

CITY COMMISSION
REGULAR MEETING
OFFICIAL AGENDA
September 8, 2021
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 - Constitution Week September 17-23

Documents:

[CONSTITUTION WEEK 2021.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. BUDGET HEARINGS

- 7.I. Ordinance 2021-15, Adoption Of FY2021-22 Millage Rate – 1st Reading & Public Hearing

The Commissioners will consider adopting a millage rate of 6.7697 mills for Fiscal Year 2021-22. The Commissioners will also consider adopting the proposed operating budget.

Documents:

[100 - MEMO - BUDGET AND MILLAGE RATE 21-22.PDF](#)
[ORDINANCE 2021-15 MILLAGE RATE - FY 2021-22.PDF](#)

- 7.II. Ordinance 2021-16, Adoption Of FY2021-22 Budget – 1st Reading & Public Hearing
The Commissioners will consider adopting a millage rate of 6.7697 mills for Fiscal Year 2021-22. The Commissioners will also consider adopting the proposed operating budget.

Documents:

[100 - MEMO - BUDGET AND MILLAGE RATE 21-22.PDF](#)
[ORDINANCE 2021-16 BUDGET - FY 2021-22.PDF](#)
[500 - PROPOSED BUDGET 21-22.PDF](#)
[400 - SCHEDULE A AND B 2021-22.PDF](#)

- 7.III. ORDINANCE 2021-17, Five-Year Capital Improvement Plan FY2021/22 - FY2025/26 – 1st Reading
The Commissioners will consider adopting the Five-Year Capital Improvement Plan for fiscal years 2021/22 through 2025/26.

Documents:

[001 - MEMO - 5 YEAR CIP - FIRST READING - FY 21-22.PDF](#)
[ORDINANCE 2021-17 - 5 YEAR CIP - FY 21-22.PDF](#)
[001 - 5-YEAR CIP 21-22\(2\).PDF](#)

- 7.IV. RESOLUTION - 2021-19 Final Assessment Resolution For Fire Protection Assessments
The adoption of Resolution 2021-19 established the methodology used to calculate the fire assessment rates. Adoption of Resolution 2021-19 will set the final fire assessment rates.

Documents:

[MEMO - FIRE ASSESSMENT RESOLUTION FY 21-22.PDF](#)
[FINAL ASSESSMENT RESOLUTION 2021-19.PDF](#)

- 7.V. RESOLUTION 2021-20 - Final Rate Resolution – Brookshire Street Lighting District.
Final Rate Resolution for the Brookshire Street Lighting District

Documents:

[MEMO - FINAL RATE RESOLUTION - SEPT - FIRST MEETING.PDF](#)
[RESOLUTION 2021-20 BROOKSHIRE - FINAL ASSESSMENT RATE.PDF](#)

8. CITY CLERK

- 8.I. Board Appointments - Planning And Zoning Board
Appointment to fill a vacancy on the Planning and Zoning Board

Documents:

9. 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.

9.I. Minutes August 17, 2021 And September 1, 2021

The minutes of the City Commission Meeting on [AUGUST 17, 2021](#)

and the Commission Agenda Work Session on [SEPTEMBER 1, 2021](#)

9.II. Request For Qualifications For Brownfields Consulting Services.

The purpose of this memorandum is to request that the City Commission approve the selection of Cardno as a Brownfield Consultant.

Documents:

[BROWNFIELDS AGENDA MEMO.PDF](#)
[RFQ 21-491 INDIVIDUAL AND FINAL SCORINGSHEETS.PDF](#)
[RFQ21-491_LAKEWALES_BROWNFIELDS_CARDNO.PDF](#)

9.III. Special Event Application - Northwest Community Market Fall 2021

A special event permit application to sponsor a Northwest Community Market on the second Saturday from 11:00 a.m. – 5:00 p.m. 2021. This event will require the closing of Lincoln Avenue and B Street from 7:00 a.m. to 6:00 p.m.

Documents:

[MEMO SPECIAL EVENT NW COMMUNITY MARKET FALL 2021.PDF](#)
[LCDC OPEN MARKET APPLICATION - SARA JONES.PDF](#)
[SITE PLAN - LCDC NORTHWEST COMMUNITY MARKET.PDF](#)

9.IV. Special Event Permit: Lake Wales Live 2021-2022

This is a request from the City of Lake Wales Recreation Department to host music in the park events, called Lake Wales Live, in the Tina Peak gazebo and along the Downtown Trail. These events will be on the 3rd Friday of the month from September 17, 2021 – April 15, 2022. These events include serving alcohol.

