

**MINUTES  
CITY COMMISSION  
MONDAY, MARCH 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:** Rev. 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, Finance Director Amber Deaton, Human Resources Director Margarita Martin, Grants and Outreach Manager Aubrey Fuller, Parks and Recreation Director Emily Deal, Police Chief Art Bodenheimer, Assistant to the City Manager Brenn Hines, Fire Chief Darius Livingston, Deputy City Clerk/Executive Assistant to the City Manager Lita O'Neill, and Fire Marshall/Deputy Fire Chief Thomas Murphy.

The City Manager announced the following:

1. There will be a blood drive held at City Administration on Wednesday, March 11, 2026, from 10:00 AM – 2:00 PM
2. The next Ridge League of Cities Dinner will be held at the Bartow Civic Center on Thursday, March 12, 2026, at 6:00 PM. Please let the City Clerk know if you will be in attendance.
3. The next City Commission Meeting will be held on Monday, March 16, 2026, at 7:00 PM.
4. Update on the first TEDx event in Lake Alfred and Polk County was provided. It was a great event.
5. Raise the Bar and Grill had its ribbon cutting on Saturday, February 28, 2026. They are located at 1504 Lake Alfred Road. It was a successful event.
6. Registration for Summer Camp opens on March 9, 2026. Registration forms will be available on the website. Summer Camp runs from June 8<sup>th</sup> to July 24<sup>th</sup> for kids ages 6 to 11.
7. The Heritage Day Festival will be held this Saturday, March 7, 2026, from 10 AM to 2 PM on E. Pomelo Street.

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

## **Recognition of Citizens**

David Joseph of 864 Griffon Avenue said he was very proud of the City of Lake Alfred, the City Commission, the City Manager, and the city staff. He expressed appreciation for the city's responsiveness after sharing some concerns at the last City Commission meeting. He praised the City Manager for going above and beyond and said he executes his responsibilities well. Thank you.

Debbie Rabe of 1393 Melrose Street spoke about retention pond erosion, sidewalks needing repairs, and the leased street lights.

A brief discussion ensued, and it was shared that the city staff would get back with her after reviewing the concerns.

Annie Nealy Lewis of 946 Everett Street shared that the push bar on the door at the Albertus Maultsby Community Center was damaged and that the chairs were sticky. She requested that a podium and microphone be placed in the facility and that the ice maker be turned on the day before the events were scheduled.

**Mayor Fuller** presented the Consent Agenda.

### **Consent Agenda:**

- 1.) City Commission Meeting Minutes for February 17, 2026
- 2.) City Commission Announcements
- 3.) Special Event: Easter Extravaganza Application

The City Clerk inserted the analysis into the record for item three. [The First Baptist Church of Lake Alfred plans to host an Easter Extravaganza event on Saturday, March 28, 2026, from 11 am to 2 pm. As part of their event, they are requesting a road closure of S. Rochelle Avenue between East Haines Blvd. and E. Pierce Street (on the east side of the Church property) from 10 am to 2:15 pm.

Staff have reviewed the application and have no objections to the request. Road closures require approval by the City Commission.]

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

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

**Mayor Fuller** presented the first item of business for consideration.

- 1.) Public Hearing: Ordinance 1574-26: Tree-O Groves Annexation

The City Attorney read the title of Ordinance 1574-26 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 a voluntary annexation petition to the City under Chapter 171.044 to request annexation of one (1) parcel into the City of Lake Alfred.

This is a triangular area of approximately 0.036± acres, northwest of White Road, and southwest of Arbuthnot Lane. This parcel was included in a prospective development.

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 staff recommended approval of Ordinance 1574-26 on the second and final reading.

**Mayor Fuller** opened the public hearing and, seeing no one, closed it.

**Commissioner Dearmin** moved to approve the Tree-O Groves Annexation on the second and final reading. **Commissioner Robinson** seconded the motion, which was unanimously approved.

**Mayor Fuller** presented the next item of business for consideration.

2.) Public Hearing: Resolution 03-26: Community Project Funding

The City Attorney read the title of Resolution 03-26 into the record.

The city manager presented the analysis. On February 12, 2026, Congressman Scott Franklin (FL-18) announced the opening of the FY27 Community Project Funding requests. Community Project Funding (CPF) allows Congress to fund projects directed to a specific state or local government or an eligible non-profit recipient. Every year, each member of Congress is allowed to submit fifteen projects for funding consideration.

