



CITY OF BARTOW
CITY COMMISSION REGULAR MEETING
MONDAY, APRIL 20, 2026 AT 6:00 PM
OR AS SOON THEREAFTER AS POSSIBLE
CITY HALL COMMISSION CHAMBERS
450 NORTH WILSON AVE., BARTOW, FL 33830

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. INVOCATION
 - a. Pastor Missy Turbeville, First United Methodist Church
3. PLEDGE OF ALLEGIANCE TO THE FLAG
4. PROCLAMATIONS AND SPECIAL PRESENTATIONS
 - a. Issuance of a proclamation recognizing April 2026 as Water Conservation Month. Being accepted by Amanda Simat, Government Affairs Regional Manager, Southwest Florida Water Management District.
 - b. Issuance of a proclamation recognizing April 22, 2026 as Linda Holcomb Day. Being accepted by Linda Holcomb, Bartow Main Street Executive Director.
 - c. Issuance of a proclamation recognizing April 26, 2026 as Equal Shared Parenting Day. Being accepted by Danica Dockery of Kids Need Both, Inc. and Sierra Morris of Bridge the GAPP Foundation, Inc.
 - d. Issuance of a proclamation recognizing April 20–24, 2026, as Home Visiting Week. Being accepted by Corey Clark and Austin Butler, the Fatherhood Team at Healthy Start Coalition of Hardee, Highlands, and Polk Counties.
 - e. Issuance of a proclamation recognizing April 24, 2026 as Tree City USA / Arbor Day. Being accepted by Kyle Lasek, Asst. PRCA Director, and Parks & Recreation staff.
 - f. Opportunity Zone Update — Elle Withall, BEDC Executive Director and Howard Smith, CRA Director.
5. GENERAL PUBLIC COMMENT

At this time, the Commission will receive comments from the public regarding matters not appearing on this agenda.
6. CITY ANNOUNCEMENTS

7. REPORTS OF CHARTER OFFICERS

a. City Manager Communications

1. Update on Power Cost Adjustment Limits — Peter Lear, Deputy City Manager
2. Parks Master Plan Update and Community Meeting — Jason Hargrove, PRCA Director
3. Library Story Trail Update — Jason Hargrove, PRCA Director
4. Status of Cleaner Safer Neighborhoods Initiative — Tray Towles, Director, Office of Code Compliance & Neighborhood Services.
5. Update on Code Compliance Enforcement Actions — Tray Towles, Director, Office of Code Compliance & Neighborhood Services.
6. Process improvements for improving customer service — Tray Towles, Director, Office of Code Compliance & Neighborhood Services.

b. City Attorney Communications

1. Presentation of Election Results as certified by the City of Bartow Canvassing Board.

c. Legislative Updates

8. AGENDA MODIFICATION/APPROVAL

9. PUBLIC COMMENT ON AGENDA ITEMS

At this time, the Commission will receive comments from the public regarding matters that appear on this agenda, not otherwise scheduled for a separate Public Hearing.

10. HEARINGS – FIRST AND SECOND READINGS AND PUBLIC HEARINGS

- a. Public hearing and consideration of Resolution No. 26-4261-R - A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 ANNUAL BUDGET OF THE CITY OF BARTOW.

11. CONSENT AGENDA

- a. Approval of April 6, 2026 City Commission Regular Meeting minutes.
- b. Approval of February 11, 2026 Recreation Advisory Board and City Commission Joint Meeting minutes.
- c. Approval to reappoint Board Member Michael Bryant to the Planning & Zoning Commission for a three-year term ending February 2029.
- d. Approval and Acceptance of Drainage Easements (2) for J.K. Stuart Boulevard/Stuart Crossing Development.

- e. Approval of Commissioner absence(s) for April 6, 2026: None

12. OTHER COMMISSION BUSINESS

- a. OLD BUSINESS

- b. NEW BUSINESS

- 1. Determination of procedure to appoint two (2) new members the Beautification Advisory Board for three-year terms ending in June 2029.

13. RESOLUTIONS

14. COMMISSIONER COMMENTS

- a. GARY BALL

- b. LEO E. LONGWORTH

- c. TRISH PFEIFFER

- d. LAURA SIMPSON

- e. TANYA TUCKER

15. ADJOURNMENT

Please be advised that if you desire to appeal any decisions made because of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record. (Florida Statute 286.0105). The City Commission may continue the public hearing(s) to other dates and times as it deems necessary. Any interested party shall be advised that the date, time, and place of any continuation of these or continued public hearings may be announced during the hearing and that no further notices regarding this matter will be published. If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk's Office at 450 N. Wilson Avenue, P.O. Box 1069, Bartow, Florida 33831-1069 or phone (863) 534-0100 within 2 working days of your receipt of this meeting notification; if you are hearing or voice impaired, call 1-800-955-8771. Posted at City Hall, Bartow Public Library, the City's website: www.cityofbartow.net and Facebook page on April 16, 2026.



PROCLAMATION

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, The State of Florida, Water Management Districts and Bartow are working together to increase awareness about the importance of water conservation; and

WHEREAS, the City of Bartow and the State of Florida have designated April, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

WHEREAS, traditional water sources cannot provide infinite water supply, continued growth will require alternate water sources, these alternate water sources are expensive; and

WHEREAS, decisions today about water supplies will have far reaching impacts upon the future and the City's ability to provide safe drinking water; and

WHEREAS, Bartow has always encouraged and supported water conservation through various educational programs and special events; and

WHEREAS, every business, industry, school, and citizen can make a difference when it comes to conserving water and thus promotes a healthy economy and community.

NOW, THEREFORE, I, Tanya Tucker, by virtue of the authority vested in me as Mayor of the City of Bartow, do hereby proclaim April 2026 as:

WATER CONSERVATION MONTH

in the City of Bartow is calling upon each citizen and business to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water.

DATED at Bartow, Florida, this 20th day of April 2026.

CITY OF BARTOW

By: _____
Mayor Tanya Tucker

ATTEST WITH SEAL:

By: _____
City Clerk Jacqueline Poole



PROCLAMATION

WHEREAS, Linda Holcomb is a lifelong resident of Bartow, born, raised, and proud to continue calling this community home; and

WHEREAS, after attending Polk Community College and the University of South Florida, majoring in Business and Marketing, Linda began a distinguished 27-year career with The Polk County Democrat, advancing from Advertising Representative to Advertising Director; and

WHEREAS, she also earned her Real Estate License during college and worked with Realty World, Dunlap and Associates; and

WHEREAS, in 2007 Linda joined the Bartow Chamber of Commerce as Director of Special Events and Membership, managing major community events, sponsorships, programs, and marketing initiatives until 2016, when she became Executive Director of Main Street Bartow, Inc.; and

WHEREAS, for the past ten years Linda has led Main Street Bartow, coordinating activities and promotions to strengthen the Downtown District's vitality, beauty, and recognition; and

WHEREAS, during her tenure, she has skillfully overseen all aspects of the program including strategic planning, grant management, budgeting, reporting, committee and volunteer coordination while collaborating with the Board, City, and local partners to preserve Bartow's historic charm; and

WHEREAS, Linda has generously served numerous boards and committees, dedicating countless hours to civic and nonprofit efforts benefiting Bartow and Polk County; and

WHEREAS, beyond her professional and civic achievements, Linda cherishes time with her son Russ, grandson Colt, and rescue dog Teddy, and enjoys fishing, traveling, gardening, and relaxing at the beach or in the mountains; and

WHEREAS, Linda Holcomb is deeply admired and appreciated for her steadfast dedication, leadership, and love for the Bartow community.

NOW, THEREFORE, I, Tanya Tucker, by virtue of authority vested in me as Mayor of the City of Bartow, Florida, do hereby proclaim April 22, 2026 as:

LINDA HOLCOMB DAY

in the City of Bartow and encourage all citizens to join in recognizing and celebrating Linda Holcomb for her outstanding service, spirit, and lasting contributions to the Bartow community.

DATED at Bartow, Florida, this 20th day of April 2026.

CITY OF BARTOW

By: _____
Mayor Tanya Tucker

ATTEST WITH SEAL:

By: _____
City Clerk Jacqueline Poole



PROCLAMATION

WHEREAS, the City of Bartow recognizes the importance of family and the vital role that parents play in the lives of their children; and

WHEREAS, shared parenting is an approach that promotes the active involvement of both parents in the lives of their children, recognizing that children benefit from the love, care, and support of both parents; and

WHEREAS, shared parenting can help reduce conflict and litigation in divorce and separation cases, resulting in better outcomes for children and families; and

WHEREAS, Kids Need Both, Inc. and Bridge the GAAP Foundation, Inc. support efforts to strengthen families, promote awareness of the importance of both parents in a child’s life, and encourage healthy, balanced co-parenting; and

WHEREAS, Equal Shared Parenting Day on April 26th is an opportunity to raise awareness about the benefits of shared parenting and to recognize the important role that both mothers and fathers play in the lives of their children.

NOW, THEREFORE, I, Tanya Tucker, by virtue of the authority vested in me as Mayor of the City of Bartow, Florida, do hereby proclaim April 26, 2026, as:

EQUAL SHARED PARENTING DAY

in the City of Bartow and urge all citizens to recognize the importance of shared parenting and to support efforts to promote equal parenting rights for all parents. Let us come together as a community to celebrate the love, care, and support that parents provide to their children.

DATED at Bartow, Florida, this 20th, day of April 2026.

CITY OF BARTOW

By: _____
Mayor Tanya Tucker

ATTEST WITH SEAL:

By: _____
City Clerk Jacqueline Poole



PROCLAMATION

WHEREAS, the early childhood years are the most active period for the developing brain and a stable, secure relationship with a nurturing, caring adult is a key factor in the development of young children; and

WHEREAS, many parents begin the difficult lifetime job of raising a child feeling unprepared for the challenges ahead and children have a better, healthier start when parents have the support and skills needed to raise them; and

WHEREAS, home visiting can include a variety of different programs and models, including early childhood home visiting programs and parenting education programs; and

WHEREAS, home visiting programs help parents meet the unique needs of their children, promote healthy development, strengthen family relationships, reduce the risk of abuse and neglect, and promote equity by providing resources to families who are furthest from opportunity; and

WHEREAS, well-trained professionals implement early childhood home visitation so that all families have the opportunity to access information in ways that respect their unique beliefs, traditions and customs; and

WHEREAS, the City of Bartow, Florida urges individuals and organizations across our city to utilize home visiting resources as needed to support the health and well-being of our children and families.

NOW, THEREFORE, I, Tanya Tucker by virtue of the authority vested in me as Mayor of the City of Bartow, Florida, do hereby proclaim April 20-24 2026 as:

HOME VISITING WEEK

in the City of Bartow and commend its observance to all citizens.

DATED at Bartow, Florida, this 20th day of April 2026.

CITY OF BARTOW

By: _____
Mayor Tanya Tucker

ATTEST WITH SEAL:

By: _____
City Clerk Jacqueline Poole



PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be designated for the planting of trees; and

WHEREAS, the first Arbor Day was celebrated in Nebraska with the planting of more than one million trees; and

WHEREAS, Arbor Day is now observed across the nation and around the world; and

WHEREAS, trees help reduce the erosion of our vital topsoil by wind and water, lower home energy costs, moderate temperatures, clean the air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource that supply us with paper, lumber for our homes, fuel, and countless other products; and

WHEREAS, trees within our city enhance property values, strengthen economic vitality in business areas, and add beauty to our community; and

WHEREAS, trees, wherever they are planted, offer joy and spiritual renewal to all.

NOW, THEREFORE, I, Tanya Tucker by virtue of the authority vested in me as Mayor of the City of Bartow, Florida, do hereby proclaim April 24, 2026, as:

TREE CITY USA / ARBOR DAY

in the City of Bartow and encourage everyone to plant and care for trees, enriching our communities with happiness and promoting the health and well-being of both present and future generations.

DATED at Bartow, Florida this 20th day of April, 2026.

CITY OF BARTOW

By: _____
Mayor Tanya Tucker

ATTEST WITH SEAL:

By: _____
City Clerk Jacqueline Poole

Opportunity Zones 2.0 – Bartow, Florida

Overview

Opportunity Zones (OZs) are a federal capital gains tax incentive designed to **mobilize long-term private investment in low-income communities**. Investments are made through **Qualified Opportunity Funds (QOFs)**, which deploy capital into eligible activities such as real estate development and redevelopment, operating businesses, manufacturing, energy, and mixed-use projects.

Since 2018, more than **\$100 billion of qualifying investments** have been made across designated census tracts nationwide.

Designation Process

The Opportunity Zones 2.0 designation process begins on **July 1, 2026**, when governors may nominate census tracts during a **90-day nomination window**. Governors may designate up to **one-quarter (25%) of eligible low-income census tracts**.

State nominations are certified by the U.S. Treasury Department following submission by governors. Approved designations take effect on **January 1, 2027**, and remain in place through **December 31, 2036**.

Investor Incentives

Opportunity Zones provide capital gains tax incentives for qualifying investments:

- **Deferral:** Investors may defer taxes on capital gains that are reinvested in a QOF for up to five years.
- **Reduction:** After the five-year deferral, QOF investors receive a 10 percent reduction (step-up in basis) on their deferred capital gains tax liability (or 30 percent for investments in rural-specific QOFs).
- **Exemption:** Gains earned on investments in QOFs held for at least 10 years are permanently exempt from federal capital gains tax.

Eligibility Criteria

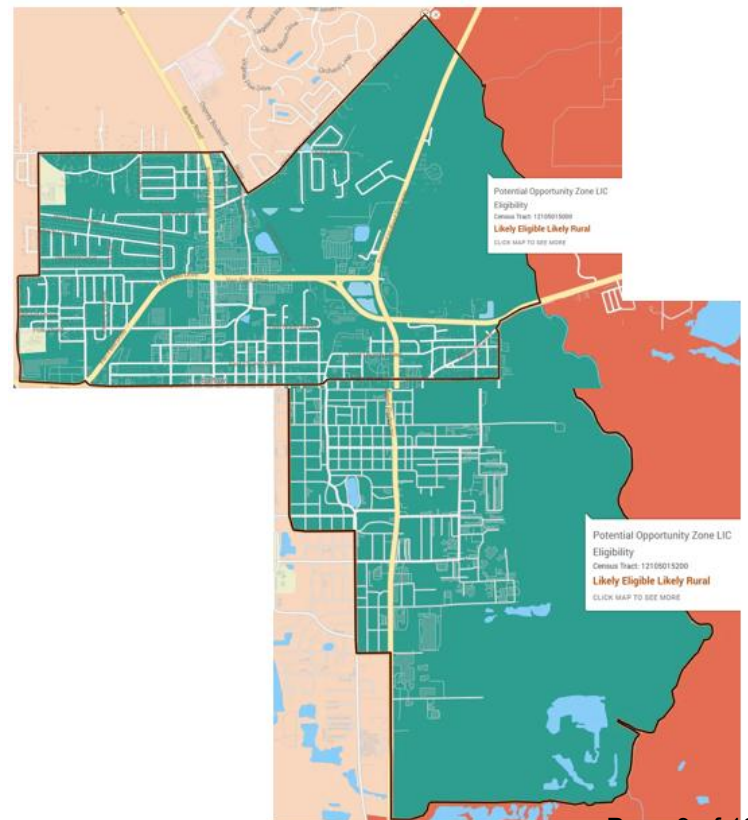
Census tracts qualify for Opportunity Zone designation if they meet one of the following:

- **Poverty rate of 20 percent or higher**
- or **Median family income less than 70 percent of the applicable benchmark** (For non-metropolitan tracts, the benchmark is the statewide MFI.)

If a tract qualifies based on poverty, **median family income must not exceed 125 percent of the benchmark**.

Likely Eligible Census Tracts

- 12105015200
- 12105015000



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Opportunity Zones 2.0

City of Bartow

Overview, benefits, and strategic opportunity for Bartow

Overview & Program Impact

Opportunity Zones 2.0 is a federal capital gains tax incentive program designed to encourage long-term private investment in economically distressed communities.

Investors reinvest capital gains into designated census tracts through Qualified Opportunity Funds, which deploy capital into eligible projects such as:

- Real estate development
- Business expansion
- Infrastructure improvements
- Redevelopment initiatives

Unlike traditional programs, Opportunity Zones are investor-driven and rely on private market investment decisions supported by tax incentives.

According to the Economic Innovation Group, more than **\$100 billion** in qualifying investment has been deployed into Opportunity Zones since 2018.

Once designated, Opportunity Zones remain in effect for **10 years, through December 31, 2036.**

Key Investment Benefits & Eligible Projects

Attracts private capital through tax incentives.

Opportunity Zones 2.0 mobilize private investment by allowing taxpayers to defer, reduce, and potentially eliminate capital gains taxes when investing in Qualified Opportunity Funds. This creates a large pool of flexible capital that can be directed into local projects.

Flexible Range of Eligible Projects

Investments can support a wide variety of development activity including:

- Residential & mixed-use development
- Property rehabilitation
- Commercial/industrial redevelopment
- Local businesses & job creation
- Infrastructure & energy projects



Key Investment Benefits & Eligible Projects

Encourages Productive Use of Land and Assets

The program requires either new construction or substantial improvement of existing property. This ensures that investment are economically beneficial.

Supports Long Term Growth

Investors benefit most when holding investments for at least 10 years, which encourages long term commitment to community development rather than short term speculation.

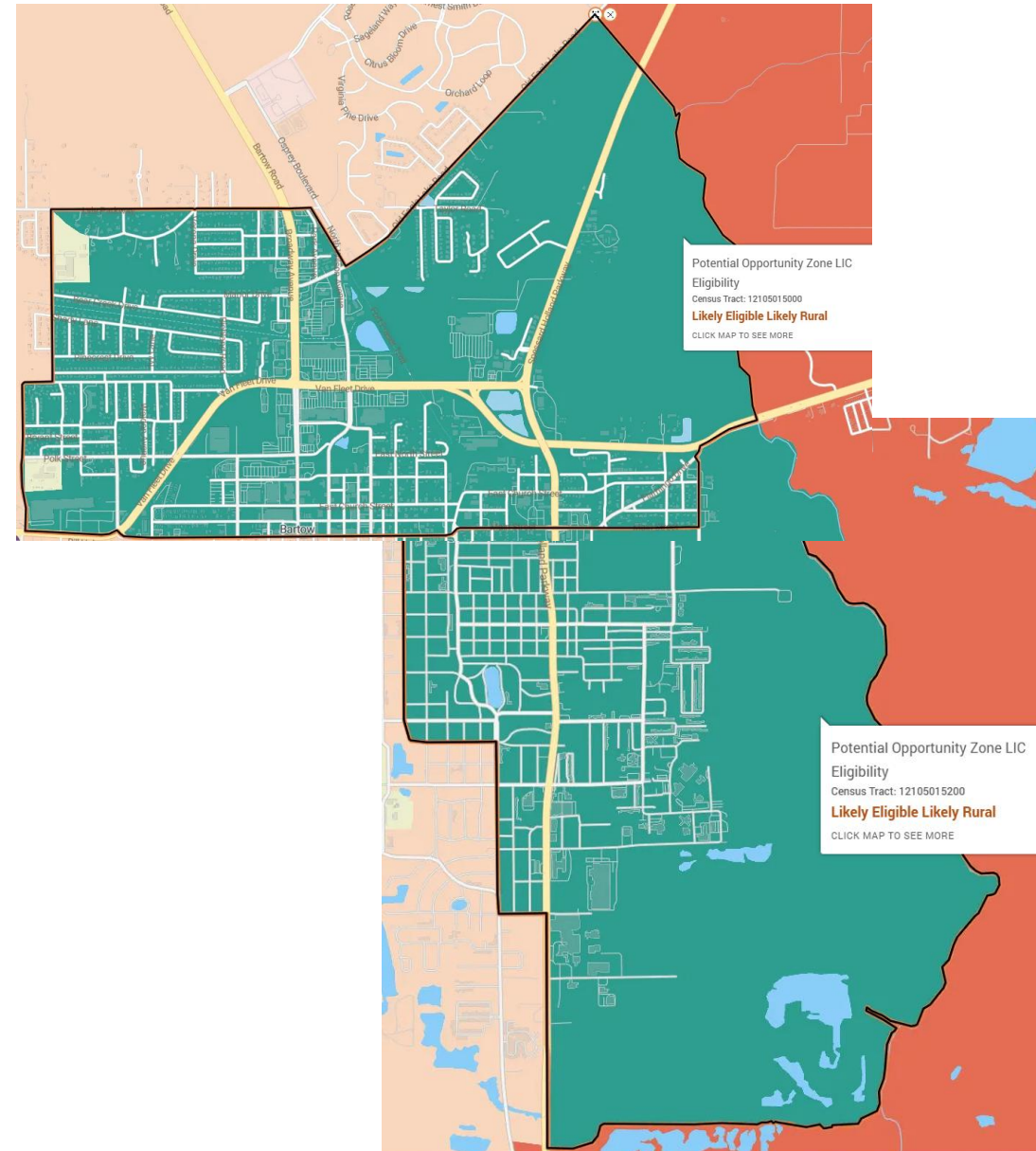


Opportunity to Direct Future Investment

Bartow can influence where Opportunity Zone designations are recommended. This provides a strategic tool to guide private investment toward areas that align with local priorities.

