

**CITY COMMISSION  
REGULAR MEETING  
OFFICIAL AGENDA  
March 1, 2022  
6:00 p.m.**

**Municipal Administration Building  
Commission Chambers  
201 W. Central Avenue  
Lake Wales, FL 33853**

1. INVOCATION
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. ROLL CALL
5. PROCLAMATIONS AND AWARDS
  - 5.I. PROCLAMATION - Irish Heritage Month

Documents:

[IRISH HERITAGE PROCLAMATION.PDF](#)

6. COMMENTS AND PETITIONS

**Public participation from residents, taxpayers, business owners, and utility customers is encouraged. The City Commission welcomes information that would assist them in considering agenda items, City business, and otherwise fulfilling the City's mission to make Lake Wales "a bit better or more beautiful" for its citizens.**

**Anyone wishing to speak should give their name, state if they are a resident, taxpayer, business owner, or utility customer and they will have 5 minutes.**

**Courtesy and respect is the hallmark. Speakers are expected to address the Commission and not audience members, and not engage in back and forth discussions that can deteriorate into argument, debate and accusations.**

**Questions about subject matter are best directed to city staff during normal business hours**

7. CONSENT AGENDA

Any member of the public can ask the City Commission to pull a consent item for separate discussion and vote that they would like to make comment on.

- 7.I. Minutes - Commission Work Sessions December 1, 2021, February 23, 2022,  
Commission Meeting February 1, 2022

Commission Work Session [DECEMBER 1, 2021](#)

Commission Meeting [FEBRUARY 1, 2022](#)

Commission Work Session [FEBRUARY 23, 2022](#)

- 7.II. Approval Of Ranked Housing Applications  
Approve the ranked list of housing applications for the City of Lake Wales CDBG housing rehabilitation program.

Documents:

[MEMO RANKED HOUSING LIST APPROVAL.PDF](#)  
[LAKE WALES CDBG RANK ORDER-HOUSING REHAB.PDF](#)

- 7.III. Land Use Study Agreement  
The proposed Lake Wales Land Use Study will plan the future of the land within the City's utility service area. This process will explore land use scenarios and future expansion opportunities, resulting in a land use plan to guide future growth and development.

Documents:

[CC MEMO - LAND USE STUDY.PDF](#)  
[LAKE WALES LUP SCOPE 021422.PDF](#)

- 7.IV. Approve Professional Engineering Services Agreement With Hoyle, Tanner And Associates, Inc.  
The City Commission will consider approving an agreement with Hoyle, Tanner and Associates, Inc. for professional engineering services pertaining to the engineering design and bid of an aviation fuel farm at the Lake Wales Municipal Airport.

Documents:

[MEMO HTA-DESIGN PHASE FOR AN AVIATION FUEL FARM.PDF](#)  
[20.855736.00-TASKORDER.PDF](#)  
[20.855736.00-MANHOURS.PDF](#)

- 7.V. Special Event Permit Application - Lake Wales Car Show February 2022- January 2025  
Approval of the Special Event Permit Application will allow the "Lake Wales Car Show" to continue their event on the fourth Saturday of each month in the downtown area for the next three years.

Documents:

[CAR SHOW PERMIT APPLICATION 2022.PDF](#)  
[MEMO TO COMMISSION FOR CAR SHOW 2022.PDF](#)

- 7.VI. Award Of Bid #22-501 Force Main Extension With Septic To Sewer Conversion  
Award of Bid #22-501 to MG Underground in the amount of \$2,770,079.40 for the construction of the forcemain extension with a septic to sewer conversion component.

Documents:

[AGENDA MEMO-AWARD OF BID .PDF](#)  
[MASTER AGREEMENT-BID22-501.PDF](#)  
[MEMO TO AWARD.PDF](#)  
[BID 22-501 TABULATION.PDF](#)

[BID SUBMITTALS.PDF](#)

7.VII. Lift Station #2 Diesel Pump Purchase

Staff is recommending the commission approve the expenditure of funds in the amount of \$69,798.00 for the purchase of a diesel pump to be installed at lift station 2 (LS#2).

Documents:

[AGENDA MEMO-LS DIESEL PUMP PURCHASE.PDF](#)  
[QUOTEOSC-TG-178REV2.PDF](#)

7.VIII. Village Of Highland Park Fire Flow Connection

The Village of Highland Park has a fire flow problem and approached City staff and requested connection.

Documents:

[AGENDA MEMO-VILLGE OF HIGHLAND PARK FIREFLOW CONNECTION.PDF](#)  
[INTERLOCAL AGREEMENT 022522.PDF](#)  
[BORING QUOTE-LABOR.PDF](#)  
[HIGHLAND PARK QUOTE TOTAL.PDF](#)  
[MATERIAL QUOTE1.PDF](#)  
[MATERIAL QUOTE2.PDF](#)

7.IX. Commission Chambers Audio Visual (A/V) Equipment Purchase

The City Commission will consider approving the purchase agreement of new Audio Visual (A/V) equipment for the commission chambers with the vendor AVI-SPL.