Staff is proposing to submit the following projects to the Office of Congressman Scott Franklin for consideration of appropriations in the FY 2027 cycle. The proposed projects are consistent with the adopted capital improvements project budget.

Proposed Projects:	Amount Requested:
1. Lake Alfred Public Library Expansion	\$ 2,500,000
2. Police Department Evidence Shed	\$ 750,000

The Resolution formally adopts the City's project priority list and provides authorization for the City to submit grant applications for the FY 2027 Community Project Funding cycle.

The staff recommends approval of Resolution 03-26.

**Mayor Fuller** opened the public hearing and, seeing no one, closed it.

**Commissioner Eden** asked whether there was a funding limit for projects and what the likelihood of obtaining funding was.

A brief discussion ensued regarding the projects that were submitted, which were more shovel-ready than the others in our Capital Improvement Program, and the city is also requesting funding at the State level. The city hopes to be considered for funding; however, it is not a guarantee.

**Commissioner Eden** moved to approve Resolution 03-26. **Commissioner Robinson** seconded the motion, which was unanimously approved.

**Mayor Fuller** presented the next item of business for consideration.

3.) Public Hearing: Developer's Agreement: Lowery Hills Utility Extension

The city manager presented the analysis. The Lowery Hills development is a Community Development District (CDD) comprising approximately 217.5 acres. The development is generally located north of the railroad tracks and south of Lake Lowery along Old Lake Lowery Road.

Development is responsible for providing and extending infrastructure to and within its development including roads, water, and sewer.

In this case, the cost difference between what was required to serve the development and the upgrades requested by the City to provide future capacity is available for reimbursement to the owner in the amount of \$118,660 for the water main extension and \$201,948.80 on the sewer force main extension.

The cost estimate was certified by a professional engineer and verified by the City's engineer. This is a growth-related expense and will be paid out of water connection fees.

The staff recommendation is to approve the Developers Agreement between the City of Lake Alfred and Lowery Hills for the water and sewer line extensions.

**Mayor Fuller** opened the public hearing and, seeing no one, closed it.

**Commissioner Dearmin** asked if this agreement would save the city money, and city staff said yes because we could leverage economies of scale and that now was the time to do it.

**Vice Mayor Daley** moved to approve the Lowery Hills Developers Agreement for reimbursement of water and sewer line extension costs. **Commissioner Eden** seconded the motion, which was unanimously approved.

**Mayor Fuller** presented the next item of business for consideration.

4.) Bid Award: Mackay Dock

The city manager presented the analysis. On February 13, 2026, the City of Lake Alfred posted a solicitation for quotes on DemandStar for the installation of the dock at the Mackay Gardens and Lakeside Preserve.

On February 23, 2026, the following bids were received.

1. John Carver, LLC. \$110,100
2. Fender Marine Construction \$122,422
3. Bid Not Responsive.

The City originally budgeted \$65,000 for this project based upon a \$59,000 dock project that was performed in 2023 by John Carver for the Lion's Park dock replacement. Based on vendor feedback, aluminum dock systems and related hardware have nearly doubled in price since the Lion's Park project. This impacts all major components, including framing, rail systems, and attachment hardware.

John Carver, LLC, is the low bidder and has done prior dock projects for the City. The additional funding required to complete the project will come from the General Operations & Facility Maintenance capital project line item.

The staff recommended awarding the bid to John Carver, LLC., in the amount of \$110,000.

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

**Vice Mayor Daley** said she was happy to see this come to bid because the old dock deteriorated and was removed. The path to and the dock itself will be ADA-compliant, so those with disabilities will be able to experience a portion of the Mackay Gardens and Lakeside Preserve.

**Commissioner Eden** asked about the type of dock, the size, and the material being used to construct it. The dock will have a 12x12 platform, with aluminum railing, and be made of composite materials.

A brief discussion ensued about it being a floating dock, a bench or two being placed at the end, and the composite material lasting 20+ years.

**Vice Mayor Daley** moved to approve the Mackay Dock Bid Award to John Carver, LLC. in the amount of \$110,100 and authorizes the City Manager to negotiate and enter into the construction agreement. **Commissioner Dearmin** seconded the motion, which was unanimously approved.