Recommended Census Tracts:

- 12105015200
- 12105015000



Alignment with CRA

Portions of the census tracts under consideration include areas within the Bartow CRA, showing clear redevelopment need and strong potential for Opportunity Zones 2.0 to activate underutilized land and support adaptive reuse in areas with existing infrastructure and zoning readiness.

Key Conditions Identified by the CRA:

- Median household income of approximately **\$37,957**, below national averages
- Poverty rates ranging from **16.5% to 18.1%**
- Aging housing stock, with most homes built around **1981 (40–45 years old)**
- Limited private capital investment and low development activity

Resulting Challenges:

- Disinvestment in key commercial corridors
- Barriers to small business sustainability
- Limited workforce housing availability



Why Bartow Should Participate

Targets investment where need and readiness align.

Successful Opportunity Zone designations balance economic need with investment readiness. Bartow's CRA areas reflect both distress indicators and redevelopment potential, making them well positioned to attract capital.

Strengthens local economic development strategy.

The program complements existing redevelopment efforts by providing a market driven financing tool that can accelerate projects without relying solely on public funding.

Improves competitiveness for private capital.

Communities that strategically select Opportunity Zones are more likely to attract long term capital. Participation ensures Bartow is positioned competitively relative to surrounding jurisdictions.

Supports long-term community revitalization

When paired with supportive local policies such as zoning flexibility, infrastructure investment, and redevelopment planning, Opportunity Zones can help convert underutilized areas into productive economic assets.

Strategic Outlook

- Opportunity Zones 2.0 presents Bartow with a strategic opportunity to attract private investment, support targeted redevelopment, and strengthen long-term economic growth.
- By aligning designated census tracts with existing CRA priorities and focusing on areas with both demonstrated need and investment potential, Bartow is well positioned to leverage sustained capital inflow.
- This initiative supports long-term community revitalization and reinforces Bartow's vision for sustainable economic development over the next decade.

Recommendation Deadline: May 1, 2026 (unless extended)



CITY OF BARTOW, FLORIDA

TO: Honorable Mayor and City Commissioners, City of Bartow City Commission

THROUGH: Peter Lear, Finance Director

FROM: Mike Herr, City Manager

DATE: April 20, 2026

SUBJECT: Update on Power Cost Adjustment Limits — Peter Lear, Deputy City Manager

SUMMARY AND BACKGROUND

Provide City Commission with an update on the Power Cost Adjustment Ceiling as mentioned previously in February, 2026.

STAFF ANALYSIS

In February, 2026, the price of fuel had escalated due to weather and fuel shortages in the country. As a result, the Power Cost Adjustment (PCA) was going to significantly exceed the previously approved ceiling approved by the City Commission of \$60. Staff recommended increasing the ceiling to \$75 with an update to be brought back to the Commission in April, 2026. Currently, the rates for fuel and the resulting PCA are starting to decline, but have still not reached the previous ceiling of \$60. As a result, staff is recommending continuing to leave the ceiling at \$75 and re-evaluate again in June, 2026.

FISCAL IMPACT

The Power Cost Adjustment will continue to be billed out at rates up to \$75, currently estimated to be \$68.58.

RECOMMENDATION

Leave the temporary Power Cost Adjustment ceiling at \$75.

ATTACHMENTS

1. Power Cost Adjustment April Update- City Commission Meeting

POWER COST ADJUSTMENT

Pete Lear

Deputy City Manager



City of Bartow



Power Cost Adjustment - Limits

- **Fuel Cost Ceiling**

- In November, 2021 – Fuel Ceiling was raised from \$60 to &75 due to uncertainty of fuel prices
- In February, 2022 – Fuel Ceiling was lowered back to \$60 and has remained there since that time
- Due to fuel price increases in November and now due to the extreme storms across the United States, fuel prices have skyrocketed
- Recommend raising Fuel Ceiling back to \$75
 - Current projections from Electric are unrecovered costs of over \$900K without this temporary increase.
 - Re-evaluate the Fuel Ceiling in April, 2026



Power Cost Adjustment - Limits

- **Update on Power Cost Adjustment (PCA)**
 - In February – The PCA was \$66.34
 - In March – The PCA was \$71.06
 - Estimated April – The PCA for April is estimated to be \$68.58
- Recommend leaving the Fuel Ceiling at \$75
 - The City has not had enough of a drop in fuel costs to justify a reduced ceiling.
 - Re-evaluate the Fuel Ceiling in June, 2026

PARKS MASTER PLAN UPDATE

Jason Hargrove

Director- Parks, Recreation & Cultural Arts



City of Bartow

MASTER PLAN CONTRACTOR



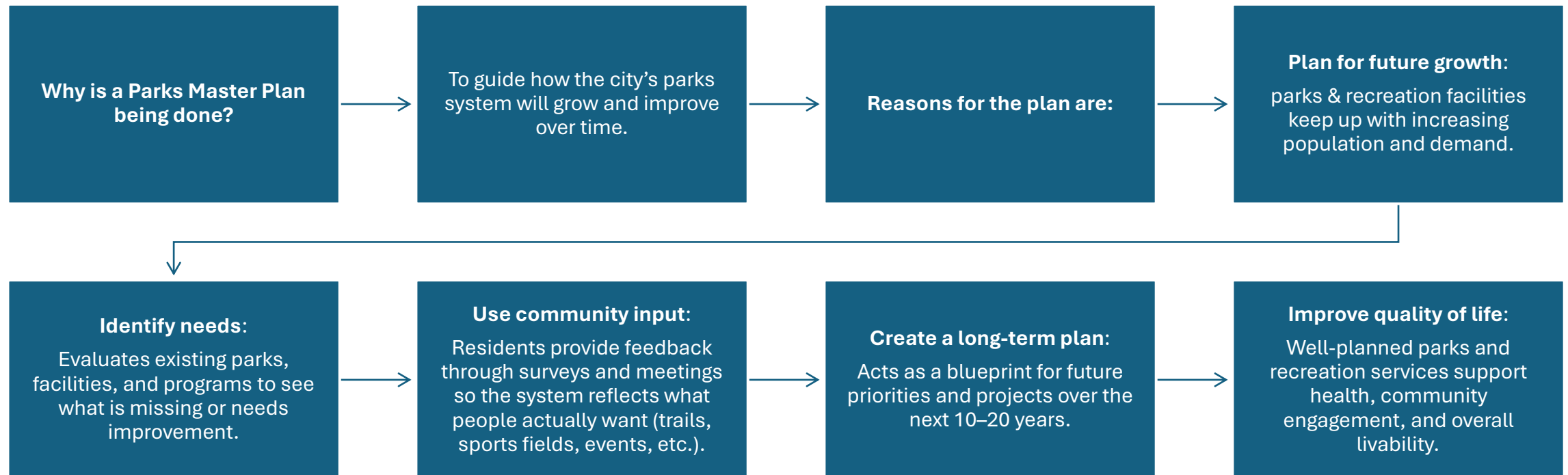
Catalyst Design Group was selected through our CCNA for Design Services to complete the Master Plan

EXPERIENCE

- Orange County Parks Master Planning – 8 Parks
- Orange County Trail System Master Plan – 12 trails
- Seminole County Trail System Master Plan – 56 routes/400 miles of trails, pathways & connectors (151.5 miles of new trails)
- Spring Lake Parks Master Planning – 9 parks
- Lake Wales Parks Master Planning – 9 parks
- St. Johns County Parks Master Planning – 4 Parks
- City of Oviedo – 11 parks



PURPOSE



COMMUNITY MEETING



Community Meeting taking place on:



Date: April 28



Time: 5pm to 7pm



Location: Civic Center- 2250 S. Floral Ave.



Room: Assembly 1



Catalyst Design Group will be conducting meeting.

COMMUNITY MEETING

How will meeting be conducted?



- City will welcome attendees and introduce Catalyst Design Group and explain why we are here.
- Catalyst Design Group will give an overview of our Park locations.
- Catalyst Design Group will explain the online survey
 - Gives questions such as what parks are used/not used, what community would like to see as far as facilities, where improvements can be made.
- Catalyst will lead the Breakout portion of this meeting
 - Red/Green Dot Exercise
 - Participants use green dots to vote for favored concepts (strengths/opportunities) and red dots to mark disliked options (challenges)
 - Receive any individual Comments
 - Provide Comment Cards

COMMUNITY MEETING

What will be done with the information gathered at meeting?



- Once all feedback and comments are recorded, the data will be compiled into a report and provided to the City.
- The information will help guide decisions about design and programming of the parks.
 - A Conceptual Design will be done and reviewed with City
- Plans and cost will be used by the City to determine priority and sequencing of park projects.
- Plans with costing can be used for grant applications and funding opportunities

NEXT STEPS



Monitor of Online
Public Input



Conceptual Design
Based Upon Input
Received



Review of Conceptual
Design with City



Public Meeting #2-
Online Public Input



Final Conceptual
Design Based Upon
Public Input

COMMUNITY MEETING



Community Meeting taking place on:



Date: April 28



Time: 5pm to 7pm



Location: Civic Center- 2250 S. Floral Ave.



Room: Assembly 1



Catalyst Design Group will be conducting meeting.

PARKS MASTER PLAN

QUESTIONS

Jason Hargrove

Director- Parks, Recreation & Cultural Arts



City of Bartow

STORY TRAIL UPDATE

Jason Hargrove

Director- Parks, Recreation & Cultural Arts



City of Bartow



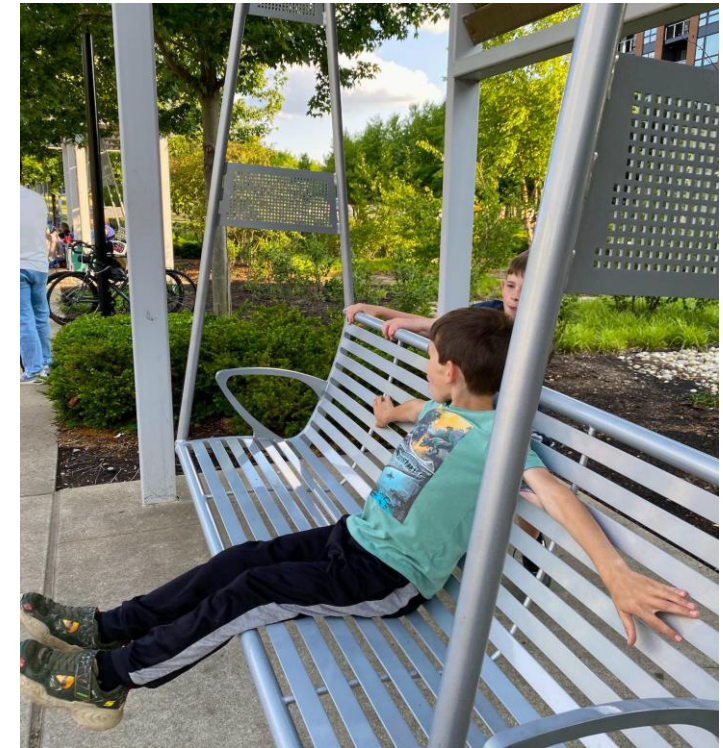
REFRESHER

.25 Mile Story Trail

REFRESHER



REFRESHER





STORY TRAIL CONTRACTOR

High Standard Construction, INC was selected through our ITB (Invitation To Bid) Process to complete the Story Trail Project.



*We had a total of 6 vendors bid on this project

PROJECT INFORMATION



AWARD AMOUNT: \$690,325

BREAKDOWN:

Project Budget: \$565,000

Public Facilities Impact Fees: \$125,325

Start of Construction Target Date: May 11

Completion Target Date: November 17

190 Days for Completion

STORY TRAIL

QUESTIONS

Jason Hargrove

Director- Parks, Recreation & Cultural Arts



City of Bartow

CERTIFICATE OF CITY CANVASSING BOARD
CITY OF BARTOW
POLK COUNTY, FLORIDA

We, the undersigned, City Attorney Sean R. Parker, Deputy City Manager Peter Lear and City Clerk Jacqueline Poole constituting the City Canvassing Board in and for said City of Bartow, do hereby certify that the board met at City Hall, 450 N. Wilson Avenue, Bartow, Florida on the 9th day of April, 2026 to publicly certify the 2026 City of Bartow Regular Election. All seats were unopposed; therefore, no Regular Election was held on April 7, 2026, as shown by returns provided by the Polk County Supervisor of Elections.

We do certify from said returns as follows:

Seat No. 4 – At Large District - the whole number of votes cast was 1,127 of which number:

GARY BALL	721 Votes
RANDY NILES	100 Votes
MOLLY O'BRYANT	93 Votes
ERIC WELLS	213 Votes

Seat No. 5 – East District – seat unopposed, not included on ballot.

LEO E. LONGWORTH

Amendment No. 1 - the whole number of votes cast was 1,139 of which number:

YES FOR APPROVAL	850 Votes
NO FOR REJECTION	289 Votes

Amendment No. 2 - the whole number of votes cast was 1,140 of which number:

YES FOR APPROVAL	887 Votes
NO FOR REJECTION	253 Votes

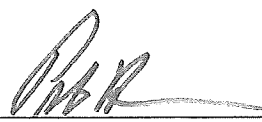
Amendment No. 3 - the whole number of votes cast was 1,139 of which number:

YES FOR APPROVAL	886 Votes
NO FOR REJECTION	253 Votes

Amendment No. 4 - the whole number of votes cast was 1,141 of which number:

YES FOR APPROVAL	881 Votes
NO FOR REJECTION	260 Votes


Sean R. Parker, City Attorney


Peter Lear, Deputy City Manager


Jacqueline Poole, City Clerk

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	TOTAL VOTES	%	VBM	ED
PRECINCTS COUNTED (OF 1)	1	100.00		
REGISTERED VOTERS - TOTAL	12,204			
BALLOTS CAST - TOTAL	1,158		769	389
BALLOTS CAST - BLANK	0		0	0
VOTER TURNOUT - TOTAL		9.49		
VOTER TURNOUT - BLANK				

BT City Commission, Seat 4
 At Large District
 (VOTE FOR) 1

Gary Ball	721	63.98	487	234
Randy Niles	100	8.87	53	47
Molly O'Bryant	93	8.25	77	16
Eric Wells	213	18.90	125	88
Over Votes	0		0	0
Under Votes	31		27	4

BT No.1 Charter Amendment
 (VOTE FOR) 1

YES	850	74.63	581	269
NO.	289	25.37	178	111
Over Votes	0		0	0
Under Votes	19		10	9

BT No. 2 Charter Amendment
 (VOTE FOR) 1

YES	887	77.81	597	290
NO.	253	22.19	163	90
Over Votes	0		0	0
Under Votes	18		9	9

BT No. 3 Charter Amendment
 (VOTE FOR) 1

YES	886	77.79	611	275
NO.	253	22.21	151	102
Over Votes	0		0	0
Under Votes	19		7	12

BT No. 4 Charter Amendment
 (VOTE FOR) 1

YES	881	77.21	592	289
NO.	260	22.79	167	93
Over Votes	0		0	0
Under Votes	17		10	7

CITY OF BARTOW, FLORIDA

TO: Honorable Mayor and City Commissioners, City of Bartow City Commission

THROUGH: Peter Lear, Finance Director

FROM: Mike Herr, City Manager

DATE: April 20, 2026

SUBJECT: Public hearing and consideration of Resolution No. 26-4261-R - A
RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 ANNUAL
BUDGET OF THE CITY OF BARTOW.

SUMMARY AND BACKGROUND

Florida Statute 166.241 allows a municipality to amend its budget at any time during the fiscal year or within 60 days following the end of the fiscal year. Budget amendments may be adopted in the same manner as the original budget. This resolution represents the first amendment for the City of Bartow's fiscal year ending September 30, 2026.

STAFF ANALYSIS

This amendment covers expenditures related the Angel Fund that was adopted by the City Commission on the April 6, 2026 meeting. This fund will allow for the funding needed to implement the plan to help with properties experiencing code violations within the City of Bartow that meet the requirements set forth in Resolution No. 26-4260-R.

FISCAL IMPACT

Funding for the Angel Fund will be added to the Code Compliance and Neighborhood Services budget in the amount of \$50,000 in the General Fund.

RECOMMENDATION

City Staff recommends the City Commission approve the resolution amending the 2025-26 budget as submitted.

ATTACHMENTS

1. 26-4261-R Budget Amendment FY 2025-2026 Amendment #4

RESOLUTION NO. 26-4261-R

A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 ANNUAL BUDGET OF THE CITY OF BARTOW.

WHEREAS, the City Manager has certified that there are other financing sources available for appropriation and expenditures not originally proposed in the fiscal year 2025-2026 annual budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BARTOW, FLORIDA:

That the fiscal year 2025-2026 budget of the City of Bartow is hereby amended per Exhibit "A".

PASSED on this 20th day of April 2026.

CITY OF BARTOW

By: _____
Mayor Tanya Tucker

ATTEST:

By: _____
City Clerk Jacqueline Poole

(seal)

Approved as to correctness and form:

Approved as to Substance:

By: _____
City Attorney Sean R. Parker

By: _____
City Manager Mike Herr

Resolution amending the 2025-2026 Budget for the fiscal year ending September 30, 2026

1.) To adjust estimated projected ending fund balances (pre-audit).				Amended	Amended	Amended
				From	To	Difference
<u>Effect on Projected 2024-25 Ending Fund Balances</u>						
001	-	271000	- 000 - 000	13,531,040	13,481,040	(50,000)
Projected Fund Balance Forward (Decrease)-General Fund						
<hr/>						
2.) General Fund						
To appropriate funding for:						
a. Angel Fund Initiative						
				Amended	Amended	Amended
				From	To	Difference
<u>Revenue Detail</u>						
-	-	-	-	-	-	-
<u>Expenditure Detail</u>						
a.	001	-	521201 - 334 - 900	30,000	80,000	50,000
Contract Services Misc						
						50,000
<u>Effect on Projected 2024-25 Ending Fund Balance</u>						
001	-	271000	- 000 - 000	13,531,040	13,481,040	(50,000)
Projected Fund Balance Forward (Decrease) General Fund						



City of Bartow

CITY OF BARTOW

CITY COMMISSION REGULAR MEETING

MONDAY, APRIL 6, 2026, AT 6:00 P.M. (EST)

OR AS SOON THEREAFTER AS POSSIBLE

BARTOW CITY HALL – COMMISSION CHAMBERS

450 N. WILSON AVE, BARTOW, FL 33830

MINUTES

The City Commission of the City of Bartow met at a Regular Meeting on April 6, 2026, at 6:00 p.m. at the Bartow City Hall, Commission Chambers, 450 N. Wilson Avenue, Bartow, FL 33830. Notice of this meeting was posted at City Hall, Bartow Public Library, and on the City's website www.cityofbartow.net and Facebook page on April 2, 2026.

1. **CALL TO ORDER**

Mayor Tucker called the meeting to order at 6:00 p.m.

City Clerk Poole called the roll; attendance was as follows:

Commissioners Present: Commissioner Gary Ball, Commissioner Leo E. Longworth, Commissioner Trish Pfeiffer, Vice Mayor Laura Simpson and Mayor Tanya Tucker.

Commissioners Absent: None

Staff Members Present: City Manager Mike Herr, City Attorney Sean Parker, Deputy City Manager Peter Lear, PRCA Director Jason Hargrove, Deputy Fire Chief Byron Moore, Deputy Fire Chief Jimmy Schail, Police Chief Stephen Walker, Customer Service Manager Shaun Gelissen, Communications Director Laurie Hayes, Asst. City Manager John Hall, Public Works Director Billy Groover, Code Compliance & Neighborhood Services Director Tray Towles, Asst. PRCA Director Kyle Lasek, Fire Lt. Dillon Swager, Electric Engineer Brent Fockle, Asst. Electric Director Tony McDuffie, Wastewater Plant Manager Wiley Pratt, Water Plant Manager Tony Martinez, Telecommunications Supervisor Jane Casselman, Finance Services Manager Danielle Rose, Officer Paul, IT Director Frank Canovaca, City Clerk Jacqueline Poole.

2. **INVOCATION**

Pastor Andrew Farley, Mt. Olive Freewill Baptist Church gave invocation.

3. **PLEDGE OF ALLEGIANCE**

The Commissioners and audience gave the Pledge of Allegiance to the Flag of the United States of America.

4. **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

- a. **Issuance of a proclamation recognizing April 11, 2026, as the 13th Annual Herbert Dixon Charity Golf Tournament. Being accepted by Mr. Herb Dixon, Honoree, and Mr. Carver Young, Representative of the Deacons & Stewards Alliance.**

City Attorney Parker read the proclamation in its entirety.

Mayor Tucker presented the proclamation. She said that God has truly blessed Mr. Dixon at 106 years old, that he is still sharp as a tack.

Mr. Dixon addressed the Commission, expressing gratitude to the City for its recognition and reflecting on his philosophy of living day by day.

