and elevated the track. It is actually higher than the berm. It is a nuisance property and obnoxious. It is a problem for me but it will be a problem for you guys as too. I can't imagine someone walking that west road and talking about buying a house when this is going on. He said he knows it has

depreciated his property and the properties around it. He said he spoke to Code Enforcement and they said he had to come into compliance and he questioned what that meant. They are telling him he has to have a site plan by the 27th of this month, and that is mainly to deal with runoff and containment because it is next to a wetland. He asked about sound mitigation and they said maybe/maybe not. That falls under the Polk County sound ordinance which states from dusk to dawn. He said that it was a nuisance and you can hear it from a long way away.

He continued and spoke about the potential for the property owner to get a variance for recreational vehicles in the Green Swamp. The citation said, "Recreation, vehicle oriented is prohibited in the Green Swamp." He can attempt to get a variance and if he gets it, the City of Lake Alfred would be in for it too.

Mayor Daley asked Mr. Reynolds if the property owner asked for a variance to run vehicles in the Green Swamp it would be against County Code and Mr. Reynolds said yes. So, if we had a consensus from the City Commission to ask the County not to approve a variance, we could do that and Mr. Reynolds said right. She said she wondered if the South Florida Water Management District (SWFTMD) was aware they were digging and dredging the Green Swamp and spoke about a property on CR557A that had to put it all back because they were moving dirt without SWFTMD permits which is another problem. It could disturb the runoff because of all of the development. She is of the opinion it is not a place for a motocross track. She asked if it was a commercial track or private and Mr. Reynolds said the son (24 or 25 years old) is a professional motocross rider and he thinks it is only him.

Mr. Reynolds said when the County came to him when the berm went up one of the ladies said, and he is paraphrasing, we were told this is just a place for his boy, making it sound like a boy, and she said and because of that, I was told to look the other way. Florida Department of Environmental Protection was there and said as long as what he dug out was not an acre, it was not a problem. He was told that SWFTMD and the County have different regulations.

Mayor Daley said that they do have a different set of rules.

Commissioner Lake asked if this was County property and Mr. Reynolds said it was in unincorporated Polk County. The City does not have any control over it and we would have to work with the County to get it cleared up. Mr. Reynolds said exactly.

The City Manager said when Mr. Reynolds brought this to our attention a while back, especially when the activity ramped up, we had reached out to the County Code and talked to the City Attorney and the Community Development Director. He spoke about not knowing if it was the zoning, a conditional use, or a variance process. He said from the staff perspective we share Mr. Reynolds's opinion. It is a big county and when they have the ARR [Agricultural Rural Residential] it is a wide-use or catch-all category. If this property was out in the middle of nowhere, like in Frostproof, it might be appropriate. Just looking at the map we know we have residential subdivisions going in there and the large area to the west will also eventually develop and even the acreage to the south which would be the City of Auburndale. He would not mind reaching out to his counterpart, Jeff Tillman, over in Auburndale and get their take on it. He said if the City Commission was in agreement, the staff's request would be to allow staff to advocate whatever the appropriate means are, if it is just a code enforcement process and a violation, that is a good thing because then they are in violation and it will just clean itself up. There is a land development process, whether it is a variance or they have to go with a conditional use we can draft a letter and staff can go and provide testimony, no different than when a resident comes to the City Commission to make an issue known, the City likewise can do that at a County hearing and can

provide competent and substantial evidence as to why we don't feel it is a good fit. If there is any discretion there then the County Officials will have to weigh that balance with the private property owner's rights versus the rights of everyone else around them.

Mayor Daley said at that point it would also help to have the residents living around them. She shared her experience with hearing the noise and likened it to large mosquitoes and said it was not something you wanted to listen to on a Sunday afternoon in your backyard especially if you just paid that kind of money for your house to live there. She thought the realtors, the developer, and the current residents may be a resource that somebody may reach out to and let the County know this is not appropriate or a compatible usage in the neighborhood.