### **Department Updates:**

The Police and Community Development Departments presented on their 2025 Department Updates.

#### **Police Department Overview**

- Calls for Service Statistics were reviewed
- Leading Statistics of traffic stops, 911 calls, alarms, information calls, perimeter checks, disabled vehicles, and disturbances were reviewed
- There was no Justice Assistant Grant in 2025
- Implemented daily and monthly Policy Training
- Assisted in Community Events
- Began Flock Camera Program
- Completed all State Audits
- New Dispatch Consoles Installed
- Implemented School Zone Speed Camera and provided statistics
- 86% reduction in speed throughout the City of Lake Alfred
- Police personnel and communications staff were thanked

John Donovan of 260 E. Pomelo Street said the Police Department was doing a great job. He thanked the Police Chief Bodenheimer for his presentation.

A brief discussion ensued about installing traffic signals to help get citizens across Shinn Blvd. and Lakeshore Way at Cummings Street; that it was a false statement that the City of Lake Alfred placed the School Zone Speed Enforcement Cameras in to make money; and that the malfunctioning of two new traffic boxes was being fixed. Additional discussion focused on how

police officers can reach out for mutual aid in emergencies and on the appreciation for all that the Police Department does in the City of Lake Alfred.

### **Community Development Department Overview**

- Annexations, Future Land Use, and Zoning Amendments were reviewed
- 2025 - AutoZone and International Auctions
- Anticipated businesses: Publix, McDonald's, and Pharmacy
- Pre-apps, Site Plans, Construction Plans, Plats, and Special Events

In 2025

- 755 Building Permits, 220 New Homes, 5,991 Building Inspections, 195 Lien Searches, and 106 Code Enforcement calls with 51 cases.
- Community Development Superintendent obtained his Floodplain Manager Certification.
- Added code enforcement and planning modules to the Accela system, further reducing paper waste and cost while also significantly reducing review and inspection times. Citizens can now apply and track applications and code cases online.
- Digitized old paper files and maps for storage and retrieval.

**Commissioner Eden** thanked the City Manager, saying, "A job well done." He asked about the development numbers, which trended downward last year, and asked if this was indicative of the market. It was shared that the numbers depended on the overall economic trend. There are still many developments coming forward through the process.

A brief discussion ensued about the Florida Club and gas stations in the Green Swamp Area of Critical State Concern.

### **Recognition of Citizens**

There were none.

### **City Commission Questions and Comments**

**Mayor Fuller** said it was a good two weeks with the TEDx event and the ribbon-cutting ceremony. He said he was pleased and proud of what was going on in the City of Lake Alfred. We have come a long way in the seven to eight years he has lived here. He announced the upcoming Blood Drive and Heritage Day Festival. He concluded by saying his wife was doing well. Thank you. Later in the meeting, he announced the upcoming launch at the Kennedy Space Center and the Blood Moon.

**Vice Mayor Daley** spoke about having the first graders at the Mackay Gardens and Lakeside Preserve next week and requested volunteers. She said the students would come around nine O'clock and leave just after lunch. She said there was also a homeschool group scheduled to visit in April. She is looking forward to Heritage Day. Thank you.

**Commissioner Robinson, Jr.** asked about what percentage of our residents have homestead exemptions and how much revenue they generate.

A discussion ensued regarding the bills working their way through the State Legislature, the State Revenue and Taxation Committee's scheduled meeting next year, and the City's exposure to potential consequences.

The City Attorney spoke about waiting until the end of the Legislative session and keeping an eye on the Sovereign Immunity caps.

Commissioner Robinson, Jr. continued and said he appreciated the city staff for the upcoming and past events. He is looking forward to managing the growth in Lake Alfred. Thank you.

**Commissioner Eden** thanked the Police and Fire Chiefs, the first responders, and the city staff. He shared he had come in from a National Honor Society event and echoed the pastor's comments about the United States of America Armed Forces around the world. Thank you.

**Commissioner Dearmin** thanked the audience for attending and noted that the government sometimes gets a bad rap. He announced that Daylight Savings Time begins at 2:00 AM this Sunday morning. Thank you.

Without further discussion, the City Commission meeting was adjourned at 8:54 p.m.

Respectfully submitted,



Linda Bourgeois, BAS, MMC, ADAC, City Clerk