Mr. Carver Young, representing the Deacons and Stewards Alliance, reported that the organization awarded over \$12,000 in scholarships the prior year and encouraged community members to participate as sponsors or players in the upcoming tournament.

Mayor Tucker noted the tournament would be held at the Bartow Golf Course beginning at 8:30 AM on April 11, 2026.

- b. **Issuance of a proclamation recognizing April 2026 as Child Abuse Prevention Month. Being accepted by Heartland for Children Director of Community Relations Shawna Butler and Tyiesha Ghent, Community Engagement Specialist.**

City Attorney Parker read the proclamation in its entirety.

Mayor Tucker presented the proclamation.

Ms. Kadian Parchment, Heartland for Children Representative introduced Tyiesha Ghent and some of their partners from One Hope United. Ms. Parchment provided remarks on behalf of the agency, which serves as the lead community-based care organization for the Department of Children and Families across Polk, Highlands, and Hardee Counties. Key data shared included 1,452 children with open child welfare cases as of March 2026, a decrease from the prior year with 662 children in Polk County removed from their homes and placed in out-of-home care. She highlighted the need for 50 additional foster homes in the tri-county area and celebrated 178 adoptions already completed in the current fiscal year, surpassing the prior year's total. The pinwheels for prevention campaign and its symbolism for healthy childhoods were highlighted. Pinwheel lapel pins were distributed to Commission members.

- c. **Issuance of a proclamation recognizing April 2026 as Donate Life Month. Being accepted by LifeLink Foundation, Inc. Being accepted by Margaret Glidewell, Representative for LifeLink Foundation.**

City Attorney Parker read the proclamation in its entirety.

Mayor Tucker presented the proclamation.

Ms. Margaret Glidewell, Representative for LifeLink of Florida, accepted the proclamation and shared that she had personally donated a kidney to her brother-in-law approximately a year and a half prior. She encouraged residents to register as organ donors, noting that one donor can save up to eight lives.

- d. **Issuance of a proclamation recognizing April 12–18, 2026 as National Public Safety Telecommunications Week. Being accepted by Bartow Police Department Communications Supervisor Jane Casselman and Communications Staff**

City Attorney Parker read the proclamation in its entirety.

Mayor Tucker presented the proclamation

Communications Supervisor Casselman accepted the proclamation on behalf of her team. She described the dispatchers as "the unseen heroes" who serve as the vital link between citizens and first responders. She introduced staff members in attendance: Ashley Bravo, Telecommunications Operator/Training Officer, Sophia Rock, Communications Training Officer and Tying Pride, Telecommunications Operator and noted several staff members were on duty and unable to attend.

Chief Walker emphasized the multi-skilled, high-stress nature of the dispatcher role and expressed gratitude to the department's telecommunications team.

Mayor Tucker echoed those sentiments, noting that first responders would never reach citizens without this group.

City Manager Herr recognized all of Bartow's telecommunication operators. He said they perform a vital function in public safety and are truly part of the heartbeat of police and fire department. Their work requires skill, compassion, patience, confidence, and constant preparation to respond to a wide range of calls, including situations involving life and death. They do an outstanding job, and we are grateful to have them on the team and look forward to their continued service with us. He thanked Chief Walker for reminding us of the importance of telecommunications operators and for recognizing Supervisor Casselman's leadership, as well as all the telecommunications operators who could not be here this evening and those participating tonight.

e. **Presentation of April 2026 Beautification Awards – Kyle Lasek, PRCA Asst. Director**

Asst. PRCA Director Lasek presented the April 2026 Beautification Awards and reminded the public that nominations can be submitted online at cityofbartow.net.

The following award recipients were recognized:

Resident Winners:

- Jordan Hanger, 855 Mann Road — recognized for new landscaping and tree ring installations, including a surviving palm tree.
- Jim and Lynn Paulson, 510 North Oak Drive — recognized for extensive restoration of a previously overgrown property, including new hedges and front plantings.

Commercial Winner:

- Salon on Main / Cheri Parish (Christopher), Main Street — recognized for exterior landscaping improvements, tree encirclement, and new signage, contributing to the revitalization of Main Street.

5. **GENERAL PUBLIC COMMENT**

At this time, the Commission received comments from the public regarding matters not appearing on this agenda.

City Attorney Parker reminded all speakers addressing the City Commission that while making comments during any time set aside for public comments or public hearings to refrain from making any personal attacks, derogatory comments, commenting on any items in litigation or under investigation, or any other matters that do not fall within the purview of the City Commission. Public speakers are limited to three minutes. Yielding of time is not customary during public comments. General public comment is the public's chance to speak and be heard and is not a time typically for questions and answers. Refer to the agenda to seek the appropriate time to make comments. Speaker cards are located on the tables to the left of the room and with the City Clerk. Fill out the speaker card and give it to the clerk when you come to the podium. Before you begin your remarks, state your name and address for the record.

Mayor Tucker opened the public comment period.

Gerald Cochran, 1615 North St., Bartow. Mr. Cochran addressed the Commission with concerns regarding the compensation of certain department heads, specifically the Parks and Recreation Director's salary of \$121,492 and the Golf Course Manager's salary of \$87,817. Mr. Cochran questioned the continued financial subsidy of the golf course and restaurant, noting that despite full parking lots and active play, the operations had not broken even over a ten-year period. He

questioned the need for assistant positions across multiple high-salaried departments.

With no further comments, Mayor Tucker closed the public comment period.

6. **CITY ANNOUNCEMENTS**

Mayor Tucker reminded residents that the City of Bartow municipal election would be held the following day, Tuesday, April 7, from 7:00 AM to 7:00 PM at the Bartow Civic Center, with one commission seat and several charters amendments on the ballot.

Commissioner Pfeiffer announced that the Tesla charging station in Bartow was now open and operating. She reported observing the station at full capacity during a visit and noted that travelers crossing the state in both directions were stopping in Bartow to charge their vehicles, with some patrons also visiting local restaurants. She expressed hope that a future downtown charging location would be established.

City Manager Herr announced that the first public meeting for the Bartow Parks Master Planning and Public Involvement program would be held on April 28, 2026, from 5:00 to 7:00 PM at the Bartow Civic Center. He encouraged public attendance and noted that information would be distributed via social media and community centers.

7. **REPORT OF CHARTER OFFICERS**

a. **CITY MANAGER COMMUNICATIONS**

City Manager Mike Herr opened his remarks by responding to the public comments made by Mr. Cochran regarding employee salaries and the golf course subsidy. He stressed that City employees are dedicated public servants who earn their paychecks and deserve competitive compensation to attract and retain top talent. He noted that upon his arrival nearly four years ago, the City faced lost opportunities, underinvestment in infrastructure, and severely underpaid employees, as confirmed by two pay plan studies. The City Commission responded by providing flexibility to hire and retain the best staff to position Bartow as Polk County's capital city. He praised the City's employees as some of the best he has worked with, emphasizing they are not wasteful and operate exceptionally well due to the improved pay plan. He warned that lowball wages lead to mediocrity and that it's easy to run for office and complain about taxes and high expenses, but governing requires understanding the facts and making tough decisions. He stated that public servants should be proud of their work without feeling defensive about their compensation and that complaining is easy while making a difference is harder. He highlighted poor City facilities as unacceptable and noted progress on better infrastructure projects that are on budget, which should have been addressed 20 years ago. He defended the need for adequate funding for essential services like police, fire, garbage collection, and code enforcement, arguing that low taxes result in a dilapidated community.

He defended the City's compensation philosophy, emphasizing the need to be competitive in the market to recruit and retain quality employees. He praised specific employees, including water and wastewater plant managers Tony Martinez and Wiley Pratt, as being among the state's best in what they do, and noted that City staff often perform multiple roles.

City Manager Herr commended the golf course and Mulligan's teams for winning back-to-back awards as Polk County's best golf course. He said while golf course operations would never be profitable, the goal was to minimize subsidies while maximizing quality of life for the community. He stated candidly that City facilities, particularly those housing public works, stormwater, and fleet staff, had been in a poor state of disrepair and that infrastructure investments were long overdue.

1. **Road Resurfacing Project Update FY 25-26 — Billy Groover, Public Works Director**

Prior to giving his update Public Works Director Groover reported that Lylle Parkway is open as of 4:00 p.m. today, allowing normal traffic flow.

Public Works Director Groover reported that the FY 25-26 paving project covers 3.63 miles of roadway and is projected to bring the City's Pavement Condition Index (PCI) to approximately 84, above the target range of 75 or higher. Roads included in this year's project are the Century/Centennial commercial complex road, Dudley Avenue, Clower Street, Hibiscus, De la Bosque (and the adjacent cul-de-sac), and Lisa Lane, several of which had PCI values as low as 22. New curbing is also being installed this year, a historically rare occurrence due to cost, at Hibiscus and Clower Street. Director Groover noted that curbing on the residential side of Clower Street near the school is intended to address the ongoing issue of parents parking on residents' lawns during school pickup hours. Work completed during spring break in front of the middle school has been finished, with landscaping crews scheduled to restore affected yards. Striping improvements were also highlighted, including additions to Oak Avenue, Orange Avenue, and a section of Stuart near the high school. The total project cost is approximately \$1.1 million, inclusive of approximately \$300,000 for curbing and \$100,000 for striping. Director Groover also noted that the City is under contract with Roadway Management Technologies for an AI-based road assessment system. A camera will be mounted on refuse and public works trucks to provide continuous, real-time PCI data and pothole identification, replacing the previous five-year assessment cycle. Installation is expected within the following week or two.

The Commission acknowledged the door hanger communications sent to affected residents as a best practice for keeping citizens informed.

Commissioner Pfeiffer requested that PCI data for all city roads be shared with the Commission.

2. **Non-Profit and Community Partners FY 26-27 Funding — Mike Herr, City Manager**

City Manager Herr presented the process for initiating FY 26-27 funding applications for nonprofit organizations and community partners. He noted that \$306,900 was awarded in FY 25-26 to organizations including the Bartow Chamber (\$28,000), Bartow Economic Development Council (\$124,000), Main Street Bartow (\$21,000), the L.B. Brown House (\$42,000), the Bartow Community Relations Committee (\$5,000), and the Bartow Juneteenth Empowerment Organization (\$5,400). A central discussion point was Senate Bill 1134, recently passed by the Legislature and expected to be signed by the Governor, which prohibits local governments from using public funds for diversity, equity, and inclusion (DEI) initiatives and voids related existing programs, resolutions, and ordinances. City Manager Herr indicated he would yield to City Attorney Parker on the legal interpretation and suggested that a factual presentation of how funds are used, particularly for organizations like the L.B. Brown House could be submitted to the Attorney General for an opinion as well as funding for the Diversity Luncheon and the Juneteenth Festival.

Bartow Chamber Director Helms explained that the Community Relations Committee had been restructured and integrated into the Chamber, and that the previously titled "Diversity Luncheon" has been rebranded as the "Bartow Together" luncheon, shifting its focus to a community-wide celebration with an accompanying beautification project.

City Manager Herr noted this rebranding likely addresses legislative concerns.

Commissioner Pfeiffer offered her interpretation of the legislation, noting that it does not prohibit recognizing federal holidays such as Juneteenth or patriotic observances such as Black History Month, and suggested that the legislation treats DEI as an entity such as an office, position, or specific training program rather than prohibiting all celebrations of cultural diversity.

Commissioner Longworth expressed concern about the legislation's broader implications, particularly for Black history education in Florida, while acknowledging the need to comply with the law.

Commissioner Pfeiffer noted that the L.B. Brown House is also a tourist destination, providing additional non-DEI justification for continued funding.

City Manager Herr clarified that the funding process would proceed as in prior years, with letters to be sent to eligible organizations, and that final funding decisions would be deferred until the Commission had clarity on property tax relief legislation and its budgetary impact. He also announced plans to convene a meeting with community ministers to discuss the conditions facing residents and identify areas for collaborative support.

3. **Southwest Florida Water Management District (SWFWMD) Modification of Phase III Water Restriction — John Hall, Asst. City Manager of Infrastructure Services and Tray Towles, Director of Code Compliance and Neighborhood Services**

Asst. City Manager Hall presented an overview of current hydrologic conditions prompting the Southwest Florida Water Management District's Modified Phase 3 Extreme Water Shortage Restrictions. Highlights included:

- February 2026 rainfall averaged 1.6 inches against a historic average of 2.7 inches.
- The 12-month rainfall deficit through February 2026 stands at 13.7 inches below average.
- Monitoring wells at City water and wastewater plant sites are 8 feet below normal range.
- The National Weather Service characterized current conditions as the most impactful since 2012.

Asst. City Manager Hall also reported that the Southwest Florida Water Management District notified the City that flows from Lake Hancock into the Peace River will be stopped beginning April 8, with locks fully closed by April 13 to protect recharge lake levels. This will cause the upper Peace River to go dry and result in fish kills. The condition is expected to persist until the rainy season, approximately mid-June. He noted this situation mirrors conditions last seen in January 2017.

Director of Code Compliance and Neighborhood Services Towles briefed the Commission on enforcement implications of the Phase 3 restrictions. Key provisions include:

- Lawn irrigation is limited to one day per week, based on the last digit of the property's address, during hours of 12:01 AM–4:00 AM or 8:00 PM–11:59 PM.
- Beginning April 18, 2026, warnings will no longer be issued; citations will be mandatory for all observed violations.
- Fine structure begins at \$50 for a first offense and escalates to \$300 for a sixth or subsequent offense.
- The City has partnered with Polk County Utilities and the Polk County Sheriff's Office, with off-duty deputies conducting nighttime patrols within city limits and forwarding violations to City code enforcement.

Commissioner Longworth read the watering schedule by address number for public benefit.

Asst. City Manager Hall clarified that HOAs cannot compel residents to water more than restrictions allow, and that athletic fields used for events may water

before and after events regardless of restrictions, protecting the City's investment in turf.

4. **Community Redevelopment Agency (CRA) Project and Program Updates — Howard Smith, CRA Executive Director**

CRA Director Smith provided updates on two programs considered at the prior month's CRA board meeting, as well as a status update on the Innovation Center.

Regarding the Innovation Center, Director Smith said a special CRA meeting was scheduled for the following morning at 8:30 AM to approve the Construction Manager at Risk (CMAR) contract with Rodda Construction, a local Polk County firm. The overall project budget is \$3.4 million, with Rodda's Guaranteed Maximum Price (GMP) at approximately \$2.5 million and the design contract with Grace Design at just under \$100,000. The Innovation Center will house CareerSource on the ground floor, and the BEDC Executive Director's office and CRA Police Officer's office on the second floor, with additional space for CRA board commissioners to review materials prior to meetings.

Director Smith reviewed the Small Business Communication Incentive. He said this was a new program providing up to \$5,000 in consulting services to businesses within the CRA district to improve branding, digital marketing, social media strategy, and communication planning. Businesses pay an upfront \$1,000 contribution which is fully reimbursed upon program completion, with partial reimbursement for partial completion. The program targets 20 businesses per year, with a budget of \$115,000 for FY 25-26. Eligibility requires a current business tax receipt and good standing within the CRA district.

Vice Mayor Simpson asked whether the request was being made in response to input from downtown businesses within the CRA and whether the businesses themselves had identified the need for help with their communication plans. She also asked who would provide the services and whether a vendor had been identified.

Commissioner Pfeiffer thought it was important to get feedback from downtown businesses because it is important to know what their needs really are.

Commissioner Ball asked Director Smith if he approached anyone in the downtown or CRA district and if he did that those businesses be identified. He pressed Director Smith on the absence of programs explicitly sought by existing CRA businesses, particularly structural improvements, and noted that several businesses had been lost from downtown during recent years. He was concerned with the programs being brought forward.

Commissioner Longworth stated that one thing that would help the program is to implement it and evaluate the results. He also noted that the CRA recommended that Director Smith encourage businesses to have some “skin in the game” so they have a shared investment in the effort.

Director Smith responded that the current contractor, HCP, is considered as the likely vendor. He acknowledged he had initiated the concept based on observations such as businesses not appearing in top Google search results rather than a formal survey, and that outreach would occur through the Chamber and Main Street Bartow upon launch. He said a few conversations had taken place based on a search, one of the businesses was Liberty Link. He stated that the toolkit strategy was intended to help existing businesses expand their reach.

Director Smith reviewed the Small Business Incentive (Phase 1 – Business Retention Toolkit). He presented a loan-to-grant program for businesses that have been located within the CRA district for five or more years. The program provides up to \$10,000 in interior improvements, with the CRA paying \$8,000 directly to approved contractors and the business contributing \$2,000 upfront, to be reimbursed upon completion. If the business remains open for an additional five years, the loan is forgiven at a rate of \$2,000 per year until fully converted to a grant. Eligible improvements include ADA upgrades, fire code requirements, plumbing and electrical upgrades, lighting, flooring, interior doors, security systems, and point-of-sale equipment. The program targets restaurants, retail, personal service businesses, galleries, theaters, and entertainment or hospitality businesses. Office, medical, legal, franchises, bars deriving more than 50% of sales from alcohol, and home-based businesses are excluded. \$100,000 has been budgeted for year one, with a two-year commitment anticipated. He stated that if business ownership changes it does not affect eligibility, so long as the business name and location remain the same.

5. **Budget Update FY 26-27 — Peter Lear, Deputy City Manager**

Deputy City Manager Lear outlined the FY 26-27 budget process and upcoming key dates:

- June 1: Preliminary property values from the Property Appraiser.
- July 1: Certified taxable values.
- July 23–24: Commission budget workshops (open to the public), at which departments will present requests and the City Manager's proposed budget will be presented.
- September 9 and 22: First and final budget hearings for adoption.

Deputy City Manager Lear shared that Internal department budget submissions were due the following Friday, April 10. Finance will then review, analyze, and meet with departments before presenting to the City Manager. The City Manager's proposed budget is expected to be delivered to the

Commission by July 3, providing approximately three weeks for review prior to workshops. He identified several budget challenges, including pending state legislation (the CFO's bill) that, if signed, would require: presentation of a 10% general fund expenditure reduction option (excluding law enforcement); posting of tentative budgets and amendments 5 days rather than 2 days prior to adoption; 5 years of budget and financial historical data to be publicly accessible; standardized formatting requirements for tentative and final budgets including graphical illustrations; and quarterly public disclosure of all employee compensation including names, titles, and salaries. He noted a potential conflict between the salary disclosure requirement and existing statutory protection for law enforcement personnel's personal information and indicated the City would be seeking legal clarity. He said the current year's total budget is just under \$136 million. If a 10% general fund reduction were required, the estimated impact would be between \$3.8 million and \$4 million. Property tax relief legislation, the scope of which remains undetermined following the conclusion of the legislative session without passage, was also noted as a significant fiscal uncertainty. A special legislative session has not yet been scheduled.

6. **Update regarding TPO Grant Proposal for Jackson Ave. Study — Billy Groover, Public Works Director**

Public Works Director Groover updated the Commission on the Jackson Avenue multi-use trail project, which was initiated following the 2024 hit and run traffic fatality of a student named Zachariah Clabough. After a prior grant application was not selected by the Transportation Planning Organization (TPO) due to the project's scope, the TPO advised the City to pursue a phased approach focusing on the highest-impact segment first. The revised application focuses on the first third of the corridor which is a \$2.1M dollar project encompassing the stretch from Mary Holland Park to Jackson Avenue, connecting three City parks and three schools. This phase was identified as highest priority given the concentration of recreational events and the potential for a safer multi-use path to mitigate road closures. The application has been submitted to the TPO and FDOT; no further action is required at this time pending their review.

A discussion addressed the previously controversial proposal to convert Jackson Avenue to a one-way street, which Director Groover confirmed has been set aside. Instead, the current plan proposes widening the existing sidewalk area into an 8-foot multi-use path within the existing right-of-way, maintaining the two-lane road configuration and eliminating impacts to driveways. The project is entirely on government-owned property in the first phase. Director Groover expressed a long-term vision to connect Mary Holland Park to the Heartland Trail (formerly the Collier to Polk Trail).

b. **CITY ATTORNEY COMMUNICATIONS**

City Attorney Parker reminded the public of the election the following day and noted that the canvassing board, composed of himself, the City Clerk, and Deputy City Manager would be participating in canvassing and the post-election ballot audit. He expressed confidence in the integrity and accuracy of Polk County's election processes.

City Attorney Parker formally acknowledged an email received from Ms. Rebecca Niles following the prior meeting, in which she expressed concern that a comment made by the City Planner referencing the relative quietness of the room could be interpreted as dismissive of citizen participation. City Attorney Parker noted the comment was not intended in that manner but acknowledged the importance of being mindful of how remarks may be perceived by the public. He requested that the City Clerk include the email as part of the record of this meeting.

