

**MINUTES
CITY COMMISSION
MONDAY, FEBRUARY 2, 2026
7:00 PM
CITY HALL**

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

Invocation and Pledge of Allegiance: Dorian Harris of St. Paul AME Church of Lake Alfred provided the invocation, and Mayor Fuller led the Pledge of Allegiance.

Roll Call: Linda Bourgeois, City Clerk

City Commissioners in attendance: Mayor Mac Fuller, Vice Mayor Nancy Daley, Commissioner Brent Eden, Commissioner Jack Dearmin, and Commissioner Ronnie Robinson Jr.

Staff in attendance: City Manager Ryan Leavengood, City Attorney Seth Claytor, Human Resources Director Margarita Martin, Parks and Recreation Director Emily Deal, Chief Art Bodenheimer, Assistant to the City Manager Brenn Hines, Fire Chief Darius Livingston, and Finance Director Amber Deaton.

The City Manager announced the following:

1. The City Offices will be closed on Monday, February 16, 2026, in observance of Presidents' Day. There are no changes to the sanitation schedule.
2. The next City Commission meeting will be held on Tuesday, February 17, 2026.
3. The Historic Fruitland Park Community Reunion will be held this Saturday, February 7, 2026, from 11 a.m. to 3 p.m. at the Albertus Maultsby Community Center.
4. TEDx will be hosted by Dr. Jessica Pryce on Saturday, February 21, 2026, at 12:30 p.m. at Mackay Gardens and Lakeside Preserve. This is a ticketed event and registration is required. Tickets and registration are available through Eventbrite.com.
5. The ribbon cutting for Raise the Bar and Grill will be held on Saturday, February 28, 2026, at noon.
6. The Oasis is now open, and the facility looks good. A round of applause was given by the audience.

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

Recognition of Citizens

Maitwa of Griffon Avenue shared that he has launched a youth soccer program at no cost to families. He shared that he has about 25 children who attend each week. He appreciates being able to give back to the community and wanted to introduce himself to the City Commission.

A brief discussion ensued and it was shared that the ages were six to twelve years of age and that the city staff would consider purchasing soccer goals for the field.

Employee Recognition – Mike Haney, Employee of the First Quarter

Parks and Recreation Deal said she was happy to announce our employee of the quarter as Mike Haney. Mike has been here just a little over a year, but it's hard to imagine the Parks and Recreation Department without him. He often works behind the scenes, but always with care and above and beyond.

Mike helps keep the parks clean, safe, and welcoming and he is always ready to assist even if it's not his normal hours. He is a reliable teammate who leads by example and takes genuine pride in serving the public. Mike has graciously been a backup for the Parks Superintendent, when he's out, and in a new capacity a liaison with our volunteer organization that takes care of the Mackay Gardens and Lakeside Preserve. We affectionately nicknamed him Plant Mike, if you see a plant around Lake Alfred chances are Mike has been involved with it. Mike, thank you for your dedication and impact not only to the Parks department but to the whole city and congratulations on this well-deserved recognition of employee of the first quarter.

Herb Nigg – Appreciation and Recognition of Service to the City of Lake Alfred.

City Manager Leavengood read the appreciation plaque into the record.

Code Enforcement Board – 1988 - 1989

Charter Review Committee – 2000, 2010, and 2020

Planning and Zoning Board - 2000 – 2006 and 2019 – 2025

Board of Adjustment 2011, 2012, and 2021

Historical Society 2016- Present

We know we don't like the word retirement here in the City of Lake Alfred and while not an employee, Herb Nigg was a long-time volunteer serving on several city boards throughout his career. He thanked him for his faithful service to the City of Lake Alfred.

Herb Nigg thanked the City Commission and encouraged everyone to go and volunteer for a board to learn about the city and meet a lot of nice people.

Discovery Academy Biz Town Mayoral Winner

Mayor Fuller recognized Emanuel for being one of the winners of the Mayoral campaign at Discovery Academy. He said he was proud to recognize him at the City Commission Meeting.

Emanuel Airas shared he moved from New York about seven months ago and had started playing soccer at the age of five years old. He said soccer is something he loves. He said he was lucky to find a soccer team here that has made him feel like a part of the family. He said he plays with many students from Lake Alfred Elementary and has seen them leave the team because their families cannot afford it. He is here today to discuss the health benefits of soccer, exercise, and eating well. When he concluded, he thanked the City Commission for its support.

Black History Month Proclamation

Mayor Fuller read the Black History Month Proclamation into the record, and it was accepted by Wanda Daley.

Wanda Daley thanked the City of Lake Alfred for all its efforts to celebrate Black History Month. She said Black History should be celebrated every day and not just in February. She announced the second annual Black History celebration this Saturday, February 7, 2026, at the Albertus Maultsby Community Center beginning at 11:00 AM. Thank you.

Presentation: Visioning of Downtown Property

Robert Beltran of Dewberry presented the conceptual drawings for the downtown property.