Mr. Reynolds spoke about two houses near Cass Road and said one of those houses has been on the market for over a year in one of the best housing markets in Polk County. He said he asked the owner if he thought this was one of the reasons his property was on the market for so long and the property owner said maybe it is and maybe it isn't. He asked him if he had any comments from the real estate person and the property owner said maybe so and maybe not. He said if he was looking to buy a house in the area, he would not do it because it is all day starting from 9:30 AM in the morning until noon or 2 PM and it just goes on and on and on. When it is every day of the week and Memorial Day weekend we wanted to sit out on our lanai and barbeque, it went on all four days, Friday, Saturday, Sunday, and Monday. We could not sit outside.

Mayor Daley said if they were charging for the usage of the track, it would put it in the commercial category and Mr. Reynolds said he did not think he was because it sounds like only one bike or maybe two.

Mr. Reynolds said he did look him up and he is a professional young man and not a boy.

Mayor Daley asked if we had a City Commission consensus to have the City Manager look into making an inquiry to the County for compatibility as it borders Lake Alfred and it is right up there where we are planning on building a park. That is probably less than half a mile away too.

Commissioner Eden asked if he said they pretty much did this every day for multiple hours, not like just once a week for an hour.

Mr. Reynolds said in all honesty, that does vary and there were three weeks in May it was silent and then it started back up. It is more likely weekdays and his hearing is diminishing. He shared he recently put in double-paned Anderson windows, which was not solely because of this, it was part of the reason, and we can still hear it in the house. We went with the most soundproof windows we could find. He said it normally starts at 9:30 AM on weekdays and runs until noon or 2 PM. That is not a given, it varies and over five years of listening to this, it is a little bit of everything.

Commissioner Lake asked if he had ever attended a Polk County Commission meeting and let them know about it.

Mr. Reynolds said when he talked to the code enforcement person, and I tried to understand best what he was saying to me, he said if the property owner went for a variance it would be in front of a Special Magistrate and not the County Commission. He thought that was odd because he thought, after reading the advertisements, they went to the County Commission. He responded and said no he has not gone to them yet and that is what prompted the last discussion, and after he spoke to code enforcement that was when he was going to contact the County Commission

and then brought it to the Mayor and City Manager to see what the City's opinion on it was before he went to do that. It is something he will gladly do.

Commissioner Lake said he thought the County needed to know this before we act upon it as a City. It is not City property.

Mayor Daley said the City would just be sending a letter to the County and Commissioner Lake said yes, let us do that but you need to make the complaint to the County.

Mayor Daley said the idea would be to have the City of Lake Alfred send a letter of objection to the variance when they are doing the Code Enforcement Special Magistrate meeting. She thanked him for coming out tonight and he said thank you for listening.

A consensus was given to send the letter of objection from the City of Lake Alfred to the Special Magistrate in Polk County opposing any variance.

Mayor Daley read the Florida Water Professionals Month proclamation into the record, and it was accepted by Public Works Director John Deaton.

Director Deaton said thank you on behalf of all the men and women that give safe drinking water to the State of Florida throughout the state. It is a team effort and a great opportunity to get involved in the field. Thank you.

Mayor Daley presented the Consent Agenda for consideration.

Consent Agenda:

- 1.) City Commission Meeting Minutes for July 10, 2023
- 2.) City Commission Announcements

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

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

Mayor Daley presented the first business item.

- 1.) Public Hearing: Resolution 21-23: Proposed Millage Rate and Budget Hearing Date

The City Attorney read the entire Resolution 21-23 into the record.

The City Manager presented the analysis. 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 23/24 is 6.9890 mills, which is equal to the current millage rate and is 21.93% above the calculated roll-back rate of 5.7320.
- The date, time, and place of the first public hearing on the fiscal year 2023/2024 budget is set for Thursday, September 14, 2023, at 7:00 p.m. in City Hall located at 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.

He continued and said the City Commission has done a great job over the last ten years of slowly but steadily reducing the tax rate at the high point was around 7.5 Mills and we are down to about 6.9. His recommendation, and we have done this each year when we actually adopt the millage rate in September, is that we whittle it down when it makes sense to do so. A tenth of a mil or maybe .15 and have that slow and steady approach to avoid that volatility and swings up and down that we can potentially see. He said he sees some softening in the housing market, indicators, potentially of a recession, so this may correct itself over the next several years and we never know what Tallahassee is going to do with potential increases in exemptions and the like.

