

**Community Redevelopment Agency (CRA)  
Meeting Minutes November 8, 2022  
(DRAFT)**

11/8/2022 - Minutes

1. CALL TO ORDER & ROLL CALL

**CRA Members Present:** Robin Gibson -Chair (participating remotely), Mayor Jack Hilligoss, Danny Krueger, Daniel Williams

**Members absent:** Terrye Howell

Staff Present: James Slaton, Executive Director; Jennifer Nanek, City Clerk; Albert Galloway, Jr., City Attorney

In absence of the Chair and Vice-chair Mayor Hilligoss called the meeting to order at approximately 2:00 p.m.

2. COMMENTS AND PETITIONS

3. Minutes - October 11, 2022

Commissioner Krueger made a motion to approve the minutes of October 11, 2022. Commissioner Williams seconded the motion.

by voice vote:

ALL: "YES"

Motion passed 4-0.

4. Park Avenue / Market Plaza Streetscape Construction Agreement With Gomez Construction

[Begin Agenda Memo]

**SYNOPSIS:**

Staff is requesting CRA Board approval to enter into an agreement with Gomez Construction for construction services related to the Park Avenue / Market Plaza Streetscape in accordance with the Lake Wales Connected Plan.

**RECOMMENDATION** It is recommended the CRA Board take the following action(s):

1. Approve the agreement with Gomez Construction.
2. Authorize the Executive Director of the CRA to execute the agreement on behalf of the CRA
3. Authorize the expenditure of \$11,591,834.18.

**BACKGROUND** In accordance with procurement procedures, the City of Lake Wales went through an extensive process that has resulted in the selection of Gomez Construction as the recommended contractor to lead construction of the Park Avenue / Market Plaza Streetscape project.

The City held two rounds of competitive bidding:

1. RFQ 22-507 "Pre-Qualification for Park Ave Streetscape Project" resulting in eight submittals and six bidders being deemed qualified to bid on the project. (Attachment 1)
2. ITB 22-510 "Park Avenue / Market Plaza Streetscape" resulting in two qualified submittals and a low bid of \$12,072,834.18 by Gomez Construction. (Attachment 2) In accordance with the Lake Wales Connected Plan, the CRA designed a full streetscape treatment to Park Avenue from Scenic Highway to Wetmore Street. At the recommendation of staff, the CRA added Market Plaza to the project to ultimately save funds on design and construction costs.

Elements of the streetscape include brick pavers, enlarged sidewalks, two-way vehicle travel, hanging-flower baskets, enhanced lighting, and "City in a Garden" landscaping. Landscape plans call for 97 cathedral live oaks, 10 sabal palmettos, and 40 Muskogee crepe myrtles among other new plantings.

It is the Community Redevelopment Agency's ultimate goal to encourage redevelopment and activation of the City's Historic Downtown District. By leading the way with this significant public infrastructure investment coupled with utilizing proven streetscape techniques, staff believes that these goals will be realized.

#### LAKE WALES CONNECTED PLAN ACTION STEPS

Action steps addressed in this proposal include: Step Number Description 1 Survey and produce construction ready design drawings for Park Avenue, from Scenic Highway to Wetmore Street (include plantings, lighting, sidewalks, parking, plaza, street furniture) 4 Implement Park Avenue street improvements (from Scenic Highway to Wetmore Street); and one block of 1st Street improvements (from Park Avenue to Stuart Avenue) 5 Improve Market Place Plaza in coordination with Park Avenue street design

**OTHER OPTIONS** The CRA Board may direct staff to reject the proposal submitted by Gomez Construction.

**FISCAL IMPACT** The total fiscal impact for construction is \$12,250,468.17. A total of \$11,591,834.18 will be funded out of the CRA. Funding for the project is allocated in the Community Redevelopment Agency's \$18.5M bond.