Presentation Overview

- Create development standards for a future downtown that aligns with our community identify
- Develop options for downtown parcel to Serve the Community Needs
- Provide professional and retail spaces with Restaurant Option

He provided drawings of one-story, two-story, and multiple-story renderings showing the potential to have a cornerstone restaurant on the property, on-street parking, retail, restaurants, and potential mixed-use with residential on the top floors.

During the discussion, it was noted that the parcel is approximately 3 acres, with outdoor seating areas, multi-directional traffic, and potential for joint use with several dining options. Further discussion included a high-end restaurant, a courtyard, trees, and brick pavers on the sidewalk.

Mayor Fuller asked what the city was planning to do with the city property on Seminole Avenue and it was shared that it could be used as a communal activity area and parking.

The city intends to work on a proposal to test the market for development.

The mayor opened the floor to public comments.

Rob Parrish asked when the city could start.

The mayor closed the floor to public comments.

Mayor Fuller presented the Consent Agenda. The agenda was updated to remove the purchase and sales agreement for Lock Street, which is anticipated to be placed on the Tuesday, February 17, 2026, City Commission meeting agenda.

Consent Agenda:

- 1.) City Commission Meeting Minutes for January 5, 2026
- 2.) City Commission Announcements
- 3.) ~~*Purchase and Sales Agreement: Lock Street~~

Mayor Fuller opened the floor to public comments and, seeing no one, he closed it.

Commissioner Dearmin moved to approve the Consent Agenda. **Commissioner Robinson** seconded the motion, which was unanimously approved.

Mayor Fuller presented the first item of business for consideration.

1.) Bid Award: City Administration Expansion Furniture Purchase

The city manager presented the analysis. The City of Lake Alfred's Finance and Community Development Departments will be relocating to the former bank building. To accommodate this transition, the new facility will require furnishings, including desks, chairs, credenzas, filing cabinets, lobby seating, and a conference room table. Historically, the City has used Office Furniture Depot because it provides furniture at State Contract pricing and offers a turnkey solution. In preparation for this purchase and to ensure competitive pricing, the City obtained additional quotes from furniture suppliers for a combination of laminate and veneer furnishings.

All quotes were vetted by City staff to ensure consistency in furniture color and quality.

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| 1. Office Furniture Depot | \$ 90,446.64 |
| 2. GLT | \$ 96,086.42 |
| 3. National Business Furniture | \$ Received – Not Responsive |

Staff Recommendation: Purchase from Office Furniture Depot in the amount of \$90,446.64.

Ashley Jones of Office Furniture Depot was in attendance to answer any questions. She said the pricing trends over the last five years have now been impacted by tariffs and surcharges ranging from 18% - 30% depending on the manufacturer. She explained the differences in quality with veneer versus commercial laminate, and residential grade laminate. They work with over 100 municipalities in providing furniture needs and with assembly and installation. The chairs quoted are versatile, ergo dynamic, and are rated up to 300 pounds. There are thirteen offices, a conference room, copy room, lobby, and five teller stations that need furniture. This will be a turnkey operation with Office Furniture Depot assembling the furniture onsite.

Mayor Fuller opened the floor to public comments and, seeing no one, he closed it.

Commissioner Dearmin moved to approve the purchase of the City Administration Expansion to Office Furniture Depot in the amount of \$90,446.64. **Commissioner Eden** seconded the motion, which was unanimously approved.

Mayor Fuller presented the next item of business for consideration.

2.) Bid Award: Public Works Facility Expansion

The city manager presented the analysis. The proposed expansion of the Public Works facility includes demolishing three existing concrete masonry buildings to improve site functionality. The project also includes constructing a new concrete wall with brick veneer around the entire public works site and installing gates to enhance access control and security. In addition, the former gymnasium will be converted into bay doors to better support Public Works operations and equipment storage. These improvements are intended to enhance operational efficiency, security, and the facility's long-term usability.

The following bids were submitted:

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| 1. Tim Riner Construction | \$143,420 |
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| 2. Henkelman Construction | \$182,934 |
| 3. G&G Site Development | \$196,410 |

This project was included in the current FY 25/26 Budget with \$250,000 budgeted from general government impact fees. This is a growth-related project as it will expand capacity for public works operations.

Staff recommendation is to approve the bid award to Tim Reiner Construction in the amount of \$143,420 for the Public Works Facility renovation.

Mayor Fuller opened the floor to public comments and, seeing no one, he closed it.

A brief discussion ensued about the demolition of the buildings and making storage bays out of the old gymnasium behind the public works training center.

Commissioner Dearmin moved to approve the bid award to Tim Riner in the amount of \$143,420. **Commissioner Robinson** seconded the motion, which was unanimously approved.

Mayor Fuller presented the next item of business for consideration.

