

**MINUTES  
CITY OF LAKE ALFRED  
CITY COMMISSION  
REGULAR MEETING  
THURSDAY SEPTEMBER 10, 2020  
CITY HALL**

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**Call to Order:** Mayor Nancy Z. Daley at 7:30 pm.

**Invocation and Pledge of Allegiance:** Police Chief Art Bodenheimer

**Roll Call:** City Clerk Ameen Bailey

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

**Staff in attendance:** City Manager Ryan Leavengood, City Attorney Frederick “John” Murphy, Community Development Director Ameen Bailey, Finance Director Amber Deaton, Fire Chief Wallace Nix, Parks and Recreation Director Richard Weed, Police Chief Art Bodenheimer and Public Works Director John Deaton.

**City Manager Announcements:**

**City Manager Leavengood** stated that several cities have canceled their holiday parades. This will affect the Lake Alfred City Parade and will be discussed at the next staff meeting.

**City Attorney's Announcements:**

City Attorney Murphy stated the attorney’s office has been working with staff on several items including the ULDC Code re-write, which is exciting. He stated he hoped everyone was staying healthy.

**Recognition of Citizens:**

No citizen comments.

**Consent Agenda:**

**Vice Mayor Dearmin** moved to approve the Consent Agenda, seconded by **Commissioner Lake**. A unanimous voice call vote approved the motion.

**Agenda:**

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- 1.) **Public Hearing: Tentative Millage Rate**
  - 2.) **Public Hearing: Ordinance 1437-20: FY 2020/2021 Annual Budget**
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**City Attorney Murphy** stated the there will be two readings for he budget and the millage. The first reading is tonight. State law requires the first substantive issue to be discussed at this hearing is the percentage increase in the millage over the rolled-back rate and the reasons ad valorem

taxes are being increased. The City of Lake Alfred's proposed operating millage is 7.2390 mills which is equal to the current year millage and 7.63% increase over the rolled-back rate of 6.7257 mills. The use for the proceeds resulting from the difference between the proposed rate and the rolled-back rate must be presented. On September 24<sup>th</sup> a formal resolution will be presented to adopt the final millage rate.

**City Manager Leavengood** stated over the past several months the City Commission has been presented with and given approval to the various draft sections of the FY 2020/2021 annual operating budget including: Capital, Expenditures, Revenue, and Payroll.

The proposed FY 2020/2021 budget assembles the previously approved sections into the final budget with updates from July's experience and obtaining final revenue and expenditure projections. The proposed budgets are balanced with the proposed millage rate of 7.239 which is equal to the current year millage rate and a 7.63% increase over the rolled-back rate of 6.7257.

#### Substantive Revenue Changes:

- CRA: +\$50,735
- Half-Cent Sales Tax: -\$72,261
- Gas Tax Revenues (total): -\$8,167
- State Revenue Sharing: -\$26,753
- General Fund Interest Income: \$-30,000 (reduction in interest rates)
- Mackay Rental: \$-20,000 (Covid & more competition with additional venues)
- Pushed water plant a year to FY 22/23 (can advance if needed)

#### Changes

CIP City Hall Expansion - \$400,000

#### Capital & Operational Changes:

- One year reduction of Miscellaneous Facility Maintenance projects (From \$60k to \$20k; save \$40k)
- One year reduction of Sidewalk projects (From \$50k to \$10k; save \$40k)
- Delay Ford Escape Replacement schedule by two years (-\$30k in each year)
- Delay Website Replacement one year (-\$40k)

The final budget with any corrections will be combined with any associated attachments and supplemental information and be presented along with the final millage rate on Thursday, September 24, 2020.

#### **Staff Recommendation:**

1. Approval of a tentative millage rate of 7.2390
2. Approval of Ordinance 1437-20 on first reading.

**Mayor Daley** opened the public hearing for the tentative millage rate. Seeing no one, she closed the public hearing and opened it to Commission discussion.

**Vice Mayor Dearmin** stated that during this extraordinary time, he is pleased that the City was able to maintain the current millage rate.

**Commissioner Eden** asked about the potential impact if the City went back to the roll-back rate.

**City Manager Leavengood** stated impact would be approximately \$115,000. The “Save Our Homes” cap of 3% protects homeowners. In the past, when revenues have increased the City has lowered the millage incrementally. The Covid impacts have removed that opportunity for this budget year. If the City reduced the millage on top of the Covid impact, the City would need to make hard changes such as reducing the Capital expenses or employee layoff.

**Commissioner Lake** stated it was important that the City provides the same level of serves without increasing the millage rate or going into dept.

**Commissioner Lake** moved to approve of the tentative millage rate of 7.2390 mill, seconded by **Commissioner Maultsby**. A unanimous voice call vote approved the motion.

The Mayor introduced the two item the FY 20/21 Annual Budget and the **City Attorney Murphy** read Ordinance 1437-20 into the record.

**Mayor Daley** opened the public hearing for the FY 20/21 Annual Budget. Seeing no one, she closed the public hearing and opened it to Commission discussion.

**Vice Mayor Dearmin** stated he was proud of staff and the budget.

**Mayor Daley** asked there was a line item in the budget that reflected the difference between the existing home revenue and new homes.

**City Manager Leavengood** stated that it is not specifically identified. However, it can be generalized by comparing the two budget years and the roll-back. It is also collected first in the CRA budget.

**Vice Mayor Dearmin** moved to approve of the Ordinance 1437-20 FY 20/21 Annual Budget on first reading, seconded by **Commissioner Eden**. A unanimous voice call vote approved the motion.

**Mayor Daley** stated both the millage and the annual budget would be heard on second reading on September 24, 2020.

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### 3.) Resolution 09-20: Facility Encroachment Agreement

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**City Attorney Murphy** read the resolution title into the record.