City Attorney Parker briefed the Commission on three separate legal communications received from Tallahassee law firm Theriaque & Spain, representing the developer and two landowners in the Emily project. The filings include: (1) a dispute resolution exercise under Chapter 70 of the Florida Statutes regarding zoning; (2) a mediation exercise under Chapter 163 regarding the comprehensive plan; and (3) a petition for writ of certiorari filed in circuit court, accompanied by a motion to stay pending resolution of the other two matters. He recommended engaging Attorney Ralph DeMeo of the Adams and Reese Law Firm in Tallahassee who has an existing contract with the City and experience with these same opposing attorneys to take the lead on the City's legal defense. He indicated he had consensus from the Commission to proceed in that direction. He also advised the Commission that shade meetings (closed-door litigation strategy sessions with a court reporter) may be necessary as the proceedings develop and explain the procedural framework for conducting those. He noted that timelines in these proceedings are expedited and that significant activity is expected in the near term.

c. **LEGISLATIVE UPDATES**

Commissioner Pfeiffer noted that legislative information provided by the City's lobbyist was included in the Commission's packet and that the situation remained fluid. She reported a brief encounter with Senator Burton the prior week, who she described as equally uncertain about the schedule for a potential special session on property tax relief. No formal legislative updates were presented.

8. **AGENDA MODIFICATION / APPROVAL**

MOTION was made by Commissioner Ball, seconded by Vice Mayor Simpson to approve the agenda as presented.

VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Longworth, Pfeiffer, Simpson, Tucker

NAY: None

Motion carried.

9. **PUBLIC COMMENT ON AGENDA ITEMS**

At this time, the Commission received comments from the public regarding matters appearing on this agenda, not otherwise scheduled for a separate public hearing.

Mayor Tucker opened the public hearing.

With no comments, Mayor Tucker closed the public comment period.

10. **HEARINGS – FIRST AND SECOND READINGS AND PUBLIC HEARINGS - NONE**

11. **CONSENT AGENDA**

- a. **Approval of March 16, 2026, City Commission Regular Meeting minutes.**
- b. **Approval of City Commissioner absence(s) for March 16, 2026, excusal(s): None**
- c. **Consideration and approval of the Interlocal Agreement between Grady Judd, Sheriff of Polk County, and the City of Bartow for sharing Information Technology Services and NCIC/FCIC.**
- d. **Consideration and approval to authorize staff to enter into a contract with Henkleman Construction for the TCS Building.**
- e. **Consideration and approval Vogel Bros Building Co. Contract Change Order No. 010 relating to the Wastewater Plant Expansion project.**
- f. **Consideration and approval to install 3 to 5 mature live oak trees parallel to and west of Hole 8 at the Bartow Golf Course for safety enhancement.**
- g. **Approval of February 13, 2026, CRA and City Commission Joint Meeting minutes.**

MOTION was made by Commissioner Ball, seconded by Vice Mayor Simpson to approve Consent Agenda as presented.

VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Longworth, Pfeiffer, Simpson, Tucker

NAY: None

Motion carried.

12. **OTHER COMMISSION BUSINESS**

a. **OLD BUSINESS – NONE**

b. **NEW BUSINESS**

1. **Consideration and Approval of the Memorandum of Understanding between the City of Bartow and Keep Polk County Beautiful, Inc., supporting the Adopt-A-Road Program.**

Public Works Director Groover introduced Katie Hayes, Executive Director of Keep Polk County Beautiful (KPCB), who presented an overview of the Adopt-A-Road and Adopt-A-Park programs.

Director Hayes stated that KPCB, a 30-year-old nonprofit that originated in Bartow, currently administers these programs throughout unincorporated Polk County and recently expanded into the City of Winter Haven with significant success. She described the program structure: participants agree to adopt a city street (or at least a one-mile stretch) for a two-year period and commit to at least eight cleanups per year. KPCB provides all cleanup supplies including bags, litter grabbers, safety vests, and volunteer signage. Participating streets are marked with adoption signs, and collected trash is coordinated for pickup through the City's solid waste department. Participating groups receive T-shirts and Bok Tower tickets during the spring Great American Cleanup period. All metrics collected through the program support the City's NPDES stormwater grant reporting. Director Hayes clarified that the program is distinct from the Florida DOT's Adopt-A-Highway program, which applies to state-maintained roadways. The Adopt-A-Park program mirrors the road program but requires only four cleanups per year. She noted that a local Rotary Club representative had already expressed interest in being the first group to adopt a park in Bartow upon program approval. There is no cost to participants; city costs are limited to solid waste pickup and minimal signage, with the CRA potentially partnering on signage costs within the CRA district.

MOTION was made by Commissioner Ball, seconded by Vice Mayor Simpson to approve Memorandum of Understanding between the City of Bartow and Keep Polk County Beautiful, Inc., supporting the Adopt-A-Road and Adopt-A-Park Programs.

VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Longworth, Pfeiffer, Simpson, Tucker

NAY: None

Motion carried.

13. **RESOLUTIONS**

- a. **RESOLUTION NO. 26-4259-R – A RESOLUTION AUTHORIZING THE CITY OF BARTOW TO ACCEPT FOR MAINTENANCE THE IMPROVEMENTS DEDICATED TO THE PUBLIC IN THE GROVE AT STUART CROSSING - PHASES 2A, 2B & 3, PB 216, PGS 31 THRU 41, PUBLIC RECORDS OF POLK COUNTY, FLORIDA**

City Attorney Parker read the Resolution by title only:

“A RESOLUTION AUTHORIZING THE CITY OF BARTOW TO ACCEPT FOR MAINTENANCE THE IMPROVEMENTS DEDICATED TO THE PUBLIC IN THE GROVE AT STUART CROSSING - PHASES 2A, 2B & 3, PB 216, PGS 31 THRU 41, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.”

MOTION was made by Commissioner Ball, seconded by Vice Mayor Simpson to adopt Resolution No. 26-4259-R, authorizing the City to accept for maintenance the public improvements in The Grove at Stuart Crossing, Phases 2A, 2B, and 3.

Director Groover stated that this was the Stuart Crossing development located off Ernest Smith Boulevard, specifically Phases 2 and 3. He noted that Public Works had inspected all infrastructure, found it to be in good standing order, and recommended acceptance.

ROLL CALL VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Longworth, Pfeiffer, Simpson, Tucker

NAY: None

Motion carried.

- b. **RESOLUTION NO. 26-4260-R - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BARTOW, FLORIDA; ESTABLISHING THE CITY OF BARTOW CODE COMPLIANCE ASSISTANCE GRANT PROGRAM, TO BE KNOWN AS THE “ANGEL FUND”; PROVIDING FOR THE PROGRAM’S PURPOSE, OBJECTIVES, ELIGIBILITY REQUIREMENTS, AND ADMINISTRATION; AUTHORIZING THE CITY MANAGER TO IMPLEMENT THE PROGRAM AND TAKE ALL NECESSARY ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

City Attorney Parker read the resolution by title only:

“A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BARTOW, FLORIDA; ESTABLISHING THE CITY OF BARTOW CODE COMPLIANCE ASSISTANCE GRANT PROGRAM, TO BE KNOWN AS THE “ANGEL FUND”; PROVIDING FOR THE PROGRAM’S PURPOSE, OBJECTIVES, ELIGIBILITY REQUIREMENTS, AND ADMINISTRATION; AUTHORIZING THE CITY

MANAGER TO IMPLEMENT THE PROGRAM AND TAKE ALL NECESSARY ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.”

MOTION was made by Commissioner Ball, seconded by Vice Mayor Simpson to adopt Resolution No. 26-4260-R, a resolution of the City Commission of the City of Bartow, Florida; establishing the City of Bartow Code Compliance Assistance Grant Program, to be known as the “Angel Fund”; providing for the program’s purpose, objectives, eligibility requirements, and administration; authorizing the city manager to implement the program and take all necessary actions; and providing for an effective date

Director Towles stated that this program is designed to provide financial assistance for eligible low-income and/or disabled owner-occupied residential property owners who are unable to bring their properties into code compliance. He noted that the Commission also had the option to remove the income and disability requirements altogether, basing eligibility solely on verified code violations and their public safety impact, which would simplify administration but still meet the legal standard of serving a valid public purpose. The program covers exterior repairs including minor roof issues, window repairs, vegetation removal, debris clearance, and other small-scale safety-related repairs. Funds are disbursed directly to licensed and insured contractors, not to homeowners. The initial funding allocation is \$50,000 from the general fund. A repayment provision would apply if compliance were not maintained after remediation. He noted that existing county and CRA programs would be explored before Angel Fund resources are drawn upon.

Mayor Tucker expressed support for maintaining income and disability eligibility criteria to ensure funds serve the most vulnerable residents and to protect against misuse of public resources.

Commissioner Ball recommended excluding the CRA district from roof-related repairs, as the CRA already maintains a separate roof repair program.

Commissioner Pfeiffer asked whether the program was originally intended to be funded by code enforcement fine revenues.

Director Towles confirmed that fines average approximately \$30,000 annually and that the \$50,000 allocation represents a supplement to that baseline.

City Manager Herr noted the Angel Fund originated as a "Bright Ideas" submission from two former City employees, modeled on a program in the City of Largo.

ROLL CALL VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Ball, Longworth, Pfeiffer, Simpson, Tucker

NAY: None

Motion carried.

13. **COMMISSIONER COMMENTS:**

a. **GARY BALL**

Commissioner Ball encouraged residents to vote in the following day's municipal election and reminded them to bring umbrellas, as rain was expected in the morning.

b. **LEO E. LONGWORTH**

Commissioner Longworth extended well wishes to all candidates in the upcoming election.

c. **TRISH PFEIFFER**

Commissioner Pfeiffer acknowledged that candidates would be relieved to have campaigning conclude and thanked staff and members of the public for their attendance.

d. **LAURA SIMPSON**

Vice Mayor Simpson had no comments.

e. **TANYA TUCKER**

Mayor Tucker had no comments

14. **ADJOURNMENT**

With no further business to discuss, Mayor Tucker adjourned the meeting at 9:36 p.m.

Mayor Tanya Tucker

ATTEST:

City Clerk Jacqueline Poole

(City Seal)

CITY OF BARTOW
JOINT RECREATION ADVISORY BOARD AND CITY COMMISSION MEETING
WEDNESDAY, FEBRUARY 11, 2026 – 5:30 P.M. (EST)
CITY COMMISSION CHAMBER, CITY HALL
450 N. WILSON AVENUE, BARTOW, FL 33830

MINUTES

The City of Bartow Recreation Advisory Board held a Joint City Commission meeting on Wednesday, February 11, 2026, at 5:30 p.m. at City Hall in the City Commission Chamber, 450 N. Wilson Avenue, Bartow. Notice of this meeting was posted at City Hall, Bartow Public Library, and on the City's website www.cityofbartow.net.

1. CALL TO ORDER

Chairperson Keith called the meeting to order at 5:30 p.m.

2. INVOCATION

Board Member Lung gave the invocation.

3. PLEDGE OF ALLEGIANCE

The Board Members gave the Pledge of Allegiance to the United States of America Flag.

4. ROLL CALL

Assistant City Clerk Kaylee Fussell called the roll and attendance was as follows:

BOARD MEMBERS PRESENT: Board Member Bill Bohde, Board Member Leslie Green, Board Member Troy Lung, Board Member Carver Young, Vice-Chairperson and Board Member Sheila Keith, Chairperson

BOARD MEMBERS ABSENT: None

CITY COMMISSIONERS PRESENT: Mayor Tanya Tucker, Vice Mayor Laura Simpson, Commissioner Gary Ball, Commissioner Leo Longworth, and Commissioner Trish Pfeiffer

STAFF PRESENT: Parks, Recreation and Cultural Arts Director Jason Hargrove, Parks and Recreation Assistant Director Kyle Lasek, City Attorney Sean Parker, Finance Director Peter Lear, Director Community Redevelopment Agency (CRA) Howard Smith, Business and Community Engagement Coordinator Cheryl Baksh and Assistant City Clerk Kaylee Fussell.

5. APPROVAL OF MINUTES

a. January 14, 2026 – Regular Meeting

MOTION was made Board Member Bohde, seconded by Board Member Young to approve the minutes from January 14, 2026, Regular Meeting as presented.

VOTE TO THE MOTION WAS AS FOLLOWS:

AYE: Bohde, Green, Keith, Lung, Young

NAY: None

Motion carried.

5. GENERAL PUBLIC COMMENT – At this time, the Board will receive comments from the public regarding matters not appearing on this agenda.

Chairperson Keith opened and closed the floor to receive comments from the public regarding matters not appearing on this agenda. There were no comments.

6. DIRECTOR'S REPORT

a. Parks, Recreation, and Cultural Arts Director Jason Hargrove

Director Hargrove provided updates on several departmental projects. For the Golf Course, he noted that a presentation on Legacy Bricks and Sponsorship opportunities will be given at the next meeting. Regarding the Library, the mural project has commenced, and the Story Trail project is currently out for bid, with bid openings scheduled for March 4th. In Parks and Recreation, Director Hargrove reported that there was another vandalism at the downtown restroom, we are currently getting quotes to have camera installed on the outside of the restroom facilities. He reported on the Community Development Block Grant (CDBG) project at Nye Jordan Park, which includes installation of a wheelchair-accessible swing. He also provided an update on the Carver Recreation Center driveway project and noted that the department is awaiting a final quote for cameras to be installed at the new restrooms. Under General Items, Director Hargrove announced that CRA Director Howard Smith will present proposed restroom murals for the Downtown and Over the Branch locations. Additionally, there will be an update on the General Fund concerning Property Tax Relief and the Aquatics Program, with presentations to be made by Director Hargrove and Finance Director Peter Lear.

(A copy of the report is attached therein and described as Exhibit A)

Director Hargrove provided an overview of the project history and scope for the proposed Aquatics Center. The project scope includes the construction of a six-lane recreational pool, a zero-depth entry pool, a splash pad, and an updated pump and filtration system. Additional components of the project include demolition of the existing pool, installation of shade pavilions, pool furnishings, lighting, restroom modifications, site work and landscaping, and associated permit and design services.

The project, planned for the Bartow Civic Center location, was originally designed to include a separate zero-depth entry pool and splash pad or a combined feature integrating both. The project's initial budget was set at \$3.5 million, while the estimated total project cost came in at \$6.35 million. The initial design estimate was \$8 million, but Director Hargrove met with the design company to adjust the scope and reduce costs.

Estimated recurring operational costs were also presented. If operation were contracted to the YMCA on a year-round basis, the estimated annual cost would be \$1.29 million; if operated by the City, the cost would be approximately \$1.2 million. For a seasonal operation of 25 weeks, personnel costs are estimated at \$535,000. Additional operating costs for utilities, chemicals, insurance, repairs, and supplies are estimated at \$210,000 for a year-round operation and \$100,000 for seasonal operation.

Director Hargrove emphasized that all figures are preliminary estimates. The estimated total annual operating cost would be as follows:

- Year-Round (contracted): \$1.5 million
- Year-Round (City operated): \$1.41 million
- Seasonal (contracted): \$680,000
- Seasonal (City operated): \$631,000

Finance Director Lear provided an update regarding proposed state property tax reform measures and their potential fiscal impact on the City. One of the primary proposals under consideration would eliminate property taxes on homestead properties. If enacted, this change would result in an estimated \$3,147,831 reduction in General Fund revenue for the current fiscal year, based on the adopted budget.

Finance Director Lear also noted that the legislature is again proposing to limit the transfer of funds from enterprise operations to the General Fund as dividend. Historically, these transfers totaled more than \$9 million, currently reduced to \$6 million. If capped at 10% as proposed, the city would lose an additional \$2.25 million in revenue. Furthermore, a proposed statewide budget adjustment from the Florida CFO would require municipalities to present budgets reflecting a 10% reduction, which would result in an additional \$3.8 million loss. In total, if all three measures were enacted, the City's General Fund would experience an approximate \$9.2 million revenue reduction – representing 25% of the current \$38.4 million General Fund Budget.

Finance Director Lear explained that with a reduced General Fund revenue of \$29.2 million, combined with potential costs of \$2.5 - \$2.8 million for Aquatics Center construction and \$1.4 million in annual operating expenses (subject to increase), the timing for the proposed Aquatics Center project presents significant financial challenges. He emphasized the competing priorities within the General Fund,

including the \$10.9 million Police Department budget (which cannot be reduced without gubernatorial approval), the Fire Department's \$1.4 million general fund subsidy (25% of their budget), and the \$7.5 million Parks and Recreation budget.

Additional financial commitments include the City's "Employer of Choice" policy, projected to cost \$1.5 million in the next fiscal year; a \$1 million transfer to transportation operations; and a \$1.4 million subsidy for the Golf Course and Mulligans operations. Finance Director Lear concluded by stating that, given the potential fiscal impacts of the proposed legislation and the ongoing operational costs of the Aquatics Center, it is not advisable at this time for the City to proceed with the project from a financial standpoint.

(A copy of the presentation is attached therein and described as Exhibit B)

Commissioner Pfeiffer reported that she had spoken with the Advocacy Committee, which noted they are currently in week five of the legislative session, with bills still being reviewed and adjusted. It is anticipated that within approximately two weeks, it will be clear which bills are advancing to the floor for consideration.

She and Vice-Mayor Simpson recently met with Ms. Kincart-Johnson, during which they discussed the challenges of funding a new pool, given the current uncertainty surrounding proposed property tax elimination and potential reductions to municipal enterprise fund transfers. Following receipt of Director Hargrove's report on the Aquatics Center, Commissioner Pfeiffer shared it with Ms. Kincart-Johnson to provide context regarding the City's current fiscal constraints and the difficulty of making major financial commitments amid potential budget reductions. She emphasized that these financial challenges have become increasingly severe in recent years and that the decision regarding the Aquatics Center will be difficult for the community.

Commissioner Pfeiffer further reported in her decisions with Senator Albritton, noting that the Senate has not yet taken a clear position on the proposed legislation, but Senator Albritton indicated that any changes forthcoming is expected to be limited. She also stated that the House of Representatives continues to express concern that municipalities are overspending. The house is proposing that all cities conduct an exercise demonstrating how a 10% budget reduction would impact operations. If passed, Finance Director Lear will review the current budget and present potential reductions to the City Commission.

She reiterated the City's progress in implementing the "Employer of Choice" initiative, which took significant time to establish and has strengthened the City's position as a desirable workplace. Commissioner Pfeiffer expressed concern that mandated reduction exercises could undermine these achievements but clarified that the current bill only requires cities to demonstrate willingness to identify cuts, though that language may change.

She concluded by noting that she will be writing to three legislative committees regarding the enterprise fund transfer issue and sending correspondence to Senator Albritton to express her opposition to aligning with the House's position on the Property Tax Bill. She also cited Sovereign Immunity as another area under review that may have financial implications for the City, stressing that all these legislative proposals could result in major funding reductions.

Director Hargrove noted that City Manager Herr has emphasized during City Commission meetings the importance of prioritizing projects that may be more critical at this time, such as those related to Public Safety and the Fire Department. He stated that the \$3.5 million originally allocated for the Aquatics Center would not be discarded but rather redirected to the City's reserves to support higher-priority projects as needed.

Regarding the Employer of Choice initiative, Director Hargrove commented that the program has positively impacted recruitment and retention, with more individuals seeking employment with the City of Bartow and higher-quality candidates choosing to remain long-term rather than viewing the city as a temporary opportunity.

Commissioner Pfeiffer stated that the primary concern regarding the proposed pool project is not the initial construction cost but the ongoing annual operating expenses. She noted that during the previous summer, when the existing pool was open and operational, usage appeared low, with approximately twenty people observed at the facility during peak season.

Vice-Mayor Simpson noted that, at the previous meeting, the City Commission agreed to revisit the Aquatics Center discussion once the outcome of the pending legislation is known, allowing the Commission to make a more informed decision based on the bills that ultimately passed.

Board Member Bohde stated that, regardless of the outcome of the pending legislative decisions, the ongoing annual cost of approximately \$1.4 million for the Aquatics Center would remain an expense to the City with no return of those funds. He expressed that, given this financial reality, he does not see the project as a feasible option at this time.

Board Member Green inquired about how the information regarding the Aquatics Center and related budget impacts will be communicated to residents.

Director Hargrove asked for clarification as to whether Board Member Green was referring to the recommendation not to move forward with the Aquatics Center project. He stated that he would consult with City Manager Herr and Communications Director Laurie Hayes regarding how best to communicate updates to the public. He noted that if the direction is to revisit the project

following the outcome of the legislative session, a decision will be shared on the City's social media platforms.

Director Hargrove added that the city is currently awaiting legislative updates, with decisions expected by November. Once those outcomes are known, the city will have a clearer understanding of its fiscal position and next steps. He further explained that the ongoing operating costs of an Aquatic's facility are expected to increase annually and suggested that the city may explore alternative options, such as a smaller-scale facility or a redesigned aquatics project.

Board Member Green inquired whether there is still an excavation site at the Civic Center where the former pool was located.

Director Hargrove confirmed that the hole remains.

Board Member Green commented that the area is visible to individuals renting the Civic Center facility.

Commissioner Pfeiffer noted that the site is not visible to the public.

Director Hargrove clarified that the area is secured with fencing to block public view and access.

Commissioner Pfeiffer concurred that there should be continued communication with residents regarding the status of the Aquatics Center project.

