

**CITY OF LAKE WALES
CITY COMMISSION
AGENDA WORK SESSION
Official Agenda
May 26, 2021
3:00 p.m.**

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

1. CALL TO ORDER & ROLL CALL
2. City Manager Comments
3. Presentation - FCCMA Senior Advisors
4. Comprehensive Annual Financial Report, For Fiscal Year Ended September 30, 2020
Comprehensive Annual Financial Report for fiscal year ended September 30, 2020.

Documents:

[2020 06 01 AUDIT AGENDA MEMO 19-20.PDF](#)
[2020 LAKE WALES COMMUNITY REDEVELOPMENT AGENCY.PDF](#)

5. Annual Contract For Force Main Cleaning Services
Staff is recommending the commission consider approving the piggyback agreement and to expend funds for \$78,729.72 for the force main cleaning services provided by Professional Piping Services.

Documents:

[AGENDA MEMO-PROFESSIONAL PIPING2021.PDF](#)
[GENTERMS.PDF](#)
[MANATEE.PDF](#)
[QUOTE 0521-2968.PDF](#)

6. Force Main Extension With Septic To Sewer Conversion Amendment 1
Kimley Horne and Associates Engineering services will design the force main extension with a septic

to sewer conversion for a neighborhood that is within the city limit along with the extension of a new force main on South Scenic Highway for an additional fee of \$52,000.00.

Documents:

[AGENDA MEMO-KIMLEY HORNE-SEWERTOSEPTICAMENDMENT1.PDF](#)
[AMENDMENT 1 - BUCK MOORE SEPTIC TO SEWER.PDF](#)

7. Lake Wales Wastewater Treatment Plant Operating Permit Renewal
Staff recommends entering into an agreement with Kimley Horne & Associates for engineering services related to the renewal of the wastewater treatment plant permit for \$33,550.00.

Documents:

[AGENDA MEMO-WWTP PERMIT RENEWAL.PDF](#)
[LAKE WALES WWTF PERMIT RENEWAL 2021.PDF](#)

8. Wastewater Manhole Rehabilitation
Staff recommends the City Commission approve Engineered Sprayed Solutions, LLC to epoxy coat ten manholes using polyurethane coating method.

Documents:

[AGENDA MEMO MANHOLE REHAB 2021.PDF](#)
[2021 MANHOLE REHAB.PDF](#)

9. Park Water Company Purchase Amendment 1 To Loan Agreement DW530390
The Purchase of Park Water Company is now completed and the State Revolving Loan Fund (SRF) agreement DW530390 has to be closed out. Amendment 1 to loan agreement DW530390 finalizes the loan proceeds taken for the purchase.

Documents:

[AGENDA MEMO-PARK WATER COMPANY AMENDMENT 1 DW530390.PDF](#)
[DW_STATE_FEDERAL FINAL AMENDMENT.PDF](#)
[DW530390 AMORTIZATIONSCHEDULEREPORT.PDF](#)

10. Ordinance 2021-11, 1st Reading
The City Commission will consider Ordinance 2021-11 amending the Lake Wales Code of Ordinances, Chapter 21, Section 21-27. – Connection to Sewer System and Section 21-71 Connection to Water System.

Documents:

[AGENDA MEMO - ORDINANCE 2021-11 CONNECTION TO SEWER - WATER \(DISTANCE\).PDF](#)
[ORDINANCE 2021-11.PDF](#)

11. Edward Byrne Memorial State And Local Law Enforcement Assistance Grant
Approval of this item will allow the police department to apply for and receive grant funding then purchase a mobile electronic variable message board in FY20/21.

Documents:

[GRANT REQUEST AND APPLICATION FOR VARIABLE MESSAGE DISPLAY BOARD \(002\).PDF](#)

12. Ordinance 2021-09 Zoning Amendment – Chapter 23 Zoning, Land Use And Development – 2nd Reading - PUBLIC HEARING

Ordinance 2021-09 proposes amendments to areas of the Land Development Regulations (LDRs) (Chapter 23, Lake Wales Code of Ordinances). These amendments are necessary to address the growth and needs of the community, better align with current best practices, and facilitate a more business-friendly approach to development in Lake Wales.

Documents:

[CC MEMO 2ND R 2021-09 LDR AMENDMENTS.PDF](#)
[ORDINANCE 2021-09 LDR AMENDMENTS.PDF](#)

13. Ordinance 2021-10 Annexation – 1st Reading And Public Hearing 61 Acres North Of Mammoth Grove Road

Ordinance 2021-10 proposes the voluntary annexation of approximately 61 acres of land located north of Mammoth Grove Road, east of Masterpiece Road, and contiguous to the incorporated City limits.

Documents:

[CC MEMO 1ST R 2021-10 MAMMOTH GROVE ANNEXATION.PDF](#)
[ORD 2021-10 ANNEXATION OF MAMMOTH GROVE RD PROPERTY 6.1.2021.PDF](#)

14. ORDINANCE D2021-01 CPA Future Land Use Designation – Bundy Property 2nd Reading And Public Hearing

Ordinance D2021-01 proposes the assignment of LDR Low-Density Residential Future Land Use;

Documents:

[CC MEMO 2ND R D2021-01 AND D2021-02 BUNDY PROPERTY CPA AND ZONING.PDF](#)
[ORD D2021-01 BUNDY PROPERTY CPA LARGE SCALE.PDF](#)
[CTY. LAKE WALES 21-01ESR \(P\).PDF](#)

15. Ordinance D2021-02 Zoning Designation – Bundy Property 2nd Reading And Public Hearing
Ordinance D2021-02 proposes the assignment of R-1A Single-Family Residential Zoning;

of 29.42 acres
located south of Brookshire Subdivision and east of Scenic Hwy.

Documents:

[CC MEMO 2ND R D2021-01 AND D2021-02 BUNDY PROPERTY CPA AND ZONING.PDF](#)
[ORD D2021-02 BUNDY PROPERTY ZONING.PDF](#)

16. ORDINANCE D2021-03 CPA Future Land Use Designation – K&M Groves

Ordinance D2021-03 proposes the assignment of LDR Low-Density

Residential Future Land Use

Documents:

[CC MEMO 2ND R D2021-03 AND D2021-04 KANDM GROVES CPA AND ZONING.PDF](#)
[ORD D2021-03 KNM GROVES CPA LARGE SCALE.PDF](#)
[CTY. LAKE WALES 21-02ESR \(P\).PDF](#)

17. ORDINANCE D2021-04 Zoning Designation – K&M Groves 2nd Reading And Public Hearing Ordinance D2021-04 proposes the assignment of R-1D Single-Family Residential Zoning; of 16.96 acres located south of Mountain Lake Cut Off Road and west of Hwy 27

Documents:

[CC MEMO 2ND R D2021-03 AND D2021-04 KNM GROVES CPA AND ZONING.PDF](#)
[ORD D2021-04 KNM GROVES ZONING.PDF](#)

18. CITY COMMISSION AND MAYOR COMMENTS
19. ADJOURN

(The full staff memo will be incorporated into the official record)

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

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

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