The staff recommendation is for approval of Resolution 21-23 and the budget is currently balanced using the current rate. He said he does think there is the opportunity to reduce it by at least a tenth of a mil going into the final adoption barring any significant changes between now and the public hearing.

Mayor Daley said she thought it was deceiving when it indicates you are raising taxes when you actually keep the same millage rate. We need the extra money because we need to provide services to more houses. There is a balance there we have to be mindful of.

Commissioner Lake said the City Manager's executive summary made everything so clear by explaining how and why we are doing it. He said to the City Manager, the approach to how we are to do it is how it should be done. This is a good move and we are making it work. Thank you.

Commissioner Eden concurred and said we have to keep in mind that costs keep going up and they don't go down. He asked if the meetings in September were going to be on the 14th and the 28th and the response was yes from the City Manager.

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 Lake made a motion to approve Resolution 21-23 adopting the proposed millage rate [6.9890] and public hearing dates of Thursday, September 14, 2023, and Thursday, September 28, 2023, at 7:00 PM in the Lake Alfred, City Hall. The motion was seconded by **Commissioner Eden**. The motion was unanimously approved.

2.) Ordinance 1518-23: Employee General Retirement System

The City Attorney read the title of Ordinance 1518-23 into the record.

The City Manager presented the analysis. The City maintains three retirement systems for its employees separated into the General Retirement and Police & Fire Retirement systems and a defined contribution system. Each pension system has its pension board that acts as a Board of Trustees that retains its attorneys and financial advisors to ensure the health of the systems. In addition, they are in place to ensure the pensions are compliant with IRS standards and other applicable laws.

- Section 4: Finances and Fund Management is being amended to allow discretion to not seek recovery of inadvertent overpayments from benefit recipients.
- Section 7: Pre-retirement Death removes a reference to subsection.
- Section 15: Distribution of Benefits amending the required beginning date.
- Section 25: Military Service Prior to Employment allows members to make payments for requested credited service over a period of time.
- Section 26: Deferred Option Retirement Plan increases from 60 Months to 96 Months.
- Section 27: Prior Government Service allows members to make payments for requested credited service over a period of time.
- Section 29: Purchase of Non-Qualified Service Credit allows members to make payments for requested credited service over a period of time.

The Ordinance was prepared by the board's pension attorney, reviewed by the City Attorney, and received a recommendation of approval from the pension board. There is no financial impact on the plan (or the City) based upon the actuary's determination.

He said the staff recommendation was for approval of Ordinance 1518-23 on the second and final reading.

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

Commissioner Dearmin made a motion to approve Ordinance 1518-23 for amendments to the Employee General Retirement System on the second and final reading. The motion was seconded by **Commissioner Lake**. The motion was unanimously approved.

Mayor Daley presented the next business items.

- 3.) Ordinance 1520-23: Tree-O-Groves Properties Annexation (Lake Lowery Rd)
- 4.) Ordinance 1521-23: Tree-O-Groves Properties Annexation (White Rd)

The City Attorney read the title of Ordinance 1520-23 into the record.

The City Manager presented the analysis. Pursuant to Florida Statutes Chapter 171, the City may consider the annexation of unincorporated areas of a county that are contiguous to the municipality, compact, and will not create an enclave. The applicant has submitted to the City voluntary annexation petitions under Chapter 171.044 to request the annexation of four (4) parcels into the city limits of Lake Alfred. The properties are 0 Lake Lowery Road and 0 White Road. There are two parcels on the east side of White Road and two parcels on the west side. Since they are not contiguous, they are presented as two separate ordinances. The applicants are seeking annexation to receive City services and for the possible development of the properties.

The total area is approximately 204.77± acres. The properties are currently developed vacant with some areas previously used as a citrus grove. The property contains areas of wetlands and flood zone 'AE.' Future development of the annexed site would be able to extend and connect to the City's potable water and wastewater lines from utilities along the future lines on Lake Lowery or from Evenhouse Road.

The action currently before the City Commission is only on the annexation of the property into the City. If approved, establishing Future Land Use and Zoning designations would be considered in future action items presented to the Planning and Zoning Board and City Commission. He said the staff recommendation was for approval of Ordinance 1520-23 on the second and final reading.