Director Hargrove reported that he has been coordinating with Public Works and the design team regarding the Aquatics Center site. He stated that, should the decision be made to fill in the existing pool area and level the site, that option is feasible. However, he cautioned that if a decision is later made to construct a smaller pool at the same location, the previously placed fill material would need to be excavated again. He noted that he has obtained the cost estimate for filling in the pool.

Commissioner Ball commented that, from an aesthetic standpoint, filling in the existing pool area would be the best approach. He added that if the dirt needs to be removed for future construction, it could be repurposed elsewhere within the city, ensuring the material would not go to waste.

Commissioner Pfeiffer stated that the current fencing around the former pool site adequately conceals the area, and as such, it does not present an issue. She expressed that there is no need to undertake work that might later need to be redone.

Commissioner Ball stated that the existing pool structure should be removed.

Vice-Chairperson Young stated that if the existing pool site poses a safety concern, it should be removed.

Commissioner Pfeiffer noted that the site has posed a safety concern for the past six years; however, with the fencing now in place, the issue has been significantly reduced. She stated that she does not support spending funds to fill the area with dirt if there is a possibility that it may need to be excavated again within the next ten months.

Commissioner Ball remarked that the longer the city waits to fill in the former pool site, the higher the associated costs are likely to become.

Director Hargrove noted there would be a presentation later in the evening on the Parks, Recreation, and Cultural Arts Master Plan, which includes discussion of the Civic Center area and potential future uses for the site.

Board Member Lung suggested that the board revisit the Aquatics Center discussion after the House of Representatives finalizes decisions on the pending legislation referenced during the meeting. He noted that the previously presented Parks, Recreation, and Cultural Arts Master Plan was excellent and highlighted the Athletic Center at 555, which was proven to be a valuable investment for the city. He added that there may be opportunities to offset some costs in a similar manner, which should be considered as planning continues.

Director Hargrove emphasized the importance of considering operating duration when evaluating the Aquatics Center project. He noted that if the facility costs approximately \$6.5 million to construct and operates only seasonally for 25 weeks each year, the city must determine whether such an investment is justified for limited use. He added that there are several factors yet to be determined and that the city must remain mindful of future uncertainties before proceeding.

Board Member Bodhe noted that there had been prior reference to the City of Haines City operating a municipal pool facility.

Director Hargrove stated that the City of Haines City operates aquatic facilities at two locations, including an Aquatics Center at Lake Eva and a separate pool at another site.

Board Member Bohde asked whether operating those aquatic facilities places a strain on the City of Haines City's budget.

Director Hargrove stated that the subsidy for Haines City's Aquatics Center was under \$500,000 and noted that, while he could not speak to Haines City's overall financial situation, the city has also constructed an additional pool at another location.

Commissioner Pfeiffer stated that the Commission had visited the Lake Eva and were impressed with its design, which helped initiate the current Aquatics Center discussion. She noted that representatives from Haines City had shared lessons learned from their project, including a preference for an eight-lane pool instead of a six and avoiding the use of brick pavers. She added that Haines City's other facility is a simple recreational pool.

Director Hargrove stated that Haines City is now adding a splash pad to its aquatic facilities.

Commissioner Pfeiffer noted that Haines City has a population of approximately 40,000 residents, making it larger than the City of Bartow.

Mayor Tucker remarked that Haines City does not have as many tax-exempt properties as Bartow.

Commissioner Pfeiffer added that approximately 35% of properties in Bartow are tax-exempt.

Commissioner Longworth stated that it would be in the City's best interest to postpone any decision on the Aquatics Center until the outcome of the current legislative bill is known. He suggested that, if the fiscal environment remains unstable, the city should revisit the Aquatics Center project and at least consider developing splash pads at various locations throughout the community.

Commissioner Pfeiffer commented that the city is effectively in a holding pattern once again.

Board Member Lung noted that this context should be part of communication with residents, emphasizing that these are the types of difficult decisions the city will continue to face with future projects.

Director Hargrove stated that he anticipates Finance Director Lear's message regarding these financial considerations will be communicated to citizens sometime between now and November.

Finance Director Lear stated that the current plan is to wait for the legislature to determine which bills will pass and what measures will appear on the ballot. He noted that public communication will be distributed once more information is available. He explained that while the city is not permitted to lobby, it is allowed to educate the public and clarify the distinction between the two. He added that, when the time comes, the city will provide educational information to residents regarding the items that will appear on the ballot.

Commissioner Longworth noted that prior discussions have focused on holding town hall meetings and using all available methods to effectively share information with the public.

Finance Director Lear stated that the Florida League of Cities has developed materials and a plan that the city can use to help share information with the public. He added that the city already has some of the necessary figures but still needs to determine exactly which items must be addressed before finalizing its communications.

Commissioner Longworth emphasized the importance of communicating to residents how the proposed bills could potentially impact city operations and services.

Commissioner Pfeiffer referenced a social media post by the Winter Haven City Manager who had attempted to educate the public about fiscal matters, noting that the comments received were harshly critical and undeserved. She emphasized the challenge of communicating that the city exercises careful stewardship of funds, maintains full budget transparency online, and allocates resources responsibly, despite public skepticism toward government spending.

She highlighted that positive contributions by the city often receive insufficient recognition, citing the ongoing efforts of both the Polk County Fire Department and City of Bartow Fire Department working 24/7 to contain current wildfires. Commissioner Pfeiffer stressed that public messaging should underscore the city's demonstrated fiscal responsibility and prudent use of taxpayer dollars.

Mayor Tucker noted that the Commission is restricted in what it can communicate publicly, but Board Members are not subject to same limitations. She encouraged Board Members to help advocate on behalf of the city.

Finance Director Lear emphasized that city staff will continue to maintain budget transparency by posting the annual budget and all amendments online, as required by state statute. He noted that during the budget process, staff can educate the community about fund allocations, clarifying that decisions are not made solely by elected officials at staff direction. He stressed the importance of communicating the city's transparency, opportunities for public input, and the limited resources available for essential services.

Commissioner Longworth emphasized the importance of helping residents understand both the significance of the city services and the rationale behind funding decisions.

Mayor Tucker left at 6:09 p.m.

b. Restroom Murals – Community Redevelopment Agency Director Howard Smith

CRA Director Smith presented a proposal regarding the addition of artistic renderings to the exterior of the downtown restrooms and the facilities at Over the Branch Park. The restrooms were completed in October 2025, and the next phase involves incorporating art installations to enhance community spaces.

Director Smith emphasized that art plays a vital role in community redevelopment, as it reflects the history, culture, and identity of the area. He reiterated the CRA's mission to eliminate blight, expand affordable housing, and improve parks and recreational spaces.

During the upcoming year, the Carver Recreation Center will be integrated into the CRA district. This inclusion will enable the use of CRA funds for programming and facility enhancements. Currently, as Carver Recreation Center lies outside the district, funding has primarily supported improvements at Polk Street Community Center and Over the Branch Park.

As part of the CRA's ongoing placemaking initiatives, projects continue to include public art installations such as murals, utility box wraps, and street banners along Polk Street, MLK Avenue, and LB Brown Avenue. The proposed restroom murals are intended to celebrate community diversity, local history, and the unique character of Bartow.

Three artists were contacted to submit mural design renderings, as outlined by the joint session committee's scope of work. The submitted artwork for the Over the Branch Park restroom highlights Bartow's agricultural heritage and community identity. The proposed mural at 715 W. Polk Street (Over the Branch Park) will be displayed on the restroom's front façade and presented for review.

Director Smith clarified that he did not request immediate approval but sought feedback and input from committee members. Comments should be directed at Director Hargrove for consolidation and response.

The final artwork proposals will be reviewed by the CRA Board at its meeting on February 25, 2026, for approval. Additional mural concepts were also discussed, including a revision that would replace figures of an older gentleman and young lady with depictions of children engaged in sports, representing Bartow's "Home of Champions" theme.

Board Member Green inquired whether basketball could be included as part of the proposed mural design.

Director Hargrove confirmed that the artwork would incorporate representations of basketball, football, baseball, softball, and soccer.

Chairperson Keith questioned the removal of the older gentleman and younger lady from the current mural concept and asked if the design could be adjusted to retain or modify those elements.

CRA Director Smith noted that the available space for the mural provides a limited canvas. He emphasized the importance of maintaining appropriate scale and a clear focal point within the artwork. Director Smith explained that incorporating too many elements in a confined area may result in the images appearing too small or disproportionate. The intent is for the murals to be designed in a way that effectively reflects and showcases the community's history.

Chairperson Keith stated that she would prefer to retain the figures of the older gentleman and young lady while removing one of the youth figures. She noted that including these individuals helps present a broader range of ages within the community.

CRA Director Smith acknowledged the feedback and agreed that the artwork should represent inclusiveness within the community. He reiterated that incorporating sports imagery aligns with the city's identity as the "Home of Champions," making it an effective way to highlight local pride. Director Smith expressed appreciation for the input provided.

He introduced the upcoming project involving three proposed mural concepts for the downtown restroom located at the corner of Summerlin Street and Wilson Avenue. The artwork is planned for the rear exterior wall of the building to ensure visibility for southbound traffic on Wilson Avenue. While additional artwork may be placed along the side of the structure, the primary focus will be on the back façade.

The artwork theme for the downtown area is "*My Heart Belongs to Bartow.*" The murals are designed to be interactive, allowing visitors and residents to engage with them using their mobile devices. By scanning a barcode near the artwork, viewers can access an augmented reality feature where the image appears to come off the wall, accompanied by a narrative explaining the meaning and title of each piece.

The three murals' options have been proposed for the downtown restroom:

- A depiction of *Old Bartow*, portraying two women dressed for shopping and enjoying coffee on Main Street with the historical courthouse in the background
- A piece highlighted Bartow's agricultural history, featuring oranges, azaleas, and other local flora.
- An image of the old courthouse as a standalone focal point

In total, five renderings have been developed. The CRA intends to select and contract one of the artists by the end of the month. If budget permits, any artwork

not selected for the downtown location or Branch Park may be considered for installation at the MLK restroom site.

(A copy of the presentation is attached therein and described as Exhibit C)

CRA Director Smith requested that any comments regarding the presented renderings be directed at Director Hargrove, noting that this is a public meeting. He stated that he will confer with Director Hargrove regarding any feedback received.

Audience Member Gerald Cochran, 1615 North St. Bartow, inquired about the cost of the proposed renderings to the CRA.

CRA Director Smith responded that the total project budget is \$50,000. He explained that negotiations will take place with the selected artist once a decision is made on whom to move forward with. For a project of this scale, individual mural costs are estimated to range between \$5,000 and \$10,000.

Director Smith also noted that the artist contract requires a minimum of five years of professional experience, the use of high-quality paints, and that all artwork must be properly sealed. If completed according to these standards, the murals are expected to have a lifespan of approximately five to ten years, depending on exposure to weather and environmental conditions.

Director Hargrove presented an additional rendering option depicting children participating in different sports, which was provided by CRA Director Smith.

(A copy of the photograph is attached therein and described as Exhibit D)

Purpose of the Board

Advise our local government on matters related to parks, programs, and facilities. Provide recommendations and being the voice for the community – letting us know what programs/activities that they would like to see, their interests. The Director always has an open-door policy.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. Catalyst Design Group – Master Plan Presentation

Director Hargrove introduced Tim Salka and Bruce Hall from Catalyst Design Group, who is providing a presentation on the Parks Master Plan. As part of the

Master Plan process, information will be shared with the Recreation Advisory Board.

Mr. Salka provided an overview of the Parks Master Plan, outlining its process and current progress. The plan begins by identifying desired outcomes and goals, followed by discovery and design phases, leading into documentation. He noted that the kickoff project has been completed, with initial evaluations of parks facilities and discussions of potential programming already underway.

Mr. Salka explained that community engagement is a key component of the plan. A stakeholder meeting was scheduled for the evening to gather feedback on potential improvements. A dedicated website is also being developed to allow residents to review information and provide input online.

Upcoming steps include a two-day workshop with the city to explore design alternatives, develop concept drawings, and present these to the public for additional feedback. The final phase will include refining concept plans, establish budgets, and provide information to support decisions on future park projects.

Mr. Salka also described strategies for public involvement during meetings, such as group discussions, image boards, and an interactive “Red Dot/Green Dot” exercise where attendees indicate their preferences for proposed projects as well as opportunities to leave written comments.

Director Hargrove noted that the Pittas Baseball Complex operates at full capacity and lacks a suitably sized field for older players. He discussed the potential of relocating the baseball fields to the Mary Holland Parl soccer fields and moving the soccer fields to Pittas Park. This proposal would allow for the expansion of the baseball fields to accommodate older divisions.

Mayor Tucker returned at 6:50 p.m.

Commissioner Pfeiffer inquired whether any discussions had taken place with the baseball board members regarding the proposed changes.

Director Hargrove confirmed that discussions have taken place with the baseball board members.

Commissioner Pfeiffer asked how the baseball board members felt about the proposed relocation.

Director Hargrove stated that the baseball board members were supportive of the proposal, agreeing on the need for a senior field.

Commissioner Pfeiffer noted that the Pittas Park field has been a longstanding part of the city’s recreational facilities.

Director Hargrove stated that the name would remain Pittas Park. He noted that youth league board members change frequently, so the proposed relocation will continue to be discussed with them to ensure ongoing input. He also mentioned that the Pittas board members will participate separately from the general public meeting.

Commissioner Longworth left at 6:63

Mr. Salka discussed several components of the Parks Master Plan, highlighting opportunities for improvement and community engagement across multiple city facilities. He emphasized the Bartow Civic Center as a central feature of the city, noting discussions about potential renovations, possible additions, and expanding programming opportunities such as weddings, after-school activities, and summer events. Ideas included creating flexible event spaces, outdoor venues, artificial turf areas for recreation and rentals, and the potential addition of an amphitheater near the library.

Mr. Salka also reviewed opportunities at Mary Holland Park, referencing its natural beauty and existing amenities such as dog park, playground, restrooms, soccer fields, and kayak and boat launches and potential enhancements like a splash pad, pump track, kayak rentals, a skate park, and expansion of the baseball complex. These improvements could create a more active recreational destination for the community.

Additional sites discussed included the Carver Recreation Center (potential building connectivity, weather protection, and playground and field upgrades), Nye Jordan Park (restroom upgrades, resurfaced basketball courts, and playground improvements), Polk Street Community Center (proposed new playground, splash pad, and upgraded facilities), and Richland Manor Park (further enhancements to complement the new pickleball courts, including shaded areas and turf for lawn games).

Mr. Salka mentioned that future plans also include expansion considerations for Wildwood Cemetery, such as new roads, gates, and columbariums. He encouraged ongoing community feedback regarding preferred amenities, programs, and designs, noting that input will help shape future plans. Potential community programming ideas included "movies on the lawn," farmers markets, yoga class, and yard games.

Mr. Hall highlighted the effectiveness of the online platform, noting that it has been highly successful in engaging the community, with previous projects attracting significant participation. He explained that all in-person presentations and materials are also documented online for public access. Mr. Hall described the "Red Dot/Green Dot" activity as an informal method of gathering community preferences. Initial feedback from meetings and online response is used to guide modifications to proposed plans. He emphasized that the primary goal is to ensure

residents feel heard and can clearly see how their input shapes final plan, which will be ready for implementation upon completion.

(A copy of the presentation is attached therein and described as Exhibit E)

Commissioner Pfeiffer expressed appreciation for the presentation, noting that many possibilities and potential improvements discussed. She acknowledged recent budget discussions but emphasized the importance of maintaining a positive outlook.

Commissioner Pfeiffer observed that previous community meetings had low attendance, referencing events at Spessard Holland Elementary School and Front Page with limited resident participation. She supported the use of an online platform, suggesting that the Parks and Recreation Facebook page link directly to the project website to encourage engagement. Additionally, she mentioned the growing popularity of disc golf as a low-cost recreational activity, recommending that the city explore sponsorship opportunities to help fund an eighteen-hole course.

Mr. Ball noted that he had recently completed a similar project in Winter Haven.

Commissioner Pfeiffer commented that the pump track is very exciting and will be enjoyed by the community's youth. She inquired whether funding for the project has been included in the budget.

Director Hargrove stated that if the city receives the matching grant, funding for the project is included in the Capital Improvement Plan (CIP) for future implementation.

Mr. Ball stated that this type of discussion is exactly what they hope to encourage during the public meetings.

Commissioner Pfeiffer noted that residents frequently request a bowling alley and a movie theater.

Vice-Mayor Simpson inquired about the timeline for the start of the Master Plan.

Mr. Ball stated that the process is already underway. He noted that the team has visited parks and recreation centers and prepared a presentation outlining potential improvements. The next step is encouraging residents to visit the Parks and Recreation website for a link to the project site. He added that various methods are being considered to inform the public, including QR codes, signage in parks and along roadways, flyers, and utility bill inserts.

Commissioner Pfeiffer asked whether any parks were being considered for decommissioning, noting that the city has an abundance of park space.

Director Hargrove noted that during site visits, several parks were identified as potential candidates for decommissioning and that those areas are being reviewed.

Commissioner Pfeiffer noted that in recent years, there had been discussions about conducting an assessment of the city's parks to identify facilities that may need to be decommissioned.

Director Hargrove revisited Vice Mayor Simpson's earlier question, explaining that following the evening's meeting and the collection of feedback, the information will be incorporated into the Master Plan. He added that staff will coordinate to schedule public meetings to share updates with the community.

Commissioner Pfeiffer asked how funding would be addressed if, during community meetings, residents selected high-cost projects. She inquired about potential funding sources and how such projects would be financed.

Board Member Bohde responded that it is too early to determine funding, nothing that projects must first be evaluated and vetted to establish costs before budgeting can occur.

Commissioner Pfeiffer expressed concern that if the community selects high-cost projects without available funding, residents may become disappointed.

Board Member Green remarked that the city previously went through a similar process with the aquatics center. She explained that this phase will serve primarily as a questionnaire to gauge community preferences among various options.

Director Hargrove acknowledged the importance of identifying funding sources and stated that he plans to discuss the matter with City Manager Herr and Finance Director Lear. He explained that the Master Plan is a long-term initiative, potentially spanning ten years, with opportunities to begin by incorporating smaller projects into the Capital Improvement Plan (CIP). He added that the larger projects may need to be completed in phases and that future sponsorship opportunities, including naming rights, could also help support funding.

Mr. Ball noted that the benefit of a Master Plan is the ability to identify the city's long-term potential and strategically work toward achieving it.

Board Member Bohde expressed appreciation for the development of the Master Plan, acknowledging that funding limitations mean implementation will occur gradually. He noted that city parks had previously been in poor condition but commended the efforts of the City Manager and staff for their dedication to improvement. He emphasized the importance of investing in personnel to properly maintain upgraded facilities.

Board Member Bohde stated that the city is making positive progress and praised the initiative as a step forward. He also observed that community participation can be challenging, citing low election turnout, but said he is encouraged by the addition of the outline platform to engage residents.

Mr. Ball stated that there have been discussions about conducting a needs assessment to evaluate community demographics and population trends. He explained that the assessment would identify existing facilities and determine which amenities are lacking for a community of this size.

Chairperson Keith acknowledged the value of online engagement but emphasized that a significant portion of the community does not regularly use the internet. She noted that word of mouth and outreach through churches and community organizations remain key methods of communication. She added that while online tools are useful, traditional methods such as handouts and personal contact are often more effective given the busy nature of modern life.

Mr. Ball noted that additional components of the agreement include conducting a community survey.

Vice-Chairperson Young expressed support for the approach of involving citizens in the planning process, noting that it provides residents with an opportunity to give input even if they are unable to attend meetings. He added that this inclusiveness helps ensure transparency in decision-making. He also asked what factors have changed to make relocating a baseball field to Mary Holland Park feasible, given that the area was previously considered unsuitable for soccer fields due to wet conditions.

Director Hargrove stated that if a new complex were to be developed at Mary Holland Park, site work and surveying would be conducted to identify and address any underlying issues.

Vice-Chairperson Young noted that the site work had already been completed.

Director Hargrove explained that the project would identify existing problem areas and outline potential solutions. He added that if new baseball fields were to be constructed at the site, previous issues and discussions related to the location would be reviewed as part of the planning process.

Asst. Director Lasek noted that adjustments to the earthwork and grading would correct the slope issues, eliminating the previous problems at the site.

Vice-Chairperson Young remarked that the site evaluation should have been completed before relocating the soccer fields to their current location. He expressed concern that significant funds were spent developing the fields, which are now underutilized.

Director Hargrove stated that the soccer fields are frequently used. He acknowledged that some flooding issues remain but noted that many problems have been addressed, including the repair of underground leaks and damaged irrigation pipes and heads.

Audience Member Gerald Cochran asked whether the Commission had already approved the Master Plan and whether it represented a single comprehensive plan. He expressed concern that no bids or specific funding details were mentioned in the presentation and questioned how budget expenditures were being monitored. Mr. Cochran stated that many residents do not support allocating large sums to a single area and suggested that other parts of Bartow also require financial attention beyond the Parks and Recreation Master Plan.