**City Manager Leavengood** stated the City previously extended utility lines to the Gapway Grove property where the new Polk County Government Center is being constructed. The overall developable tract extends over the CSX railroad.

The property owner wishes to extend utilities through the site to service the portion of land on the northern side of the tracks. As the utility service provider we are acquiring the permission to extend our lines under CSX’s tracks. Any costs associated with the utility extension and this agreement will be provided for by the property owner.

**Public Works Director Deaton** stated the City ran water and sewer lines along US 17/92 to the Dollar General and the proposed Government Center. The proposed new lines will run north through and cross under the railroad tracks to allow for future development. The property owner will be paying all the fees associated with the construction and permitting. However since the utility lines will be dedicated to the City, the City must be the applicant for the CSX permit.

Commissioner Daley asked if there was any pushback expected from CSX.

**City Attorney Murphy** stated that it was a compliment to the Public Works Director that the City was bringing forward this agreement with CSX. The Attorney's office has added in several provisions to the agreement to protect the City and found CSX agreeable. The contractor will assume the risk.

**Commissioner Lake** asked if staff would complete the work and if it would be completed at night.

**Public Works Director Deaton** stated that the contract would be used for the specialty work, which involved a jack and bore under the tracks. The work would occur over several days and was not likely to affect the trains. He explained the process in more detail.

**Commissioner Maultsby** asked about the amount of service area north of the railroad tracks. He also asked about the permit fee and annual fee.

**Commissioner Lake** asked about the utility line locations and where they could serve.

**City Manager Leavengood** stated that this would be the eastern extreme of the City-limits and very little would be available to the north due to existing wetlands. The property is approximately 100 acres of future industrial uses. The City will be annexing the County Auction which is south of the railroad tracks.

**Mayor Daley** asked who was the developer.

**Public Works Director Deaton** stated the property owner, the Strang Family) would pay the permit fee, and the City pays an annual fee for all crossings.

**Community Development Director Bailey** stated the utility line expansion also has the potential to serve the future development on Lake Lowery Road, which is also north of the railroad tracks. She provided details on the property land use and zoning; stating a portion has a residential designation and the majority has industrial zoning.

**Mayor Daley** opened the public hearing. Seeing no one, she closed the public hearing and opened it to Commission discussion.

**Commissioner Maultsby** moved to approve of the Resolution 09-20 for the CSX Encroachment Agreement, seconded by **Vice Mayor Dearmin**. A unanimous voice call vote approved the motion.

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#### 4.) RESOLUTION 10-20: DOWNTOWN PARCEL PURCHASE

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**City Attorney Murphy** read the resolution title into the record.

**City Manager Leavengood** stated at the August 17<sup>th</sup> Community Redevelopment Agency meeting the board authorized city staff to participate in an auction for a small parcel (0.29 acres) adjacent to the Dollar General in downtown Lake Alfred. The City won the auction with a bid of \$31,001 plus the \$20,000 auction fee for a total acquisition price of \$51,001.

As a part of the closing requirements the seller is requesting a resolution authorizing the transaction. The proposed resolution authorizes the acquisition of the property to satisfy the closing requirement.

**Staff Recommendation:** Approve Resolution 10-20

**Commissioner Lake** asked if staff was aware of the \$20,000 auction fee. He asked about the auction process.

**City Manager Leavengood** stated that staff became aware of the fee after the initial approval and subsequent registration to participate in the auction. The fee includes the marketing studies performed by the seller. The City Manager authorized the slight overage as a change order. The auction was a live online auction.

**Community Development Director Bailey** detailed the process and her communications with the City Manager once they were close to reaching the limit previously approved.

**Mayor Daley** opened the public hearing. Seeing no one, she closed the public hearing and opened it to Commission discussion.

**Commissioner Lake** moved to approve of the Resolution 09-20 for the Downtown Parcel Purchase, seconded by **Vice Mayor Dearmin**. A unanimous voice call vote approved the motion.

#### **Recognition of Citizens:**

Brenda Arnold 435 W. Pierce Street congratulated the Commissioner and staff. She also thanked the Police Chief for a recent situation in her neighborhood.

Keith Klingingsmith 485 Buena Vista Dr. asked about an email response regarding the possible permitting of a billboard on his property. He stated his property was not in the City.

**Community Development Director Bailey** stated that she received an email from Gulf State signs asking if the City permitted billboards and that, she responded that the City did not permit billboards. She did not respond regarding a specific property.

**Mayor Daley** directed Mr. Klingingsmith to contact the County regarding a permit for his property.

#### **Commissioner Questions and Comments:**

**Mayor Daley** thanked the City Manager and staff for the work on the budget. She also asked about coyotes in the City. She reminded everyone that school is open, but people are still speeding in school zones.

**City Manager Leavengood** stated the City provided some general information on social media.

**Public Works Deaton** stated the City may not trap and the issue is happening in several cities. Residents need to follow the posted safety conditions.

**Commissioner Eden** hopes everyone stays safe with school opening and Covid.

**Commissioner Lake** stated he will be busy and the budget was good.

**Commissioner Maultsby** stated the City is doing well.

**Vice Mayor Dearmin** echoed that he was proud of staff and the work the City is providing.

**Mayor Daley** asked when the 7-Eleven would be opening and reminded everyone that the next meeting would be on Thursday September 24<sup>th</sup>.

City Manager Leavengood stated it would be mid-September and he would contact them regarding a ribbon-cutting.

With no other business, **Mayor Daley** adjourned the meeting at 8:22 pm.

Respectfully Submitted,



Ameé Bailey  
City Clerk