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

Vice Mayor Fuller made a motion to approve Ordinance 1520-23 for the annexation of the Tree-O-Groves Annexation (Lake Lowery Rd) on the second and final reading. The motion was seconded by **Commissioner Lake**. The motion was unanimously approved.

The City Attorney read the title of Ordinance 1521-23 into the record.

The City Manager said the staff recommendation was for approval of Ordinance 1521-23 on the second and final reading.

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

Commissioner Lake made a motion to approve Ordinance 1521-23 for the annexation of the Tree-O-Groves Annexation (White Rd) on the second and final reading. The motion was seconded by **Commissioner Dearmin**. The motion was unanimously approved.

Mayor Daley presented the next business item for consideration.

5.) Ordinance 1522-23: Agricultural and Labor Program, Inc. Property Annexation

The City Attorney read the title of Ordinance 1522-23 into the record.

The City Manager presented the analysis. He said pursuant to Florida Statutes Chapter 171, the city may consider the annexation of unincorporated areas of a county that are contiguous to the municipality, compact, and will not create an enclave. The applicant has submitted to the City voluntary annexation petition under Chapter 171.044 to request the annexation of one (1) parcel into the city limits of Lake Alfred. The property is located at the northeast corner of the intersection of Lake Alfred Rd and Adams Barn Rd, north of Lynchburg Rd.

The total area is approximately 1.97± acres. The property is currently vacant. Future development of the annexed site would be able to connect to the City's existing potable water and wastewater lines from utilities along Lake Alfred Road.

The action currently before the City Commission is only on the annexation of the property into the City. If approved, establishing Future Land Use and Zoning designations would be considered in future action items presented to the Planning and Zoning Board and City Commission. The City Manager said the staff recommendation was for approval of Ordinance 1522-23 on the second and final reading.

Mayor Daley asked about the potential zoning on this parcel and Community Development Director Bailey said it would be recommended to be consistent with the surrounding land use and zoning designations on the Adams Estate.

Commissioner Eden asked if the front part was commercial and the Community Development Director replied it was mixed-use C-2 with both residential and commercial.

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

Commissioner Dearmin made a motion to approve Ordinance 1522-23 for the Annexation of the Agricultural and Labor Program, Inc. property on the second and final reading. The motion was seconded by **Vice Mayor Fuller**. The motion was unanimously approved.

Mayor Daley presented the next business item.

6.) Ordinance 1523-23: Police and Fire Retirement System

The City Attorney read the title of Ordinance 1523-23 into the record.

The City Manager presented the analysis. He said the City maintains three retirement systems for its employees separated into the General Retirement and Police & Fire Retirement systems and a defined contribution system. Each pension system has its pension board that acts as a Board of Trustees that retains its attorneys and financial advisors to ensure the health of the systems. In addition, they are in place to ensure the pensions are compliant with IRS standards and other applicable laws.

- Section 1: Definitions amends the definition of Actuarial Equivalent
- Section 4: Finances and Fund Management is being amended to allow discretion to not seek recovery of inadvertent overpayments from benefit recipients.
- Section 7: Pre-retirement Death removes a reference to subsection.
- Section 16: Minimum Distribution of Benefits amends the required beginning date.
- Section 26: Military Service Prior to Employment allows members to make payments for requested credited service over a period of time and increases the maximum years of credited service from four to five years.
- Section 27: Prior Police or Fire Service allows members to make payments for requested credited service over a period of time not to exceed sixty (60) months.
- Section 30: Supplemental Benefit Components for Special Benefits clarifies the Payment of Benefits with the share account and accumulated contributions.

The Ordinance was prepared by the board's pension attorney, reviewed by the City Attorney, and received a recommendation of approval from the pension board. There is no financial impact on the plan (or the City) based upon the actuary's determination.

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

Commissioner Lake commented that the City had a great retirement system and it was important to keep it updated.

Commissioner Eden made a motion to approve Ordinance 1523-23 Police and Fire Retirement System amendments on the second and final reading. The motion was seconded by **Vice Mayor Fuller**. The motion was unanimously approved.

Mayor Daley presented the next business item.

7.) Public Hearing: Ordinance 1519-23: CR557 Extension / Hilochee WMA Annexation

The City Attorney read the title of Ordinance 1519-23 into the record.