#### Overview of Park Avenue / Market Plaza Streetscape Funding:

Funding Community Redevelopment Agency \$ 11,591,834.18

Utility Fund \$ 481,000.00

Total Gomez Construction \$ 12,072,834.18

[End Agenda Memo]

James Slaton, City Manager, reviewed this item.

Michael Manning, Assistant to the City Manager, shared slides of the proposed project.

Chair Gibson said this is a historic day.

Mayor Hilligoss said it looks nice. When is the start date? Mr. Slaton said mobilization will take a few weeks. January sometime.

Commissioner Krueger asked how this will affect traffic. Mr. Slaton said the project will take a year and a half. There will be an MOT plan. They will try to start on the west side of First Street to minimize effects on downtown.

Mayor Hilligoss asked about the First Street project. Mr. Slaton said that project isn't fully designed yet and may be backed up until funding is determined.

Chair Robin Gibson made a motion to approve the Construction Agreement. Commissioner Krueger seconded the motion.

by voice vote:

ALL "YES"

motion approved 4-0.

5. Crystal Lake Park Trail Chastain-Skillman, Inc. (CSI)

[Begin Agenda Memo]

**SYNOPSIS:** Staff is requesting CRA Board approval to enter into an agreement with Chastain-Skillman, Inc. that will provide professional services related to the Crystal Lake Park Trail design in accordance with the Lake Wales Connected Plan.

**RECOMMENDATION** It is recommended the CRA Board take the following action(s):

1. Approve the agreement with Chastain-Skillman, Inc.
2. Authorize the Executive Director of the CRA to execute the agreement on behalf of the CRA
3. Authorize the expenditure of \$119,182.00

**BACKGROUND**

In accordance with the Lake Wales Connected Plan, the CRA will plan and design a trail within Crystal Lake Park. The Crystal Lake Park (CLP) Trail will connect with the presently under construction Park Avenue Connector Trail to form a full recreational loop around Crystal Lake (Attachment 2, Scope Map – Crystal Lake Park Trail).

The CLP Trail will have the same design features that are present on the Park Avenue Connector Trail, including a 12-ft wide multi-use trail, scenic overlooks, identical trail lighting, and contemporary Lake Wales Connected landscaping.

Efforts to be undertaken include construction ready plans, and an extensive public engagement and outreach effort with the Lake Wales community and nearby residents. Funding for design and construction of the project are allocated in the Community Redevelopment Agency's \$18.5M bond.

The primary deliverables provided by Chastain-Skillman through the proposed agreement are:

1. Site Plan
2. Pre-Application Meetings
3. Lighting
4. Civil Drawings
5. Site Permitting
6. Bid Services
7. Limited Construction Observation & Certification

**LAKE WALES CONNECTED PLAN ACTION STEPS** Action steps addressed in this proposal include: Step Number Description 3 Create a refined map and illustrations for connections between Downtown, Crystal Lake Park, and Lake Wailes Park, based on the concepts in the Lake Wales Connected trails & bikeways

map and the underlying research of the Olmsted Brothers history in planning for the region and its public open spaces. This effort should aim to integrate and connect Downtown, Crystal Lake, Lake Wailes, and potentially other areas of the regional green/blue network.

**OTHER OPTIONS** The CRA Board may direct staff to reject the proposal submitted by Chastain-Skillman, Inc.

**FISCAL IMPACT** The fiscal impact for design and construction documents is \$119,182.00. Funding for design and construction of the project are allocated in the Community Redevelopment Agency's \$18.5M bond.

[End Agenda Memo]

James Slaton, Executive Director, reviewed this item.

Chair Robin Gibson made a motion to approve the Agreement. Commissioner Krueger seconded the motion.

by voice vote:

ALL "YES"

motion approved 4-0.

#### 6. EXECUTIVE DIRECTOR'S REPORT

James Slaton, Executive Director, said a report on the Lake Wales Connected Plan will be presented at the next meeting.

#### 7. ADJOURN

Meeting was adjourned at 2:14 p.m.

---

Chair/Vice-Chair

ATTEST:

---

City Clerk/Deputy City Clerk