Documents:

[MEMO - COMMISSION CHAMBER AV EQUIPMENT PURCHASE.PDF](#)  
[AVI SPL PURCHASE AGREEMENT COMMISSION CHAMBERS AV REFRESH-2-3-2022.PDF](#)  
[OMNIACONTRACT.PDF](#)

7.X. Appointment Of Alternate Canvassing Board Members

It is necessary for the Commission to appoint alternate members to serve on the City of Lake Wales Canvassing Board.

Documents:

[MEMO - APPOINTMENT OF CANVASSING BOARD MEMBERS.PDF](#)

7.XI. Rescheduling First City Commission Meeting In April

It is necessary for the City Commission to reschedule its first meeting in April due to the April 5, 2022 Municipal Election

Documents:

[MEMO - MEETING DATE CHANGES.PDF](#)

## 8. OLD BUSINESS

- 8.I. Ordinance D2021-20 Hunt Club Grove North Large-Scale CPA Of The Future Land Use Map For 68.06 Acres Of Land – Second Reading And Public Hearing  
Dave Schmitt Engineering, Inc, agent for owners, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on above-referenced parcels of land.

Documents:

[CC MEMO D2021-20 HUNT CLUB NORTH CPA 2ND R 3.1.2022.PDF](#)  
[ORD D2021-20 2ND R HUNT CLUB N CPA LARGE SCALE 3.1.22.PDF](#)

- 8.II. ORDINANCE D2021-21 Hunt Club Grove North Zoning Map Amendment For 68.06 Acres Of Land – Second Reading And Public Hearing  
Dave Schmitt Engineering, Inc, agent for owners, requests approval of City Commission to amend the Zoning Map on the above-referenced parcels of land.

Documents:

[CC MEMO D2021-21 HUNT CLUB NORTH ZONING 2ND R 3.1.2022.PDF](#)  
[ORD D2021-21 2ND R HUNT CLUB N ZONING MAP AMENDMENT 3.1.22.PDF](#)

- 8.III. ORDINANCE D2021-22 Hunt Club Grove South Small-Scale CPA Of The Future Land Use Map For 24.66 Acres Of Land – Second Reading And Public Hearing  
Dave Schmitt Engineering, Inc, agent for owners, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on above-referenced parcels of land.

Documents:

[CC MEMO D2021-22 HUNT CLUB SOUTH CPA 2ND R 3.1.2022.PDF](#)  
[ORD D2021-22 2ND R HUNT CLUB SOUTH CPA SMALL SCALE 3.1.22.PDF](#)

- 8.IV. ORDINANCE 2022-06 LDR Updates Chapter 23 Land Development Regulations – 2nd Reading And Public Hearing  
*Staff proposes amendments to the following sections of the Land Development Regulations (LDRs) (Chapter 23, Lake Wales Code of Ordinances):*

- *Sec. 23-303 Streets*
- *Sec. 23-307 Landscaping*
- *Table 23-421 Permitted Uses*
- *Table 23-422B Dimensional and Area Standards*
- *Sec. 23-443 Residential PDPs*
- *Sec. 23-767 Exemptions*

Documents:

9. NEW BUSINESS

9.I. Polk Regional Water Cooperative Implementation Agreement

The City has to decide what level of participation it will take in the next phase of the Southeast Wellfield Project being designed for the Polk Regional Water Cooperative.

Documents:

[AGENDA MEMO-PRWC IMPLEMENTATION AGREEMENT2.PDF](#)  
[22-02-21 SEWF IMPLEMENTATION AGREEMENT \(CLEAN 2022021\).PDF](#)  
[CHANGES TO SOUTHEAST WELLFIELD\\_46714686V1.PDF](#)

9.II. High Point Church Water Main Reimbursement

To facilitate the connection to the City's water system, High Point Church upsized and extended the water main in the Scenic Highway right of way.

Documents:

[AGENDA MEMO-HIGH POINT CHURCH UPSIZE REIMBURSEMENT.PDF](#)  
[220207 REIMBURSEMENT LETTER COLW SIGNED KM.PDF](#)  
[TUCKER - WATERMAIN UPSIZE - 8-10-20.PDF](#)

10. CITY ATTORNEY

11. CITY MANAGER

11.I. Tracking Report

Documents:

[TRACKING.PDF](#)

11.II. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, MAR-2022.PDF](#)

12. CITY COMMISSION COMMENTS

13. MAYOR COMMENTS

14. ADJOURNMENT

**(The staff memos are not incorporated into the official record)**

Minutes of the City Commission meeting can be obtained from the City Clerk's Office. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recording, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be the expense of the requesting party.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

Appeals concerning decisions on issues requiring a public hearing:

Persons who wish to appeal any decision made by the City Commission with respect to any matter considered during a public hearing at this meeting will need a record of the proceedings, and for such purpose may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.