The City Manager presented the analysis. Pursuant to Florida Statutes Chapter 171, the city may consider the annexation of unincorporated areas of a county that are contiguous to the municipality, compact, and will not create an enclave. The city may process annexations pursuant to Chapter 171.0413 provided the criteria are met. Several property owners provided petitions for annexation including the Florida Department of Environmental Protection for the Hilochee Wildlife Management Area (WMA). Polk County has consented to the annexation of the platted unimproved vacant right-of-way. The sixty-six (66) parcels are owned by thirteen (13) different owners totaling approximately 6,959 ± acres not including the ROW. The parcels are located along the east side of County Road 557 (CR 557) to Interstate -4 and on the east and west sides of Old Grade Road. All the properties in the area of the proposed annexation are vacant and as a result, do not have any registered electors living on any of the parcels included.

The city can pursue annexation of the parcels pursuant to Section 171.0413, Florida statutes, provided:

- No registered electors are residing in any of the parcels proposed for annexation;
- Owners of more than 50 percent of the land area consent to annexation; and,
- Owners of more than 50 percent of the parcels in the area proposed for annexation consent to the annexation.

Section 171.042 of the Florida Statutes required that the City Commission prepare and file a report with the Board of County Commissioners of Polk County, Florida, setting forth the City's plans to provide urban services to the proposed annexation area. On April 17, 2023, Resolution 14-23 was adopted by the City Commission for the Urban Services Report which authorized the City Manager to file the Urban Services Report with the Board of County Commissioners of Polk County, Florida.

The action currently before the City Commission is only on the annexation of the property into the City. The future land use and zoning classification on the property would be presented following approval of the annexation. If approved on the first reading, the proposed Ordinance will be presented for the second and final reading on August 7, 2023. The staff recommendation is for approval of Ordinance 1519-23 on the first reading. He said hats off to the Community Development Department and the Florida Department of Environmental Protection. He said there was no development potential, no environmental impacts, and this was a city boundary play to get north of Interstate four. He said this also helps to brand Lake Alfred because we will have a state park in Lake Alfred. He continued and spoke about future roadway improvements on Deen Still Road and the potential for it to become an urbanized corridor in twenty to thirty years. He concluded by saying this is a major piece of the puzzle and a historical moment for Lake Alfred.

Mayor Daley asked about the insert that looked like a subdivision and the Community Development Director said they were vacant individual lots and half were owned by the State of Florida. There is no roadway, water, or sewer access so the chances of development are very slim.

Vice Mayor Fuller asked what would happen if those properties changed ownership and the staff replied it would show on the closing documents and the property appraiser that they are now in the City of Lake Alfred.

A brief discussion ensued and it was shared there were no eligible voters located on the properties, the properties were all vacant, the City was able to take it administratively, and if there was any development it would be by the State of Florida with maybe a campground or recreational area.

Commissioner Lake asked that on the ~6,900 acres if there will not be any developments on them and he was told by staff that there may be some commercial development new I-4 and Old Grade Road.

Commissioner Eden asked what the cost of the management impact would be and the City Manager said the impact would be low and related to emergency responses.

The City Manager said that this was an opportunity and critical annexation for the expansion of the northern boundaries to Interstate Four. We will still have to get utilities up to that area however every new development shrinks that gap.

Mayor Daley opened the public hearing.

Ronnie Bryant, the owner of a 537+/- parcel north of Hilochee, said he is neither for nor against the annexation but was here tonight to have some questions answered. He pointed out his tract of land on the map and said he owns lakes in the middle of a conservation easement where he is zoned for one house per twenty acres. He wanted to know what happens to the density.

Community Development Director Bailey pointed out his property on the map and said he was located in Polk County and had a Polk County Utility Service Area. She explained the urban growth boundary, spoke about having discussions with Polk County on the Utility Service Area, and addressed the density saying Hilochee would not have a residential land use but potentially public buildings and grounds or recreation. She concluded by explaining the Rural Residential and Vintage Residential Neighborhood density standards.

Mayor Daley asked him about his property and Mr. Bryant said it was mostly wetland with about 2 ½ miles of lakefront property. It was approved for development in the past. He shared he could get an excess of 8M if he could use it for development, go with the conservation easement for far less, or sit on it and the sky would be the limit.