Director Hargrove explained that the City Commission had authorized moving forward with the Parks and Recreation Master Plan, which serves as a single comprehensive plan for the department. He clarified that there was no separate bid for the project, as Catalyst Design Group holds a continuing contract with the city to complete the plan. He added that funding for the project was included in the approved city budget, and the allocated amount was designated specifically for the development of the Parks and Recreation Master Plan.

Director Hargrove reported that the Recreation Trail Program Grant application for the Story Trail project, extending from the library to Mary Holland Park, has been temporarily placed on hold. The \$450,000 grant was under review by a new operations manager who has paused the program. He noted that the city is hopeful the program will resume soon, and when it does, the city will have ninety days to complete the required documentation. He stated that he will provide an update and possible updated presentation once further information is available.

9. **ADVISORY BOARD COMMENTS**

a. **Bill Bohde**

Board Member Bohde commented that communication with residents is not solely the responsibility of the City Commission or Board Members. He noted that the city has a communications director and emphasized that challenges with community engagement are common across municipalities. He stated that residents who wish to be involved will seek out opportunities to stay informed and encouraged relying on the Communications Director to share information through multiple channels, not just social media.

He expressed appreciation to Director Hargrove and Assistant Director Lasek for their efforts and thanked the Commissioners for hiring City Manager Herr, noting that his leadership has been a great addition to the city. He acknowledged that all

projects require funding and emphasized the importance of engaging the community in prioritizing initiatives outlined in the Master Plan.

b. Leslie Green

Board Member Green referred to Commissioner Pfeiffer's earlier comments regarding the meetings held at Spessard Holland Elementary School and Front Page, noting that she had not been aware of those events. She suggested exploring additional methods of communication to better inform the public about future meetings.

Mayor Tucker stated that flyers and social media posts were distributed to promote both meetings; however, attendance from the public remained low.

Commissioner Pfeiffer noted that 900 door hangers were distributed to residents in the E.F. Griffin Road area to promote the meeting held at Spessard Holland Elementary School.

Vice-Mayor Simpson explained that the meeting was open to all residents but was specifically intended to reach new residents in the area and inform them about city services. She added that the event was promoted on social media.

Mayor Tucker stated that Communications Director Hayes maintains an email distribution list that send the "Week in Review" and other important city updates. She noted that the city is exploring all possible methods to share information with residents. While mailing letters to all households would create a significant financial burden, staff continue to seek effective and affordable ways to engage the community.

Commissioner Pfeiffer noted that community meetings are promoted through multiple channels, including Main Street distribution, the City's communication network, the Chamber of Commerce, and individual Commissioners. She suggested that Communications Director Hayes consider boosting some of the posts to increase public visibility and engagement.

Board Member Green emphasized the importance of effective communication regarding the Aquatics Center project, noting that residents often only attend meetings when dissatisfied. She commended the renovations completed at Richland Manor Park but observed that public feedback focused primarily on the Aquatics Center rather than acknowledging recent improvements. She concluded by stating that while it is impossible to please everyone, consistent and transparent communication remains essential.

Vice-Mayor Simpson suggested creating a video explanation to inform residents why the Aquatics Center project is not currently feasible. She noted that a video

would help provide citizens with full context and a clearer understanding of the situation.

Board Member Green noted that Bartow Middle School and Bartow High School frequently host sporting events throughout the year and suggested using those venues to share information about upcoming city events. She recommended placing a poster board with a QR code that residents could scan to access city updates and event details.

Commissioner Pfeiffer noted that this is where Communications Director Hayes plays a key role, adding that she manages far more responsibilities than most residents realize.

Chairperson Keith commented that the city is hosting several major events, noting that these occasions provide an excellent opportunity to share information with the public.

Board Member Green complimented Director Hargrove, Assistant Director Lasek, and their staff for the excellent work they do. She stated that since joining the recreation board, she has been impressed by their efforts and the many projects they plan to bring to Bartow.

c. Sheila Keith

Chairperson Keith agreed that Director Hargrove and Assistant Director Hargrove Lasek are doing an excellent job and expressed appreciation for their continued open-door policy. She noted that each board member contributes an important perspective from different areas of the city and thanked the commissioners for their support and the opportunity to serve.

d. Troy Lung

Board Member Lung acknowledged the current uncertainties from legislative and budgetary perspectives but emphasized the importance of continued planning for the future. He noted that even small progress over time is valuable. He commended the commission for its strong presence and dedication, expressing a wish for greater community involvement, through recognizing that participation is beyond his control. He concluded by thanking Director Hargrove and Assistant Director Lasek for their forward-looking leadership within the Parks and Recreation Department.

e. Carver Young

Vice-Chairperson Young requested that the gates at the Carver Recreation Center remain closed after an alligator was found on the premises the previous day. He also thanked Director Hargrove and Assistant Director Lasek for a job well done.

10. CITY COMMISSION COMMENTS

a. Mayor Tucker

Mayor Tucker commented that a great deal of valuable information was shared during the meeting and said the comments would be relayed to Communications Director Hayes. She agreed that those who wish to be involved will take part and thanked everyone for attending and contributing. She also conveyed that Commissioner Longworth extends his appreciation to the Parks and Recreation Board for their service.

b. Vice Mayor Simpson

Vice Mayor Simpson thanked the Parks and Recreation Board for their service, collaboration, and continued support of the Parks, Recreation, and Cultural Arts team.

c. Commissioner Ball

Commissioner Ball expressed disappointment with the lack of community response regarding elections, city commission meetings, and board meetings, noting that the city does its best to engage residents. He commended Director Hargrove and Assistant Director Lasek for their efforts, stating that they have brought forward some of the most impressive projects seen in many years.

d. Commissioner Longworth

Commissioner Longworth was absent.

e. Commissioner Pfeiffer

Commissioner Pfeiffer reported that a resident expressed concern about Wildwood Cemetery remaining accessible at night, noting that people often enter the area with loud vehicles and bright lights that disturb nearby homes. She asked whether installing gates to close the cemetery during nighttime hours would be a viable safety measure.

Director Hargrove reported that he has obtained pricing for gates at the two cemetery entrances. Although the project was not included in the current budget, he stated it could be added to the upcoming fiscal year's budget. He noted that even with gates installed, access would still be possible through the 555 entrances, and fully securing the site would require exploring a fencing project on the west side of the facility.

Commissioner Pfeiffer asked whether the fence on the west side of the facility was down.

Director Hargrove stated that there has never been a fence on the west side of the facility. He reported that staff have been instructed to post signage reading "No Vehicle Traffic Beyond This Point" and to add "Dawn to Dusk" signs as well. Commissioner Pfeiffer expressed appreciation for the evening's discussion, noting that it was valuable and informative. She said it is beneficial to hear about the various efforts being made across the city and stated she would be supportive of holding this joint meeting twice a year.

11. NEXT MEETING – March 11, 2026

Chairperson Keith announced the next meeting is scheduled for Wednesday, March 11, 2026, at 5:30 p.m.

12. ADJOURNMENT

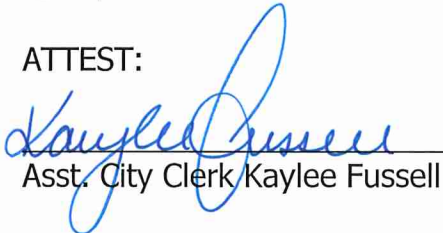
Chairperson Keith adjourned the meeting at 7:36 p.m.



Chairperson Shelia Keith

Mayor Tanya Tucker

ATTEST:



Asst. City Clerk Kaylee Fussell

City Clerk Jacqueline Poole

(SEAL)

CITY OF BARTOW, FLORIDA

TO: City of Bartow Commission
FROM: Jacki Poole, City Clerk
THRU: Mike Herr, City Manager
DATE: April 20, 2026
SUBJECT: Reappointment of Member to the Zoning & Planning Commission

SUMMARY

Staff requests Commission consideration for the reappointment of Planning Commissioner Michael Bryant to the Planning and Zoning Commission for an additional three-year term ending February 2029.

BACKGROUND

The Planning and Zoning Commission serves as the City’s Local Government Comprehensive Planning and Land Development Regulation Agency in accordance with Chapter 163, Part II, Florida Statutes. The Commission’s duties include:

- Collecting and maintaining data on population, land use, and property values to assess development trends.
- Reviewing and making recommendations on zoning map amendments, conditional use requests, and related applications.
- Interpreting Land Development Code provisions and recommending necessary revisions.
- Reviewing and recommending amendments to the Comprehensive Plan.
- Performing additional duties assigned by the City Commission.

The Commission consists of five members appointed to staggered, three-year terms. Meetings are held on the fourth Monday of each month at 5:30 p.m. in Commission Chambers, as necessary. Members are required to file an annual Statement of Financial Interests. While no specific training is required, board members are encouraged to attend continuing education opportunities as available.

STAFF ANALYSIS

Commissioner Bryant has expressed his interest in continuing to serve and has submitted a reappointment application, attached for reference. He has served on this board since March 2010. Since his last appointment, the board has met 18 times, and his attendance is as follows:

- **Michael Bryant:** 7 absences in 18 meetings.

ITEM NO. 11.c

RECOMMENDATION

That the City Commission approves the reappointment of Michael Bryant to the Planning and Zoning Commission for a term ending February 2029.

NEXT STEPS

Upon approval, the City Clerk's Office will notify the appointee and update the official board roster.

ATTACHMENTS

- Application – Michael Bryant



CITY OF BARTOW BOARDS AND COMMITTEES

APPLICATION

For office use only

RECEIVED BY
APR 13 2026
BARTOW CITY CLERK'S OFFICE

Thank you for your interest in serving on a Bartow board or committee!

Before You Begin.

Please read this form carefully. Fully complete all sections. Applications remain active for one year from submittal date.

Return completed application to:

City Clerk's Office, Bartow City Hall, 450 N. Wilson Avenue, Bartow, Florida 33830; or FAX to: 863-534-0409; or email to: jpoole.clerks@cityofbartow.net

Choice of Board or Committee.

Please review the attached descriptions & qualifications for the board or committee that interested in joining.

Planning + Zoning

Contact Information: Please print legibly.

Note: this application, and all information you provide, may be viewed by the public upon request.

Name: Michael J Bryant		Business/Organization Name (if applicable): N/A	
Mailing Address: 990 Bee Ave		City: Bartow	State: FL Zip: 33830
Home Phone Number: (863) 533-7729	Cell Phone Number: (863) 712-5541	Email Address:	

Why are you interested in serving as a member of your selected board or committee?

I am a life long resident of Bartow, and has seen a lot of change. I would like to be a part of that change making it beneficial to everyone.

Briefly describe prior board or committee service and/or special qualifications:

Always been a part of community action.

Section 760.80, Florida Statutes, requires certain reporting of minority representation on statutorily created boards to be filed on an annual basis. Please complete the following:

Race: Native American African American Hispanic Asian Caucasian Other

Gender: Male Female Physically Disabled: Yes No

Have you ever been convicted of a crime? Yes No

If yes, please explain:

I do hereby acknowledge the following:

1. This application, when complete and filed with the Office of the City Clerk, is a Public Record under Chapter 119, Florida Statutes, and is open to public inspection.
2. I am responsible for keeping the information on this form current and that any changes or updates will be provided to the Office of the City Clerk
3. I consent to filing the Statement of Financial Interests (FORM 1) if required for this board/committee.
4. If appointed, I acknowledge that it is my obligation and duty to comply with the following:
 - a. Code of Ethics for Public Officials (F.S. Chapter 112, Part III)
 - b. Florida Sunshine Law (F.S. Chapter 286)
 - c. Florida Statutes www.flsenate.gov/Laws/Statutes/
5. I understand the responsibilities associated with being a board or committee member, and I will have adequate time to serve on the board or committee I have selected.

Bartow Residency. Bartow residency is a requirement for Bartow boards and committees.

I attest that I reside within the incorporated limits of Bartow.

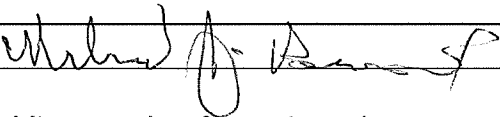
Home Address: 990 Bee Ave Bartow FL 33830

Home Address is required and will be used to verify Bartow residency

Truth and Accuracy.

I certify that the information contained on this form is true and accurate to the best of my knowledge.

Signature



Date

4-13-26

Important Public Records Information. Please note that the city receives requests from the public to review documents, such as this form, provided to the city and the city is obligated to release these public records, including all information contained on the form, upon request. Please call the City Clerk at 863-534-0100, if you have questions or concerns about the disclosure of specific information.

ITEM NO. 11.d

CITY OF BARTOW, FLORIDA

TO: Honorable Mayor and City Commissioners, City of Bartow City Commission

THROUGH: Mike Herr, City Manager

FROM: Sean R. Parker, City Attorney

DATE: April 16, 2026

SUBJECT: **Approval and Acceptance of Drainage Easements (2) for J.K. Stuart Boulevard/Stuart Crossing Development**
Accept and Approve new Drainage Easements (2) to allow for documented drainage easement rights related to the construction, installation and development of J.K. Stuart Boulevard and surrounding parcels – all being part of the larger Stuart Crossing development project.

SUMMARY AND BACKGROUND

The City is being asked to accept, approve and execute two drainage easements related to the ongoing development of the larger project known as Stuart Crossing. Specifically, these easements affect the areas impacted by the construction of the extension of J.K. Stuart Boulevard, and the future development of sites adjacent to Bartow Fard and adjacent to existing Stuart Crossing neighborhoods. The easements benefit the City by creating formal defined routes for the management of surface storm water that will ultimately end up in stormwater ponds that either exist currently, or will be constructed as the neighboring properties are developed. Further depiction of the stormwater conveyance routes are included as part of the exhibits to the easements.

STAFF ANALYSIS

These easements cover the mutual understandings of the parties and are to be executed by all affected governing bodies or property owners (City of Bartow, J.K. Stuart Properties, LLC, and Mr. BC, LLC). As with all easements that the City considers, the City Attorney recommends that they should be accepted through a formal action of the City Commission. The easements are a recognized interest in real property which entitles the easement holder to use the property for the stated purpose. In order to convey an interest in real property, a grantor must *deliver* a deed to a grantee. “Delivery of a deed is essential to its effectiveness; ‘[w]ithout delivery, nothing passes to the grantee.’ McCoy v. Love, 382 So.2d 647, 649 (Fla.1979). A deed is essentially worthless as an instrument of title without delivery. . .” Sargent v. Baxter, 673 So. 2d 979, 980 (Fla. 4th DCA 1996).

While the “interest” in real property being given in these documents is not the full fee title, but rather just an easement interest, it is an interest in the property nonetheless. The best practice would be to formally accept these easements in order to show that “delivery” step in the sequence of events. The City’s acceptance would remove any doubt as to whether the easements has been delivered by other parties, to the City of Bartow, and provide a precise date to validate the conveyance.

ITEM NO. 11.d

FISCAL IMPACT

The ultimate fiscal impact to the City is negligible. The easements only serve to bolster the City's ability to manage stormwater and work together with the private land owners into the future.

RECOMMENDATION

The City Attorney recommends the City Commission accept and approve the easements as presented. The City Attorney will arrange for the final documents to be recorded in the Official Records of Polk County, with the original circulated back to the City Clerk's office with copies to all relevant parties.

ATTACHMENTS

(2) Drainage Easements, with attachments including one with J.K. Stuart Properties, LLC, and the other with J.K. Sturart Properties, LLC and Mr. BC, LLC

Prepared by and return to:
Jacob C. Dykxhoorn, Esquire
Dykxhoorn Law Firm, P.A.
225 East Stuart Avenue
Lake Wales, FL 33853

DRAINAGE EASEMENT

This Drainage Easement is made this 10, 2026, between **J. K. Stuart Properties, LLC, a Florida limited liability company**, whose address is P.O. Box 870, Bartow, FL 33831-0870 ("Owner"), and the **City of Bartow, Florida, a Florida municipal corporation**, whose address is 450 North Wilson Avenue, Bartow, FL 33830 ("Grantee"). (*"Owner" and "Grantee" are used for singular or plural, as context requires, and such terms, when used herein, shall refer to the applicable party and shall include such party's heirs, legal representatives, successors and assigns.*)

A. Owner owns in fee simple the property located in Polk County, Florida, described on **Exhibit "A"** attached hereto and made a part hereof (the "Owner's Land").

B. Grantee intends to acquire from Owner and Mr. BC, LLC, a Florida limited liability company, fee simple ownership of the road right of way to be known as "J. K. Stuart Blvd.", which right of way is more particularly described on **Exhibit "B"** attached hereto and made a part hereof ("Grantee's Land"). Grantee's Land is adjacent and contiguous to Owner's Land.

C. There are two retention ponds upon Owner's Land, which retention ponds are within the parcels of land more particularly described on **Exhibit "C-1"** and **Exhibit "C-2"** attached hereto and made a part hereof (collectively, the "Easement Areas"). The retention ponds within the Easement Areas will serve Grantee's Land and Owner's Land, to allow for surface water drainage from those parcels into these retention ponds.

D. The purpose of this Drainage Easement is to grant to Grantee an easement for drainage purposes over, upon and across the Easement Areas for the benefit of Grantee's Land, and to reserve to Owner an easement for drainage purposes over, upon and across the Easement Areas for the benefit of Owner's Land.

In consideration of the sum of ten (\$10.00) dollars and other good and valuable considerations, paid or given to Owner by Grantee, the receipt and sufficiency of which are hereby acknowledged, Owner does hereby grant and convey to Grantee, and Grantee's heirs, successors and assigns forever, a perpetual nonexclusive easement for drainage purposes over, upon, and across the Easement Areas, together with such right of entry over, upon and across the Easement Areas as may be necessary or useful for the placement, construction, maintenance, repair and replacement of drainage facilities upon the Easement Areas; to have and to hold said easement hereby granted to Grantee for the benefit of and as an appurtenance to Grantee's Land.

The easement granted in this instrument shall be subject to the following terms and conditions:

1. The easement hereby granted to Grantee: (i) shall run with Grantee's Land; (ii) shall be used only for the exclusive benefit of Grantee's Land; (iii) may be used by Grantee and Grantee's heirs, successors and assigns, only for purposes of draining water from Grantee's Land, and no other property, to the Easement Areas; (iv) is given on the condition that Grantee's Land may only be used for road right of way purposes; and (v) is nonexclusive and is given upon the express condition that the Easement Areas



may also be used by Owner, and Owner's heirs, successors and assigns, in conjunction with its use by Grantee and others, for any purpose that does not materially impair Grantee's use of the Easement Areas for drainage purposes from Grantee's Land, and Owner reserves such right and the right to grant further easements over, upon and across the Easement Areas.

2. Grantee shall have the right, at Grantee's expense, to maintain the retention ponds within the Easement Areas and to maintain, repair, and replace ditches, drainage pipes, culverts and other drainage facilities upon or within the Easement Areas, but shall not be required to do so. Neither party shall be required or obligated in any way to maintain the Easement Areas or to construct, install, maintain, repair, improve, or replace any ditch, drainage pipe, culvert or other improvement upon or within the Easement Areas, or to keep the Easement Areas or any ditch, pipe, culvert or other improvement existing thereon, if any, in any particular state of repair or condition. Notwithstanding the foregoing, Grantee and its successors and assigns shall bear all expenses incurred in the operation and maintenance of the drainage facilities constructed or installed by Grantee.

3. If Grantee's permitted use of the Easement Areas, including maintenance and repair of the drainage facilities, results in damage or destruction of any improvements within the Easement Areas made by Owner, pursuant to Owner's right to continue to use the Easement Areas as provided in this Drainage Easement, Grantee shall pay all costs of restoring such damaged or destroyed improvements to their condition immediately before such damage or destruction. However, Owner shall not impede the flow of surface water from Grantee's Land to the Easement Areas.

4. Owner shall have the right to reconfigure, modify or relocate either Easement Area to another location within Owner's Land, at Owner's expense, to accommodate Owner's development of Owner's Land; provided such change does not materially diminish the capacity to drain surface water from Grantee's Land and provided Owner obtains, at its expense and at no cost to Grantee, the appropriate permits (or modifications to existing permits) for any such change. Grantee agrees to cooperate in the reconfiguration, modification or relocation plans and to execute any applications or acknowledgments required by the permitting authorities for such change. Owner, at Owner's expense, shall be required to construct the relocated Easement Areas, including without limitation the drainage ditches and other drainage facilities thereon, in substantially the same quality or better as the retention ponds, ditches and other facilities being replaced. Owner shall be required to demonstrate to Grantee that the relocation will not impair the validity and quality of the drainage system constructed by Grantee for the benefit of Grantee's Land. Owner and Grantee agree to execute such documents as may be required to evidence the change in the Easement Areas.

5. Owner hereby reserves to itself, and its heirs, successors and assigns forever, a perpetual nonexclusive easement for drainage purposes over, upon, and across the Easement Areas; to have and to hold said easement hereby reserved for the benefit of and as an appurtenance to Owner's Land.