Documents:

[MEMO LAKE WALES LIVE EVENT 2021.PDF](#)
[LAKE WALES LIVE PERMIT APPLICATION 21-22.PDF](#)
[LAKE WALES LIVE SITE PLAN 2021.PDF](#)

9.V. Rockin Main Street Concert Series Special Event Permit Application

Approval of this Special Event Application will allow the Lake Wales Arts Council to sponsor a series of five Concerts Downtown in 2021-2022.

Documents:

10. OLD BUSINESS

- 10.I. Ordinance 2021-18 Corrects A Scrivener's Error In The Legal Description Provided In Ordinance 2021-02 Petition To Establish The Leoma's Landing Community Development District (CDD) 2nd Reading And Public Hearing

Ordinance 2021-02 was adopted for the establishment of the Leoma's Landing Community Development District (hereinafter referred to as the "CDD"), as petitioned by Leoma's Landing, LLC. Ordinance 2021-18 corrects a scrivener's error in the original legal description provided.

Documents:

CC MEMO CDD LEOMAS LANDING CORRECTED 9.8.2021 2ND R.PDF
ORD 2021-18 LEOMAS LANDING CCD LEGAL UPDATE.PDF
LEOMAS LANDING CDD. UPDATED LEGAL DESCRIPTION - JULY 20, 2021.
(00100469XAAC3C).PDF

- 10.II. Ordinance 2021-19 Annexation 20.07 Acres Of Land East Of Tangelo Street - 2nd Reading And Public Hearing

Ordinance 2021-19 proposes the voluntary annexation of approximately 20.07 acres of land located east of Tangelo Street, and contiguous to the incorporated City limits.

Documents:

CC MEMO MOW GROVES CHANGCOCO ANNEXATION 9.8.2021.PDF
ORD 2021-19 ANNEXATION MOW GROVES AND CHANGCOCCO
8.17.2021.PDF

- 10.III. Ordinance 2021-20 Proposed Amendments To Zoning Regulations 2nd Reading And Public Hearing

Staff proposes amendments to areas of the Land Development Regulations (LDRs), Chapter 23, Lake Wales Code of Ordinances. These amendments are necessary to streamline signage regulations in the Downtown Historic District, and create regulations to address solar power generation facilities.

Documents:

CC MEMO LDR UPDATES 9.8.2021 2ND R.PDF
ORD 2021-20 LDR AMENDMENTS.PDF

- 10.IV. ORDINANCE D2021-10 Zoning Designation – 2804 Hwy 60 E 2nd Reading And Public Hearing

Staff requests that City Commission amend the Zoning Map, on one parcel of land located at 2804 Hwy 60 East.

Documents:

[CC MEMO QUICK LUBE ZONING 2ND R 9.8.2021 2ND R.PDF](#)
[ORD D2021-10 QUICK LUBE ZONING.PDF](#)

- 10.V. Ordinance 2021-21 Amending Chapter 16, Pensions And Retirement – City Of Lake Wales Municipal Firefighter’s Pension Plan And Trust – 2nd Reading And Public Hearing

Ordinance 2021-21 seeks to improve the efficiency and overall administration of the Firefighters’ Pension Plan. Based on recommendations from its financial consultant, actuary and attorney.

Documents:

[ORDINANCE 2021.21 MEMO FF RETIREMENT SYSTEM.PDF](#)
[ORDINANCE 2021.21 FIRE RETIREMENT SYSTEM.PDF](#)
[LAKE WALES FIRE NO IMPACT LETTER 4-26-21 \(003\).PDF](#)

- 10.VI. ORDINANCE 2021-22 Amending Chapter 16, Pensions And Retirement – City Of Lake Wales Police Officers’ Pension Plan And Trust – 2nd Reading And Public Hearing

Ordinance 2021-22 seeks to improve the efficiency and overall administration of the Police Officers’ Retirement System. Based on recommendations from its financial consultant, actuary and attorney.

Documents:

[ORDINANCE 2021.22 MEMO PO RETIREMENT SYSTEM.PDF](#)
[ORDINANCE 2021.22 RETIREMENT SYSTEM.PDF](#)
[LAKE WALES POLICE NO IMPACT LETTER 4-26-21.PDF](#)

11. NEW BUSINESS

12. CITY ATTORNEY

13. CITY MANAGER

14. CITY COMMISSION COMMENTS

14.I. Tracking Report

Documents:

[TRACKING.PDF](#)

14.II. Commission Meeting Calendar

Documents:

[COMMISSION MEETING CALENDAR, SEPT-2021.PDF](#)

15. MAYOR COMMENTS

16. 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.