A brief discussion ensued regarding the commercial property being up against the mitigation bank, there was a slim chance he could be annexed into the City of Lake Alfred, and his property would likely be under the Haines City or Polk County's development codes.

Community Development Director Bailey pointed out the Utility Service Area delineations, the city limits of Haines City, and the city limits of Lake Alfred on the map.

The City Manager said this would be a great case study related to city limits and where the pipes are located.

Mr. Bryant said if there was any chance at all with Hilochee, in the future, there is probably again, then I am not doing that conservation easement I am going to do like everyone else and jump on the development bandwagon.

Mayor Daley said since that is your property you can do what with it you want. He thanked the City Commission and said again, he was neither for nor against the annexation.

Roxanne Groover, Executive Director of a school on the border of Hilochee off of Highway 557, approached the podium to speak. She said she understood his confusion and frustration because she had a property developer come yesterday to try and buy their piece of property. She said they were located one mile south of I-4 off CR557. The property backs right into the preserve all the way around. They are a not-for-profit that does training and they use the preserve to conduct sewer training. It is imperative for us to know that it is going to stay there. She said there were gators and boar on her property that used to not be there because of all of the growth that is going on right now. I drove six miles to get here and there were three new subdivisions that just broke ground for new houses and three new subdivisions with homes. She said she has to stand out there by the road to allow the students to get safely on the property due to the traffic. So, you say that there are almost 6,000 acres to be developed. Mayor Daley interjected and said no and Ms. Groover said when you say utilities that makes me think development so I need to hear that you are leaving that area alone and we are going to keep it as a preserve.

The City Manager said he almost never speaks in absolutes and this will be a rare exception where he can almost guarantee her that it would never develop. He said the city is a subdivision of a state so we are subservient to the State of Florida. We have to do whatever the state tells us to do and the State of Florida owns that land. When someone comes in to develop, it is not the city that is developing it, it is the private property owner that is coming in to sell the land to a developer and they turn it into housing or whatever. The State of Florida is never going to sell that land. It would be like the Federal Government selling Mount Rushmore, its just not going to happen.

Roxanne Groover said that was her concern because Government Ron DeSantis gave 8.6B to protect the environment.

The City Manager said if anything, the State of Florida is going to keep adding to it, and as the Community Development Director suggested they are trying to buy up some of the loose parcels. The only thing that they may do is build a campground or activity center that supports the use.

Roxanne Groover said that she just wanted to hear on record that we were not trying to develop the preserve. That was the reason she told the board she would be here tonight. Thank you.

Community Development Director said they would now be in the Lake Alfred City limits and that would be what changes.

Wayne Lewis property owner on Kudar Ranch Road, asked for the staff to show the delineation lines of the Lake Alfred Utilities, Polk County Utilities, and the Haines City Utilities Service areas.

Community Development Director Bailey showed him the map and he requested the staff to send him a map or link to the map.

Wayne Lewis said he thought he had heard that the City of Lake Alfred was bordering with Haines City limits and he said he did not see how that was possible Community Development Director

Bailey said we did in other areas and referenced US Highway 17/92. There is only the Utility Service Area bordering Haines City in this area and no actual city limits at this time. He asked about the two parcels to the east in the Haines City Utility Service Area and the staff said those properties were owned by Hilochee and were a part of the annexation request that we take in all of the property associated with the Hilochee Wildlife Management Area. This way they do not have to have their property divided by multiple jurisdictions. She said she had to reach out to Haines City, as a part of our agreement, to let them know about those particular parcels. Thank you.

Mayor Daley closed the public hearing.

Commissioner Lake made a motion to approve Ordinance 1519-23 for the annexation of the CR557 Extension / Hilochee Wildlife Management Area on the first reading. The motion was seconded by **Commissioner Eden**. The motion was unanimously approved.

Mayor Daley presented the next business item.

8.) Resolution 22-23: 0 Tangerine Avenue Property Conveyance

The City Attorney read the title of Resolution 22-23 into the record.

The City Manager presented the analysis. The City of Lake Alfred and 0 Tangerine Ave. entered into a Purchase and Sale Agreement with The Realty Connexion Discount Real Estate Corporation that was approved by the City of Lake Alfred City Commission on January 24, 2023, for the purchase of the property at 0 Tangerine Avenue.