6. Owner and Grantee shall each have the right to construct and install a fence around the Easement Areas, provided the other party shall have a key or other reasonable means of accessing the Easement Areas.

In witness whereof, Owner and Grantee have signed and sealed this instrument on the date first above written.

[signature(s) on attached page(s)]



Signed, sealed and delivered
in the presence of:

J. K. Stuart Properties, LLC, a Florida limited
liability company

By: Anne D. Hasson
Anne D. Hasson, as manager

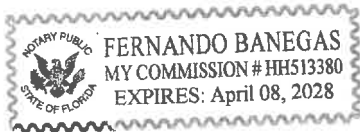
Jacob Pham
Witness #1: sign name above
Print Name: Jacob Pham
Address: 2614 Tamiami Trl N
Naples, FL 34103

Joseph Bueno
Witness #2: sign name above
Print Name: Joseph Bueno
Address: 2614 Tamiami Trl N
Naples, FL 34103

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this March 5th, 2026, by means of physical presence by **Anne D. Hasson, as manager of J. K. Stuart Properties, LLC, a Florida limited liability company**, on behalf of said company. She [] is personally known to me or [X] has produced a driver's license as identification.

(SEAL)



Fernando Banegas
Notary Public
Print Name: Fernando Banegas
My Commission Expires: 04/08/2028

Signed, sealed and delivered
in the presence of:

J. K. Stuart Properties, LLC, a Florida limited
liability company

Jacob Dykxhoorn
Witness #1: sign name above
Print Name: Jacob C Dykxhoorn
Address: 225 East Stuart Ave.
Lake Wales, FL 33853

By: Jack P. Brandon
Jack P. Brandon, as manager

Amy W Dykxhoorn
Witness #2: sign name above
Print Name: Amy W Dykxhoorn
Address: 225 East Stuart Ave.
Lake Wales, FL 33853

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 3-6, 2026, by means of physical presence by **Jack P. Brandon, as manager of J. K. Stuart Properties, LLC, a Florida limited liability company**, on behalf of said company. He is personally known to me or has produced a driver's license as identification.

(SEAL)



Jacob Dykxhoorn
Notary Public
Print Name: Jacob C Dykxhoorn
My Commission Expires: 6-25-28



Signed, sealed and delivered
in the presence of:

City of Bartow, Florida, a Florida municipal
corporation

Witness #1: sign name above
Print Name: _____
Address: _____

By: _____
Print Name: _____
Title: _____

Witness #2: sign name above
Print Name: _____
Address: _____

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this _____, 2026, by means of
physical presence by _____, as _____ of the City of Bartow,
Florida, a municipal corporation, on behalf of said entity. He/She [] is personally known to me or []
has produced a driver's license as identification.

(SEAL)

Notary Public
Print Name: _____
My Commission Expires: _____



EXHIBIT "A"

DESCRIPTION OF OWNER'S LAND

MF2 PARCEL: A parcel of land lying within Sections 29, 30, 31 and 32, Township 29 South, Range 25 East, Polk County, Florida, being more particularly described as follows: For a POINT OF REFERENCE commence at the Northwest corner of said Section 32; thence N.89°41'55"E. along the North boundary thereof, a distance of 101.09 feet for a POINT OF BEGINNING; thence S.43°19'04"W., a distance of 618.56 feet; thence N.46°41'43"W., a distance of 66.31 feet to a point of curvature; thence Westerly 279.65 feet along the arc of a curve to the left, said curve having a radius of 370.00 feet, a central angle of 43°18'17", and a chord bearing and distance of N.68°20'52"W., 273.04 feet; thence N.90°00'00"W., a distance of 55.23 feet; thence N.00°31'42"E., a distance of 1,626.89 feet to the Southerly right-of-way line of Ernest M. Smith Boulevard as described in Warranty Deed recorded in Official Records Book 8282, Page 1800, of the Public Records of Polk County, Florida, and a non-tangent point of curvature; thence along said Southerly right-of-way line the following six (6) courses: (1) Southeasterly 373.49 feet along the arc of a curve to the right, said curve having a radius of 2,003.00 feet, a central angle of 10°41'01", and a chord bearing and distance of S.65°58'08"E., 372.95 feet; (2) N.29°22'22"E., a distance of 10.00 feet to a non-tangent point of curvature; (3) Southeasterly 271.25 feet along the arc of a curve to the right, said curve having a radius of 2,013.00 feet, a central angle of 07°43'14", and a chord bearing and distance of S.56°46'01"E., 271.04 feet; (4) S.52°54'24"E., a distance of 650.16 feet; (5) S.37°05'36"W., a distance of 12.00 feet; (6) S.52°54'24"E., a distance of 202.50 feet; thence S.43°19'04"W., a distance of 697.50 feet to the POINT OF BEGINNING; **LESS AND EXCEPT** the right of way for J.K. Stuart Blvd. as shown on the plat for Bartow Ford Phase 2, as recorded in Plat Book _____, Page _____, public records of Polk County, Florida.

MF3 PARCEL: A parcel of land lying within Sections 30 and 31, Township 29 South, Range 25 East, Polk County, Florida, being more particularly described as follows: For a POINT OF REFERENCE commence at the Northeast corner of said Section 31; thence N.89°41'55"E. along the North boundary of Section 32, Township 29 South, Range 25 East, Polk County, Florida, a distance of 101.09 feet; thence S.43°19'04"W., a distance of 618.56 feet; thence N.46°41'43"W., a distance of 66.31 feet to a point of curvature; thence Westerly 279.65 feet along the arc of a curve to the left, said curve having a radius of 370.00 feet, a central angle of 43°18'17", and a chord bearing and distance of N.68°20'52"W., 273.04 feet; thence N.90°00'00"W., a distance of 55.23 feet for a POINT OF BEGINNING; thence continue N.90°00'00"W., a distance of 247.73 feet to a point of curvature; thence Northwesterly 265.71 feet along the arc of a curve to the right, said curve having a radius of 270.00 feet, a central angle of 56°23'07", and a chord bearing and distance of N.61°48'26"W., 255.12 feet to a point of compound curvature; thence Northerly 1,121.06 feet along the arc of a curve to the right, said curve having a radius of 2,780.00 feet, a central angle of 23°06'18", and a chord bearing and distance of N.22°03'44"W., 1,113.48 feet; thence N.10°30'35"W., a distance of 555.69 feet to the Southerly right-of-way line of Ernest M. Smith Boulevard as described in Warranty Deed recorded in Official Records Book 8282, Page 1800, of the Public Records of Polk County, Florida, and a non-tangent point of curvature; thence along said Southerly right-of-way line the following five (5) courses: (1) Easterly 642.19 feet along the arc of a curve to the right, said curve having a radius of 2,003.00 feet, a central angle of 18°22'11", and a chord bearing and distance of N.88°40'31"E., 639.44 feet; (2) N.82°26'50"E., a distance of 77.58 feet to a non-



tangent point of curvature; (3) Easterly 198.85 feet along the arc of a curve to the right, said curve having a radius of 2,025.00 feet, a central angle of 05°37'35", and a chord bearing and distance of S.77°12'36"E., 198.77 feet; (4) S.48°54'22"E., a distance of 52.42 feet to a non-tangent point of curvature; (5) Easterly 60.57 feet along the arc of a curve to the right, said curve having a radius of 2,003.00 feet, a central angle of 01°43'57", and a chord bearing and distance of S.72°10'38"E., 60.57 feet; thence along a line non-tangent to said curve, S.00°31'42"W., a distance of 1,626.89 feet to the POINT OF BEGINNING; **LESS AND EXCEPT** the right of way for J.K. Stuart Blvd. as shown on the plat for Bartow Ford Phase 2, as recorded in Plat Book , Page , public records of Polk County, Florida.



EXHIBIT "B"

DESCRIPTION OF GRANTEE'S LAND

The right of way for J.K. Stuart Blvd., as shown on the plat for Bartow Ford Phase 2, as recorded in Plat Book , Page , public records of Polk County, Florida.



EXHIBIT "C-1"
DESCRIPTION OF POND #1
[see attached]



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 30 & 31, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCED COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE N89°41'55"E ALONG THE NORTH BOUNDARY OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, A DISTANCE OF 101.09 FEET; THENCE S43°19'04"W A DISTANCE OF 578.81 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, NON TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 45°56'19", A CHORD WHICH BEARS N69°39'53"W, A CHORD DISTANCE OF 24.98 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 25.66 FEET; THENCE N46°41'43"W A DISTANCE OF 43.32 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS 400.00 FEET, A DELTA ANGLE OF 43°18'17", A CHORD WHICH BEARS N68°20'52"W, A CHORD DISTANCE OF 295.18 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 302.32 FEET; N90°00'00"W A DISTANCE OF 302.96 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 56°23'07", A CHORD WHICH BEARS N61°48'26"W, A CHORD DISTANCE OF 226.77 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 236.19 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 2750.00 FEET, A DELTA ANGLE OF 23°06'18", A CHORD WHICH BEARS N22°03'44"W, A CHORD DISTANCE OF 1101.46 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 1108.96 FEET; THENCE N10°30'35"W A DISTANCE OF 195.13 FEET TO A POINT OF BEGINNING; THENCE N10°30'35"W A DISTANCE OF 360.35 FEET TO THE SOUTH RIGHT OF WAY LINE OF ERNEST M. SMITH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 8282, PAGE 1800 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID RIGHT OF WAY LINE ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2003.00 FEET, A DELTA ANGLE OF 5°01'00", A CHORD WHICH BEARS N82°51'38"E, A CHORD DISTANCE OF 175.33 FEET, AND ALONG AN ARC LENGTH OF 175.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY RUN S02°26'48"E A DISTANCE OF 353.54 FEET; THENCE S79°29'25"W A DISTANCE OF 125.44 FEET TO THE POINT OF BEGINNING.

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV Digitally signed by Robert E Lazenby IV Date: 2025.09.20 12:10:37 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



MAILING: P.O. BOX 6437, LAKELAND, FL 33807
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

J.K. STUART BLVD
Section 30 & 31, Township 29 S, Range 25X E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 1 OF 2

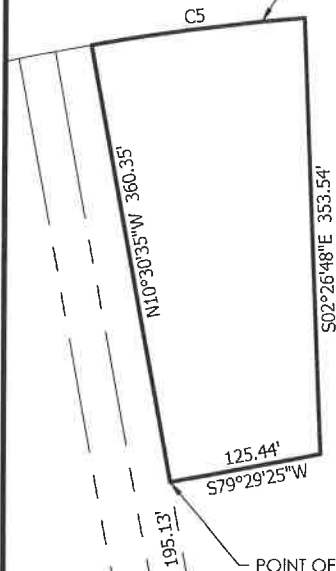
DRAWING: 11399 Easements.dwg

JOB #11399



NORTH
SCALE: 1" = 150'

SOUTH RIGHT OF WAY LINE
ERNEST M. SMITH BOULEVARD



CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	25.66	32.00	045°56'19"	24.98	N69° 39' 53"W
C2	302.32	400.00	043°18'17"	295.18	N68° 20' 52"W
C3	236.19	240.00	056°23'07"	226.77	N61° 48' 26"W
C4	1108.96	2750.00	023°06'18"	1101.46	N22° 03' 44"W
C5	175.38	2003.00	005°01'00"	175.33	N82° 51' 38"E

125.44'
S79°29'25"W

POINT OF BEGINNING

N110°30'35"W 195.13'

NORTH BOUNDARY SECTION 31,
TOWNSHIP 29 SOUTH, RANGE 25 EAST

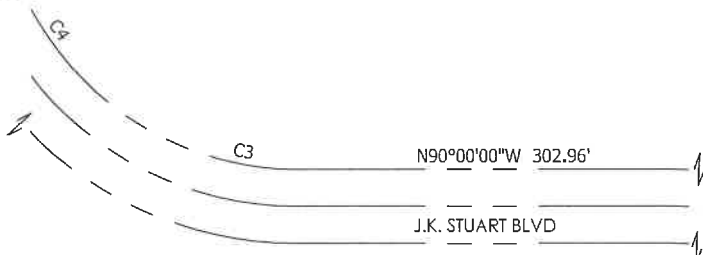
PARCEL: 252931-000000-022020
OWNER: J K STUART PROPERTIES LLC

PARCEL: 252931-000000-011010
OWNER: J K STUART PROPERTIES LLC

NORTH BOUNDARY SECTION 32,
TOWNSHIP 29 SOUTH, RANGE 25 EAST

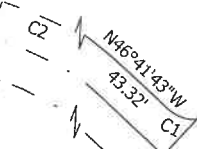
POINT OF COMMENCEMENT
NE CORNER, SECTION 31
3"x3" CONCRETE MONUMENT
NOI IDENTIFICATION

101.09'
N89°41'55"E



N90°00'00"W 302.96'

J.K. STUART BLVD



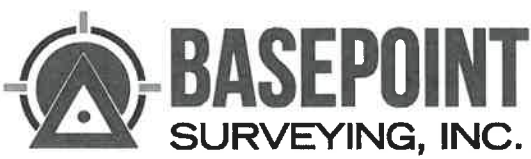
N46°41'43"W
43.32'

PARCEL: 252931-000000-013020
OWNER: MR BC LLC

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
RAISED SEAL

Robert E Lazenby IV
Digitally signed by
Robert E Lazenby IV
Date: 2025.09.20
12:10:11 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



MAILING: P.O. BOX 6437, LAKELAND, FL 33807
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

J.K. STUART BLVD
Section 30 & 31, Township 29 S, Range 25X E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 2 OF 2

DRAWING: 11399 Easements.dwg

JOB #11399

EXHIBIT "C-2"
DESCRIPTION OF POND #2
[see attached]



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 30 & 31, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCED COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE N89°41'55"E ALONG THE NORTH BOUNDARY OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, A DISTANCE OF 101.09 FEET; THENCE S43°19'04"W A DISTANCE OF 578.81 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, NON TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 45°56'19", A CHORD WHICH BEARS N69°39'53"W, A CHORD DISTANCE OF 24.98 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 25.66 FEET; THENCE N46°41'43"W A DISTANCE OF 43.32 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS 400.00 FEET, A DELTA ANGLE OF 43°18'17", A CHORD WHICH BEARS N68°20'52"W, A CHORD DISTANCE OF 295.18 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 302.32 FEET; N90°00'00"W A DISTANCE OF 75.40 FEET TO THE POINT OF BEGINNING. THENCE N90°00'00"W A DISTANCE OF 227.56 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 56°23'07", A CHORD WHICH BEARS N61°48'26"W, A CHORD DISTANCE OF 226.77 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 236.19 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 2750.00 FEET, A DELTA ANGLE OF 6°16'54", A CHORD WHICH BEARS N30°28'26"W, A CHORD DISTANCE OF 301.35 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 301.50 FEET; THENCE N62°27'31"E A DISTANCE OF 141.70 FEET; THENCE S57°50'47"E A DISTANCE OF 536.97 FEET; THENCE S00°00'00"E A DISTANCE OF 146.61 FEET TO THE POINT OF BEGINNING.

18

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2025.09.20 12:22:39 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



BASEPOINT SURVEYING, INC.

MAILING: P.O. BOX 6437, LAKE LAND, FL 33807
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

J.K. STUART BLVD
Section 30 & 31, Township 29 S, Range 25X E

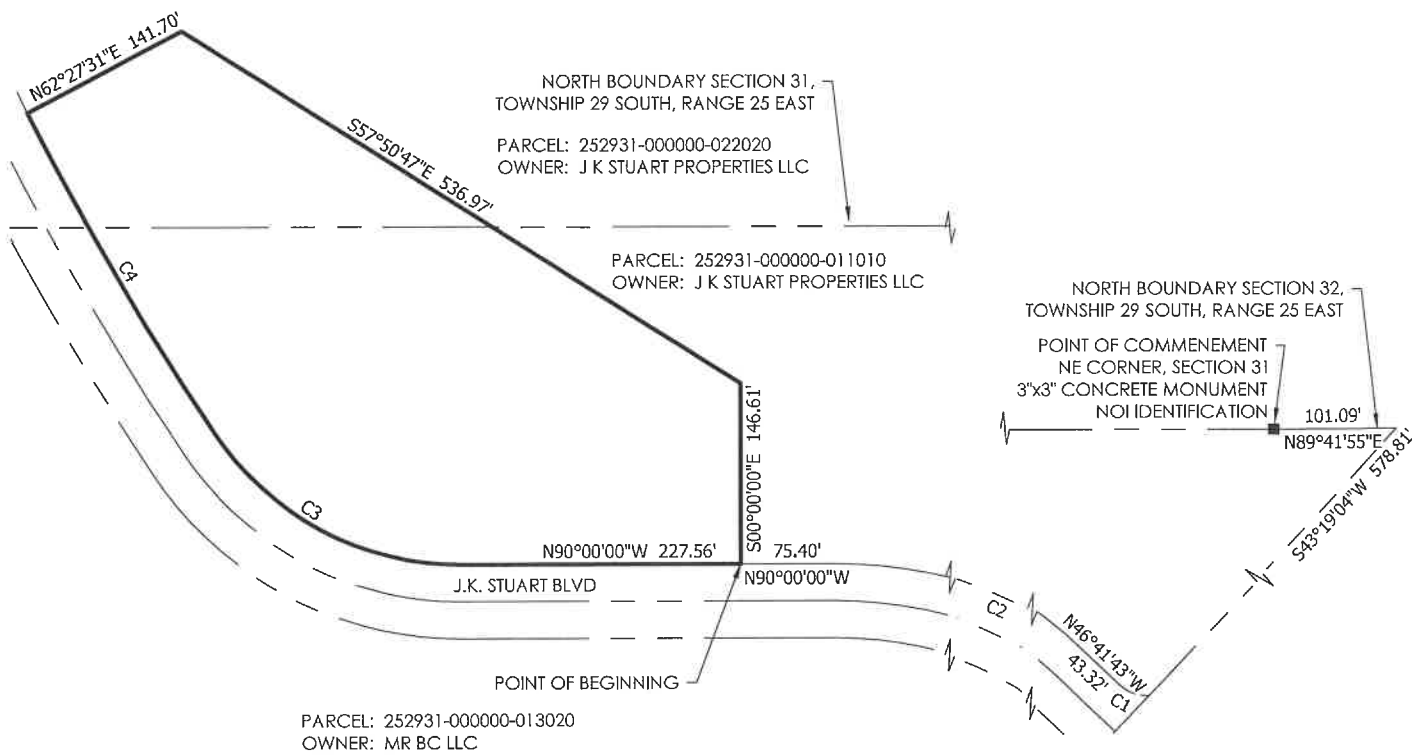
SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 1 OF 2

DRAWING: 11399 Easements.dwg

JOB #11399



NORTH
SCALE: 1" = 150'



CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	25.66	32.00	045°56'19"	24.98	S69° 39' 53"E
C2	302.32	400.00	043°18'17"	295.18	N68° 20' 52"W
C3	236.19	240.00	056°23'07"	226.77	N61° 48' 26"W
C4	301.50	2750.00	006°16'54"	301.35	N30° 28' 26"W



NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2025.09.20 12:22:03 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369

BASEPOINT SURVEYING, INC.

MAILING: P.O. BOX 6437, LAKELAND, FL 33807
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

J.K. STUART BLVD
Section 30 & 31, Township 29 S, Range 25X E

**SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 2 OF 2**

DRAWING: 11399 Easements.dwg JOB #11399

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Prepared by and return to:
Jacob C. Dykxhoorn, Esquire
Dykxhoorn Law Firm, P.A.
225 East Stuart Avenue
Lake Wales, FL 33853

DRAINAGE EASEMENT

This Drainage Easement is made this , 2026, between **Mr. BC, LLC, a Florida limited liability company**, whose address is 2800 U.S. Hwy. 98, Bartow, FL 33830 ("Owner"), and the **City of Bartow, Florida, a Florida municipal corporation**, whose address is 450 North Wilson Avenue, Bartow, FL 33830 ("City") and **J. K. Stuart Properties, LLC, a Florida limited liability company**, whose address is P.O. Box 870, Bartow, FL 33831-0870 ("Stuart" and, together with City, the "Grantee"). (*"Owner," "City," "Stuart" and "Grantee" are used for singular or plural, as context requires, and such terms, when used herein, shall refer to the applicable party and shall include such party's heirs, legal representatives, successors and assigns.*)

A. Owner owns in fee simple the property located in Polk County, Florida, described on **Exhibit "A"** attached hereto and made a part hereof (the "Easement Area").

B. City intends to acquire from Owner and Stuart fee simple ownership of the road right of way to be known as "J. K. Stuart Blvd.", which right of way is more particularly described on **Exhibit "B"** attached hereto and made a part hereof (the "City Land"). The City Land is adjacent and contiguous to the Easement Area.

C. Stuart owns in fee simple the property located in Polk County, Florida, described on **Exhibit "C"** attached hereto and made a part hereof (the "Stuart Land").

D. There is a spreader swale upon the Easement Area. This spreader swale will serve the City Land and the Stuart Land, to allow for surface water drainage from the stormwater ponds on the Stuart Land which serve Stuart and the City.