3.) Bid Award: Lois Blvd. Lift Station Renovation

The city manager presented the analysis. He said these lift station improvements are necessary to extend the lift station's service life, reduce maintenance issues, and ensure reliable wastewater service for the surrounding area. The proposed project includes rehabilitation and mechanical improvements to the existing lift station on Lois Boulevard.

The scope of work will include setting up a temporary bypass pumping system to maintain uninterrupted wastewater service during construction. The lift station will be pumped down, and the existing pumps, associated piping, bases, and internal vault piping will be removed and replaced. Upon completion, the lift station will undergo testing to verify proper operation, after which the system will be returned to service.

The following bids were submitted:

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|-----------------------------|-----------|
| 1. Odom Contracting | \$109,770 |
| 2. Coastal Pump & Equipment | \$121,299 |
| 3. Tri-Sure Corporation | \$145,000 |

Funding in the amount of \$150,000 was included in the FY 25/26 Budget for this project.

Staff recommendation is for approval of the bid award to Odom Contracting in the amount of \$109,770 for the Lois Blvd. lift station.

Mayor Fuller opened the floor to public comments, and seeing no one he closed it. [Brenda Arnold's comments were moved to recognition of citizens]

Vice Mayor Daley moved to approve the bid award to Odom Contracting in the amount of \$109,770. **Commissioner Dearmin** seconded the motion, which was unanimously approved.

Recognition of Citizens

Brenda Arnold of 435 W. Pierce Street said she liked the conceptual drawings for the downtown city property and would like to see a nice restaurant there where people can take their families. She agreed with Wanda Daley that Black History should be every day and not just celebrated once a month. She thanked the Police Chief, the Parks and Recreation Director, and the Finance Director. She said she would keep everyone in her prayers and encouraged everyone to stay safe and warm.

Aaron Nangle of 1440 Melrose Street applauded the city for assistance in getting the builders to fix the hill behind his house. He said it took them three times to get it right. He thanked the city staff and City Commissioners.

Rob Parrish of Eden Hills said he appreciated the two-story concept the best and the location was great. He said this cornerstone concept could be used in other areas as well. He thanked the city for digging into the vision and shared that when he moved here he knew the city was older but not run down. He likes the people he has met and the town is great.

City Commission Questions and Comments

Mayor Emanuel Arias of Discovery Academy said it was nice to attend and it was a great meeting.

Commissioner Eden thanked both Chiefs in the back and the staff saying there is no retiring here in Lake Alfred. He spoke about Tedx event and asked if the Police and Fire Departments could set up booths outside of the event. He spoke about the soccer saying sports and education is in his hallmark and he was partnering with the youth football league. He noted that volunteers are special and commended Mike. He said to stay healthy and reminded everyone that the Super Bowl was this weekend. Thank you.

Commissioner Dearmin said it was great to have citizens in the meetings and shared he saw the recent article on the new Publix. He said the city was moving up and was glad to see us recognized. He thanked the City Manager, City Commission and Mayor for the trip to Polk County Day as it was a great trip. Thank you.

Mayor Fuller echoed Commissioner Dearmin's comments about Polk County Day and the recognition of Publix. He shared about attending the Legislative Action Days, Polk County Day, the retirement of Senator Ben Albritton, and educating citizens about state legislation regarding bills such as property taxes. He spoke about the Florida League of Mayors and becoming a board member which allowed him to continue learning, and the Flight to Honor program. He shared that the Flight to Honor event would be held on May 5, 2026, at the Lakeland Linder Airport. He asked about the large green buildings on the Growers Fertilizer site and it was shared they would be demolished as a part of the Brownfield cleanup. Thank you.

Vice Mayor Daley shared her visit with the City Manager to meet with Colleen Burton, the Governor's ability to veto bills, and suggested always copying the Governor's office on any correspondence. She shared the upcoming Ridge League of Cities dinner was on Thursday, February 12, 2026 at 7:00 PM in Lake Wales. She continued and spoke about the upcoming Volunteer Day at the Mackay Gardens and Lakeside Preserve this Saturday morning. Recently, they hosted a 2025 volunteer appreciation luncheon to recognize preserve volunteers for 2,468 hours of service, which equated to about \$81,440.00 in value to the city. Thank you.

Commissioner Robinson, Jr., thanked the city staff and the Chiefs in the back. He spoke about his first trip to Tallahassee for Polk County Day and said that Lake Alfred is a beautiful, family-friendly city in which to live and serve. He is grateful to be here. He said he is an eternal student and encouraged everyone to keep learning and to stay active. He shared that the Chamber of Commerce was recently dissolved and is dormant due to volunteer deficits. He encouraged the soccer players and students to keep going and not to give up. He thanked Herb Nigg and said he was super excited for the upcoming events. Thank you.

Without further discussion, the City Commission meeting was adjourned at 8:53 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Linda Bourgeois". The signature is written in a cursive, flowing style.

Linda Bourgeois, BAS, MMC, City Clerk