On March 1, 2023, the parties transacted the closing and delivered the Warranty Deed for the real property. The Warranty Deed was recorded on March 2, 2023, in Official Records Book 12600, Page 1144, public records of Polk County, Florida. This resolution officially accepts the conveyance of the property. The staff recommendation was for approval of Resolution 22-23.

Commissioner Lake asked if this was in Fruitland Park and the City Manager said yes and said the parcel was purchased for utilities and stormwater purposes.

A brief discussion ensued regarding the potential for Habitat for Humanity homes and it was shared that there may be other opportunities with CRA funding to purchase properties in that area.

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.

Vice Mayor Fuller made a motion to approve Resolution 22-23 for the acceptance of the property conveyance of 0 Tangerine Avenue. The motion was seconded by **Commissioner Eden**. The motion was unanimously approved.

Mayor Daley presented the next business item.

9.) Resolution 23-23: True Blue Plat

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

The City Manager presented the analysis. The applicant has requested the city approve a final plat for True Blue Cold Storage Warehouse. The approximately 12.6± acre site is located west of Government Center Blvd. The Light Industrial (I-1) zoning district was approved by Ordinance 1247-09. The city approved the construction plans on December 2, 2022.

The owner has substantially completed all construction. City staff and consulting engineers have inspected and recommended acceptance of the infrastructure. The city has also received and reviewed the maintenance bond as required by the Unified Land Development Code. The staff recommendation was for approval of Resolution 23-23.

Mayor Daley commented that there was an opportunity for a mural on the building.

Mayor Daley opened the floor to public comments.

Mark Wilson of Kimley Horn and Associates said he appreciated the staff working with them and he was looking forward to getting the facility open.

Vice Mayor Fuller asked him for the physical address and when they planned to open. Mr. Wilson said 201 Government Center Blvd. Lake Alfred, Florida, and said the mailing address was Haines City. He said they would open as soon as he had the Certificate of Occupancy.

Mayor Daley asked about the semi-truck traffic and a representative from Kottke Trucking explained the company takes less than truckload produce from the State of Florida, brings it to their warehouse three times a week and sorts it out and distributes it to the eastern united states to places like Walmart, Kroger's, and Produce Market. They run multi-stops from imports from places like Miami and Jacksonville and run them upstate. They will use 557 to Interstate Four.

Commissioner Eden asked if this was in the CRA and the City Manager said no, the CRA was more to the north of the property.

A discussion ensued about new development in the area around Dilbert Collins Road.

Mayor Daley closed the floor to public comments.

Commissioner Lake made a motion to approve Resolution 23-23 for the acceptance of the True Blue Plat. The motion was seconded by **Commissioner Dearmin**. The motion was unanimously approved.

Mayor Daley presented the next business item.

10.) Christmas Parade Discussion

The City Manager presented the analysis. Historically, the City of Lake Alfred Christmas parade has been scheduled for the first Saturday in the month of December at 6:30 PM. The parade starts at Central Park and ends at Gardner Park for the tree-lighting ceremony. This discussion item is to determine if the City Commission would prefer to have the parade on Saturday, December 2, 2023, or Saturday, December 9, 2023.

The City Commission discussed the options and it was agreed, by consensus to have the Lake Alfred Christmas Parade on Friday, December 8, 2023.

Recognition of Citizens

Glen Reynolds of 2304 Lake Grove Drive provided a correction and said that he at one time did contact the County by writing a letter to the County Manager regarding the property. Commissioner Lake suggested he try contacting the District Representative.

Ronnie Robinson of 125 S. Illakee and 301 James Circle said suggested the third Friday for the Christmas Parade since it was an early release date for the students.

A brief discussion ensued about the students potentially leaving for Christmas vacations, organizations not wanting to build a float, children wanting to see Santa in the first half of the month of December, and most parades being held the first two weeks in December.

The City Commission thanked him for his input.

Richard Eisert of 942 Inverness Way spoke about the debris alongside his back fence because the contractors were not putting the debris in the dumpsters. He said you have a code; I call, nobody comes out and looks at it, and they tell me that I need to be a good neighbor. He said they clean it up at one house and then they do it again at another house.

