

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL. 33850



Phone: (863) 291-5270  
Visit: MyLakeAlfred.com

**AGENDA  
CITY COMMISSION  
MONDAY, APRIL 3, 2023  
7:00 PM  
CITY HALL**

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**Call to Order:** Mayor Jack Dearmin

**Invocation and Pledge of Allegiance**

**Roll Call:** Linda Bourgeois, City Clerk

**City Manager & City Attorney Announcements**

**Recognition of Citizens:** Items that are not on the Agenda

First Baptist Church of Lake Alfred  
Water Conservation Month

**Consent Agenda:**

- 1.) City Commission Meeting Minutes for March 20, 2023
- 2.) City Commission Announcements
- 3.) Election Declaration

**Agenda:**

- 1.) Resolution 12-23: Highway Easement Eden Hills
- 2.) Resolution 13-23: Alexander Mackay Bridge
- 3.) Street Resurfacing Bid Award

**Recognition of Citizens:** Please Limit Your Comments to 5 Minutes.

**Commissioner Questions and Comments:**

Commissioner Fuller  
Vice Mayor Eden  
Commissioner Maultsby  
Commissioner Daley  
Mayor Dearmin

**Adjourn**

**LAKE ALFRED CITY COMMISSION**  
**APRIL 3, 2023**

**Consent Agenda:**

*All matters listed under this item are considered to be routine, and action will be taken by one motion without discussion. If a discussion is requested by a commissioner, that item(s) will be removed from the Consent Agenda and considered separately.*

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**1.) City Commission Meeting Minutes for March 20, 2023**

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Attachments:

- Draft Minutes

**Analysis:** Please review the minutes at your earliest convenience, and if there are any questions, comments, or concerns, please contact City Clerk Linda Bourgeois at (863) 291-5270.

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**2.) City Commission Announcements**

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**Analysis:** Each of the meetings/events scheduled below may constitute a public meeting at which two or more City Commissioners or Board Members may attend and discuss issues that may come before the City Commissioners.

| DATE | MEETING/ EVENT                      | LOCATION  | TIME    |
|------|-------------------------------------|-----------|---------|
| 4/13 | Planning and Zoning Board           | City Hall | 6:00 PM |
| 4/17 | City Commission Meeting             | City Hall | 7:00 PM |
| 4/20 | Code Enforcement Special Magistrate | City Hall | 3:00 PM |

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**3.) Election Declaration**

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**Analysis:** Section 4.05 (b) of the City's Charter states: *(b) Number of votes.* Every voter shall be entitled to vote for as many candidates for the city commission as there are seats to be filled. Unless otherwise qualified as provided in this Charter, votes cast for a write-in candidate shall not be counted. **Should the number of qualified candidates for the city commission at any election equal the number of seats to be filled at such election, such candidate or candidates shall be declared elected by a majority vote of the city commission.**

Brent Eden and Charles Lake were the two candidates that qualified for the City Commission for the two open seats.

This is a ministerial item to declare Brent Eden elected to Place/Seat No. 1 and Charles Lake to Place/Seat No. 2 for a term of four years which will expire in April of 2027.

**Staff Recommendation:** Approval of the consent agenda.

**LAKE ALFRED CITY COMMISSION**  
**APRIL 3, 2023**

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**1.) Resolution 12-23: Vacation of Highway Easement**

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**ISSUE:** The City Commission will consider the acceptance of a right-of-way transfer from Polk County.

**ATTACHMENTS:**

- Resolution 12-23
- Eden Hills Phase 2B Plat - DRAFT

**ANALYSIS:** On April 5, 2021, City Commission approved Ordinance 1455-21 annexing two (2) parcels along Cass Road into the city limits (0 and 801 Cass Road). During the annexation process staff discovered that a highway easement had been granted to the public as part of a Warranty Deed filed in 1977. The easement runs along the northern and western property lines of the Eden Hills Addition (2B) property. In addition, the western easement extends south to provide access to 801 Cass Road. Since the properties were within the County at the time of the recording of the deed, the easement was granted to Polk County. The northern easement contains a gas pipeline, and the western easement is utilized for access for the two properties (0 and 801 Cass Road). In order to facilitate the access relocation, the City Commission approved the agreement with Polk County to transfer the highway easement to the City on September 23. Resolution 25-21 approved on December 2, 2021 formally accepted the conveyance of easement to the City.

New rights-of way (ROW) have been platted and constructed as part of Eden Hills Phases 1, 2 and 2B. The plats for Phase 1 and 2 have been recorded and the plat for Phase 2B will be presented on April 17<sup>th</sup>. The new subdivisions provide two (2) access points off Cass Road (north and west of the current access point) providing safer access. These new paved streets replace the majority of the dirt road access to 801 Cass Road. Approximately 120' at the southern end of the existing easement will remain and be rededicated to the City as part of the 2B plat (Tract G).

Vacation of the easement will remove the current access point in the middle of the curve on Cass Road. In order to remove the easement from the drafted plat the highway easement must be vacated and recorded prior to recording of the Eden Hills Phase 2B plat. The existing and adjacent property owners have provided consent to the vacation.

**STAFF RECOMMENDATION:** Approve Resolution 12-23

**LAKE ALFRED CITY COMMISSION**  
**APRIL 3, 2023**

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**2.) Resolution 13-23: Alexander Mackay Bridge**

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**Issue:** The City Commission will consider a Resolution approving the naming of the barrel bridge Alexander Mackay Bridge.

**Attachments**

- Resolution 13-23

**Analysis:** In February of 2023, a request was made by the City Commission to name the barrel bridge at the Mackay Gardens and Lakeside Preserve after the original owner Alexander Mackay. In 1926, Alexander Mackay had the barrel bridge constructed using materials supplied by Krystal Rok Stucco Company (est. 1924) to transport citrus from his groves to the packing houses for processing.

On March 7, 2023, the Parks and Recreation Board considered the request and provided a recommendation of approval for naming the bridge after Alexander Mackay. The proposed resolution will formalize the name of the bridge "Alexander Mackay Bridge".

**Staff Recommendation:** Approve Resolution 13-23.

**LAKE ALFRED CITY COMMISSION**  
**APRIL 3, 2023**

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**3.) Street Resurfacing Bid Award**

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**Issue:** The City Commission will consider awarding the bid to resurface various roads within the municipal boundaries of the City of Lake Alfred to G&G Site Development, Inc.

**Attachments:**

- Bid Packet and Advertisement

**Analysis:** On February 15, 2023, the City solicited sealed bids for the City's resurfacing project based on the approved street resurfacing priority list. Streets included in the scope of services were: East Pierce Street, South Towner Avenue, South Nekoma Avenue, North Nekoma Avenue, and West Orange Avenue.

The project was advertised on Demand Star which is an online procurement platform. On March 21, 2023, at 2:00 p.m., the following sealed bids were opened:

|  |              |
|--|--------------|
| 1. G & G Site Development Inc.             | \$186,571.80 |
| 2. Ajax Paving Industries of Florida, LLC. | \$310,247.00 |
| 3. Kearney Companies, LLC                  | \$345,678.91 |

The City has budgeted \$220,000 from Local Option Gas Tax funding to accommodate the project. The city has had previous experience with the company.

**Staff Recommendation:** Approval of the bid award to G&G Site Development, Inc. in the amount of \$186,571.80.