Vice Mayor Fuller said he has driven out there three times and he has seen an improvement. Mr. Eisert said there has been an improvement but they are doing the same thing.

Mayor Daley said she has noticed a couple of times the delivery trucks coming in at 6:00 AM.

Community Development Director Bailey said the inspector went out and spoke to the project manager who made sure the dumpsters were placed on site. The building official went and they admitted they were only emptying the dumpsters one time a week. The next step was to make sure they emptied the dumpsters once a week, which they are. There was a storm last week and the debris that was not in the dumpsters got blown around. The staff will continue to have conversations with them, will ask for additional smaller dumpsters, and have them empty them twice a week. The staff will continue to monitor and is out there several days a week on inspections.

Mr. Eisert said he came home on Wednesday and the dumpsters were empty. Here it is Monday and the dumpsters are still empty with the debris sitting on the ground. Why has he not gotten the site cleaned up now?

Mayor Daley said we would have the staff address the situation.

City Commission Questions and Comments

Vice Mayor Fuller thanked everyone for being in attendance tonight. He said he liked the thought of the Christmas Parade date. He thanked the department directors and their staff. He said to the Community Development Director said he was impressed with her ability and memory to address the questions that were asked tonight. He congratulated her for a great job and then thanked both the police and fire chiefs. He said he appreciated the work the men and women are doing. He said there was a good turnout last weekend at the Third Saturday Market in Lions Park and there was a nice breeze under the shade. He hoped we would be able to continue that trend. Thank you.

Mayor Daley provided an update on the Mackay Lakefront grant and said the shoreline excavation will be starting with Director Deaton's team, Roger Griffiths with the Lakes Management District will be bringing in his underwater excavator, the plants are being arranged to be planted and then our friend Art Wade is going to plant the new vegetation. There will be volunteers and it was coming together. Thank you.

Commissioner Lake said when you go to a barbershop you can find out a lot and I found out that when we were in Tallahassee, we had the opportunity to go and visit with our representative Josie Tomkow. The question he asked her was if she had been to Lake Alfred and she responded she had been to Gary's Oyster Bar. That's a restaurant and then she said she would do that at some point. Her office is now in the same building as the barber so I went to speak with her and got her assistant and he had a nice conversation with her to have Josie come to Lake Alfred and visit with us. I found out she has a full-time job so she will try to work out something and come for a visit and let her see what Lake Alfred really is.

He shared that he was looking through the Florida Trend Magazine and noticed that they mention every city but Lake Alfred and the people whom they should know. He said he wrote them a letter and hopefully they will showcase our great projects such as the 40M Government Center, the warehouse, and all kinds of other stuff going on. I'm hoping to hear something back and maybe get some publicity. He said he took a ride around the city the other day and ended up at Central Park where he saw the Parks and Recreation Director, Public Works Director, and he met Cory the new Parks and Recreation Superintendent. He is a nice guy and gave him a project right away. He spoke about meeting the new police officer with Officer Lopez at the market. He said he was glad the city moved the date of the Lake Alfred Christmas Parade so we don't have to follow Winter Haven. He concluded by wishing Commissioner Dearmin a happy birthday.

Commissioner Eden said he thinks that the magazine will write back to him and tell him the Government Center was in Haines City. That was from Mac as well. He thanked the chiefs in the back, all of the first responders, veterans, and city staff saying everyone does a great job. He asked if someone could contact the Florida League of Cities and move the annual conference to July to get the conference off of the first week of school. He has kids in school. He concluded by wishing Commissioner Dearmin a happy birthday and said we July birthdays have to stick together and said the City Clerk as well.

The City Manager said that is the biggest discount on the conference hotel blocks, he agrees with him and he will pass that on.

Commissioner Dearmin thanked everyone for the birthday wishes and said he does not feel sixty-two. He said on the Christmas Parade, he wanted to see the boat parade and they were not able to due to our Christmas Parade. They were able to see it during COVID. He thanked everyone who came to the meeting and said we look forward to continuing to make Lake Alfred a great place. Thank you.

Mayor Daley said it was great to have the participation and input at our meetings. Thank you.

At 9:15 PM, the City Commission meeting was adjourned.

Respectfully submitted,

Linda Bourgeois

Linda Bourgeois, BAS, MMC,
City Clerk