E. The purpose of this Drainage Easement is to grant to City an easement for drainage purposes over, upon and across the Easement Area for the benefit of the City Land, and to grant to Stuart an easement for drainage purposes over, upon and across the Easement Area for the benefit of the Stuart Land.

In consideration of the sum of ten (\$10.00) dollars and other good and valuable considerations, paid or given to Owner by Grantee, the receipt and sufficiency of which are hereby acknowledged, Owner does hereby grant and convey to Grantee, and Grantee's heirs, successors and assigns forever, a perpetual nonexclusive easement for drainage purposes over, upon, and across the Easement Area, together with such right of entry over, upon and across the Easement Area as may be necessary or useful for the placement, construction, maintenance, repair and replacement of drainage facilities upon the Easement Area; to have and to hold said easement hereby granted to Grantee for the benefit of and as an appurtenance to the City Land and the Stuart Land.

The easement granted in this instrument shall be subject to the following terms and conditions:

1. The easement hereby granted to City: (i) shall run with the City Land; (ii) shall be used only for the exclusive benefit of the City Land; (iii) may be used by the City and its successors and assigns, only for purposes of draining water from the City Land, and no other property, to the Easement Area; and (iv) is given on the condition that the City Land may only be used for road right of way purposes.



2. The easement hereby granted to Stuart: (i) shall run with the Stuart Land; (ii) shall be used only for the exclusive benefit of the Stuart Land; and (iii) may be used by Stuart and its successors and assigns, only for purposes of draining water from the Stuart Land, and no other property, to the Easement Area, for whatever purpose the Stuart Land from time to time may be lawfully used and enjoyed.

3. The easement hereby granted to Grantee is nonexclusive and is given upon the express condition that the Easement Area may also be used by Owner, and its successors and assigns, in conjunction with its use by Grantee and others, for any purpose that does not materially impair Grantee's use of the Easement Area for drainage purposes from the City Land and the Stuart Land, and Owner reserves such right and the right to grant further easements over, upon and across the Easement Area.

4. Each Grantee shall have the right, at such Grantee's expense, to maintain the spreader swale within the Easement Area and to maintain, repair, and replace ditches, drainage pipes, culverts and other drainage facilities upon or within the Easement Area, but shall not be required to do so. No party shall be required or obligated in any way to maintain the Easement Area or to construct, install, maintain, repair, improve, or replace any ditch, drainage pipe, culvert or other improvement upon or within the Easement Area, or to keep the Easement Area or any ditch, pipe, culvert or other improvement existing thereon, if any, in any particular state of repair or condition. Notwithstanding the foregoing, if a Grantee constructs or installs any drainage facilities upon the Easement Area, then such Grantee and its successors and assigns shall bear all expenses incurred in the operation and maintenance of the drainage facilities constructed or installed by such Grantee.

5. If a Grantee's permitted use of the Easement Area, including maintenance and repair of the drainage facilities, results in damage or destruction of any improvements within the Easement Area made by Owner, pursuant to Owner's right to continue to use the Easement Area as provided in this Drainage Easement, such Grantee shall pay all costs of restoring such damaged or destroyed improvements to their condition immediately before such damage or destruction. However, Owner shall not impede the flow of surface water from the City Land or the Stuart Land to the Easement Area.

6. Owner shall have the right to reconfigure, modify or relocate the Easement Area to another location within other land owned by Owner, at Owner's expense, to accommodate Owner's development of Owner's adjacent land; provided such change does not materially diminish the capacity to drain surface water from the City Land or the Stuart Land and provided Owner obtains, at its expense and at no cost to either Grantee, the appropriate permits (or modifications to existing permits) for any such change. Each Grantee agrees to cooperate in the reconfiguration, modification or relocation plans and to execute any applications or acknowledgments required by the permitting authorities for such change. Owner, at Owner's expense, shall be required to construct the relocated Easement Area, including without limitation the drainage ditches and other drainage facilities thereon, in substantially the same quality or better as the spreader swale, ditches and other facilities being replaced. Owner shall be required to demonstrate to Grantee that the relocation will not impair the validity and quality of the drainage system constructed by Grantee for the benefit of the City Land and the Stuart Land. Owner and Grantee agree to execute such documents as may be required to evidence the change in the Easement Area.

7. Owner and Grantee shall each have the right to construct and install a fence around the Easement Area, provided the other party shall have a key or other reasonable means of accessing the Easement Area.

In witness whereof, Owner and Grantee have signed and sealed this instrument on the date first above written.

[signature(s) on attached page(s)]

Signed, sealed and delivered
in the presence of:

Mr. BC, LLC, a Florida limited liability
company

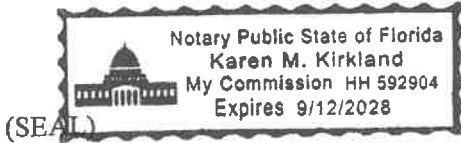
By: Benjamin J Robles
Benjamin Joseph Robles, as authorized member

Tiffany Larrabee
Witness #1: sign name above
Print Name: Tiffany Larrabee
Address: 2800 US Hwy 98N
Bartow, FL 33830

Megan Webb
Witness #2: sign name above
Print Name: Megan Webb
Address: 2800 US Hwy 98N
Bartow FL 33830

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 1st of April, 2026, by means of physical presence by Benjamin Joseph Robles, as authorized member of Mr. BC, LLC, a Florida limited liability company, on behalf of said company. He [] is personally known to me or [] has produced a driver's license as identification.



Karen M. Kirkland
Notary Public
Print Name: Karen M. Kirkland
My Commission Expires: 9/12/2028

Signed, sealed and delivered
in the presence of:

J. K. Stuart Properties, LLC, a Florida limited
liability company

By: Anne D. Hasson
Anne D. Hasson, as manager

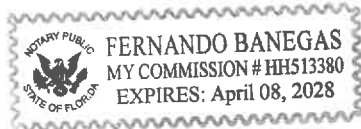
Jacob Pham
Witness #1: sign name above
Print Name: Jacob Pham
Address: 2614 Tamiami Trl N
Neples, FL 34103

Joseph Bruno
Witness #2: sign name above
Print Name: Joseph Bruno
Address: 2614 Tamiami Trl N
Neples, FL 34103

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this March 5th, 2026, by means of physical presence by **Anne D. Hasson, as manager of J. K. Stuart Properties, LLC, a Florida limited liability company**, on behalf of said company. She [] is personally known to me or has produced a driver's license as identification.

(SEAL)



Fernando Banegas
Notary Public
Print Name: Fernando Banegas
My Commission Expires: 04/08/2028



Signed, sealed and delivered
in the presence of:

J. K. Stuart Properties, LLC, a Florida limited
liability company

By: Jacob P. Brandon
Jack P. Brandon, as manager

Jacob C Dykxhoorn
Witness #1: sign name above
Print Name: Jacob C Dykxhoorn
Address: 225 East Stuart Ave.
Lake Wales, FL 33853

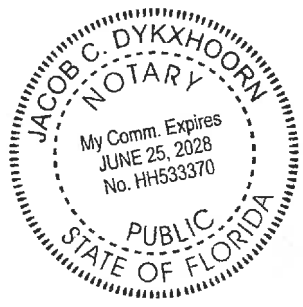
Amy W Dykxhoorn
Witness #2: sign name above
Print Name: Amy W Dykxhoorn
Address: 225 East Stuart Ave.
Lake Wales, FL 33853

State of Florida
County of Pulk

The foregoing instrument was acknowledged before me this 3-6, 2026, by means of physical
presence by **Jack P. Brandon, as manager of J. K. Stuart Properties, LLC, a Florida limited liability
company**, on behalf of said company. He is personally known to me or has produced a driver's
license as identification.

Jacob C Dykxhoorn
Notary Public
Print Name: Jacob C. Dykxhoorn
My Commission Expires: 6-25-28

(SEAL)



Signed, sealed and delivered
in the presence of:

City of Bartow, Florida, a Florida municipal
corporation

Witness #1: sign name above
Print Name: _____
Address: _____

By: _____
Print Name: _____
Title: _____

Witness #2: sign name above
Print Name: _____
Address: _____

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this _____, 2026, by means of physical presence by _____, as _____ of the City of Bartow, Florida, a municipal corporation, on behalf of said entity. He/She [] is personally known to me or [] has produced a driver's license as identification.

(SEAL)

Notary Public
Print Name: _____
My Commission Expires: _____



EXHIBIT "A"
DESCRIPTION OF EASEMENT AREA
[POND #3]
[see attached]



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCED COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE N89°41'55"E ALONG THE NORTH BOUNDARY OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, A DISTANCE OF 101.09 FEET; THENCE S43°19'04"W A DISTANCE OF 578.81 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, NON TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 45°56'19", A CHORD WHICH BEARS N69°39'53"W, A CHORD DISTANCE OF 24.98 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 25.66 FEET; THENCE N46°41'43"W A DISTANCE OF 43.32 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS 400.00 FEET, A DELTA ANGLE OF 43°18'17", A CHORD WHICH BEARS N68°20'52"W, A CHORD DISTANCE OF 295.18 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 302.32 FEET; N90°00'00"W A DISTANCE OF 156.74 FEET. THENCE S00°00'00"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. THENCE S00°00'00"E A DISTANCE OF 37.50 FEET; THENCE N90°00'00"W A DISTANCE OF 163.77 FEET; THENCE N00°00'00"E A DISTANCE OF 38.01 FEET TO A NON TANGENT POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 3°21'12", A CHORD WHICH BEARS S88°19'24"E, A CHORD DISTANCE OF 17.56 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 17.56 FEET; THENCE N90°00'00"E A DISTANCE OF 146.22 FEET TO THE POINT OF BEGINNING.

8

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV Digitally signed by Robert E Lazenby IV Date: 2025.09.20 12:15:47 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



BASEPOINT SURVEYING, INC.

MAILING: P.O. BOX 6437, LAKE LAND, FL 33807
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

J.K. STUART BLVD
Section 30 & 31, Township 29 S, Range 25X E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 1 OF 2

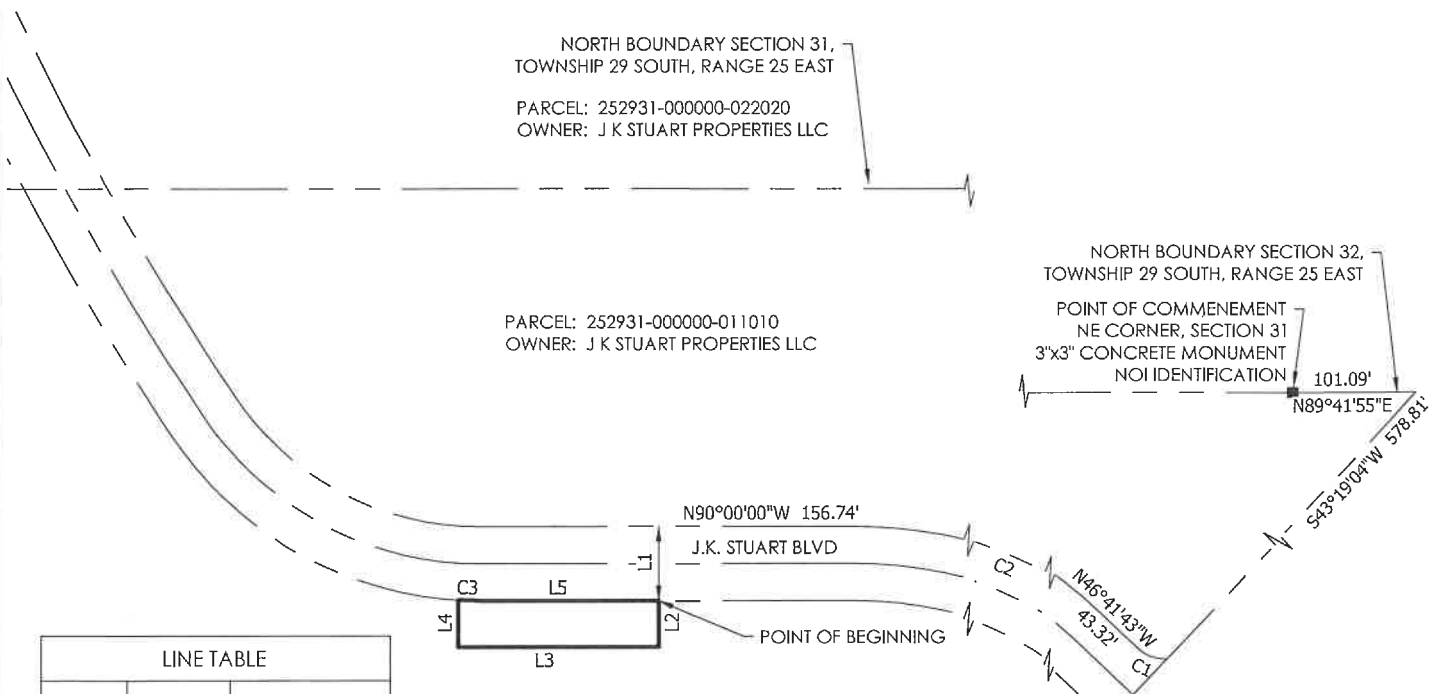
DRAWING: 11399 Easements.dwg

JOB #11399



NORTH
SCALE: 1" = 150'

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	25.66	32.00	045°56'19"	24.98	N69° 39' 53"W
C2	302.32	400.00	043°18'17"	295.18	N68° 20' 52"W
C3	17.56	300.00	003°21'12"	17.56	S88° 19' 24"E



LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.00'	S00° 00' 00"E
L2	37.50'	S00° 00' 00"E
L3	163.77'	N90° 00' 00"W
L4	38.01'	N00° 00' 00"E
L5	146.22'	N90° 00' 00"E

PARCEL: 252931-000000-013020
OWNER: MR BC LLC

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
RAISED SEAL

Robert E Lazenby IV
Digitally signed by
Robert E Lazenby IV
Date: 2025.09.20
12:15:18 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



MAILING: P.O. BOX 6437, LAKELAND, FL 33807
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

J.K. STUART BLVD
Section 30 & 31, Township 29 S, Range 25X E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 2 OF 2

DRAWING: 11399 Easements.dwg

JOB #11399

EXHIBIT "B"

DESCRIPTION OF THE CITY LAND

The right of way for J.K. Stuart Blvd., as shown on the plat for Bartow Ford Phase 2, as recorded in Plat Book , Page , public records of Polk County, Florida.



EXHIBIT "C"

DESCRIPTION OF THE STUART LAND

MF2 PARCEL: A parcel of land lying within Sections 29, 30, 31 and 32, Township 29 South, Range 25 East, Polk County, Florida, being more particularly described as follows: For a POINT OF REFERENCE commence at the Northwest corner of said Section 32; thence N.89°41'55"E. along the North boundary thereof, a distance of 101.09 feet for a POINT OF BEGINNING; thence S.43°19'04"W., a distance of 618.56 feet; thence N.46°41'43"W., a distance of 66.31 feet to a point of curvature; thence Westerly 279.65 feet along the arc of a curve to the left, said curve having a radius of 370.00 feet, a central angle of 43°18'17", and a chord bearing and distance of N.68°20'52"W., 273.04 feet; thence N.90°00'00"W., a distance of 55.23 feet; thence N.00°31'42"E., a distance of 1,626.89 feet to the Southerly right-of-way line of Ernest M. Smith Boulevard as described in Warranty Deed recorded in Official Records Book 8282, Page 1800, of the Public Records of Polk County, Florida, and a non-tangent point of curvature; thence along said Southerly right-of-way line the following six (6) courses: (1) Southeasterly 373.49 feet along the arc of a curve to the right, said curve having a radius of 2,003.00 feet, a central angle of 10°41'01", and a chord bearing and distance of S.65°58'08"E., 372.95 feet; (2) N.29°22'22"E., a distance of 10.00 feet to a non-tangent point of curvature; (3) Southeasterly 271.25 feet along the arc of a curve to the right, said curve having a radius of 2,013.00 feet, a central angle of 07°43'14", and a chord bearing and distance of S.56°46'01"E., 271.04 feet; (4) S.52°54'24"E., a distance of 650.16 feet; (5) S.37°05'36"W., a distance of 12.00 feet; (6) S.52°54'24"E., a distance of 202.50 feet; thence S.43°19'04"W., a distance of 697.50 feet to the POINT OF BEGINNING; **LESS AND EXCEPT** the right of way for J.K. Stuart Blvd. as shown on the plat for Bartow Ford Phase 2, as recorded in Plat Book [REDACTED], Page [REDACTED], public records of Polk County, Florida.

MF3 PARCEL: A parcel of land lying within Sections 30 and 31, Township 29 South, Range 25 East, Polk County, Florida, being more particularly described as follows: For a POINT OF REFERENCE commence at the Northeast corner of said Section 31; thence N.89°41'55"E. along the North boundary of Section 32, Township 29 South, Range 25 East, Polk County, Florida, a distance of 101.09 feet; thence S.43°19'04"W., a distance of 618.56 feet; thence N.46°41'43"W., a distance of 66.31 feet to a point of curvature; thence Westerly 279.65 feet along the arc of a curve to the left, said curve having a radius of 370.00 feet, a central angle of 43°18'17", and a chord bearing and distance of N.68°20'52"W., 273.04 feet; thence N.90°00'00"W., a distance of 55.23 feet for a POINT OF BEGINNING; thence continue N.90°00'00"W., a distance of 247.73 feet to a point of curvature; thence Northwesterly 265.71 feet along the arc of a curve to the right, said curve having a radius of 270.00 feet, a central angle of 56°23'07", and a chord bearing and distance of N.61°48'26"W., 255.12 feet to a point of compound curvature; thence Northerly 1,121.06 feet along the arc of a curve to the right, said curve having a radius of 2,780.00 feet, a central angle of 23°06'18", and a chord bearing and distance of N.22°03'44"W., 1,113.48 feet; thence N.10°30'35"W., a distance of 555.69 feet to the Southerly right-of-way line of Ernest M. Smith Boulevard as described in Warranty Deed recorded in Official Records Book 8282, Page 1800, of the Public Records of Polk County, Florida, and a non-tangent point of curvature; thence along said Southerly right-of-way line the following five (5) courses: (1) Easterly 642.19 feet along the arc of a curve to the right, said curve having a radius of 2,003.00 feet, a central angle of 18°22'11", and a chord bearing and distance of N.88°40'31"E., 639.44 feet; (2) N.82°26'50"E., a distance of 77.58 feet to a non-tangent point of curvature; (3) Easterly 198.85 feet along the arc of a curve to the right, said curve having a radius of 2,025.00 feet, a central angle of 05°37'35", and a chord bearing and distance of S.77°12'36"E., 198.77 feet; (4) S.48°54'22"E., a distance of 52.42 feet to a non-tangent point of curvature; (5) Easterly 60.57 feet along the arc of a curve to the right, said curve having a radius of 2,003.00 feet, a central angle of 01°43'57", and a chord bearing and distance of S.72°10'38"E., 60.57 feet; thence along a line non-tangent to said curve,



S.00°31'42"W., a distance of 1,626.89 feet to the POINT OF BEGINNING; **LESS AND EXCEPT** the right of way for J.K. Stuart Blvd. as shown on the plat for Bartow Ford Phase 2, as recorded in Plat Book _____, Page _____, public records of Polk County, Florida.



CITY OF BARTOW, FLORIDA

TO: City of Bartow Commission

THROUGH: Mike Herr, City Manager

FROM: Jacki Poole, City Clerk

DATE: April 20, 2026

SUBJECT: Determination of procedure to appoint new members to the Beautification Advisory Committee to fill two (2) vacancies.

SUMMARY

The City Commission is requested to determine the procedure for appointing two (2) new members to the Beautification Advisory Committee. The terms will expire May 2029.

BACKGROUND

The Beautification Advisory Committee, created under Section 82-26 of the Code of Ordinances, is composed of five city residents serving staggered three-year terms. The Committee meets monthly on the fourth Wednesday at 5:30 p.m. in the Commission Chambers at City Hall. Its responsibilities include providing recommendations on landscaping and beautification projects on city property and rights-of-way, and performing additional duties as assigned by the Commission. Members are not required to meet educational criteria or file a Statement of Financial Interests.

STAFF ANALYSIS

On April 10, 2026, Committee Member Chase Stevens informed the City Clerk's Office that he did not wish to be reappointed. On April 14, 2026, Committee Member Malachi Gaddis also notified the City Clerk's Office that he was not seeking reappointment.

When vacancies occur without applications on file, the Commission has traditionally appointed one of its members to return with a recommendation. In this instance, however, there is one application on file for Reinaldo Lopez, who has confirmed his continued interest in serving on this committee. His application was previously considered by the Commission at the February 2, 2026, Regular Meeting.

The vacancy has been publicly advertised on bulletin boards, the City's website and Facebook page.

RECOMMENDATION

That the City Commission determines the appointment procedure.

NEXT STEPS

Once applicants are appointed, the City Clerk's Office informs the applicant of their appointment and term length, and provides them with a board handbook, the Florida Commission on Ethics

ITEM NO. 12.b.1

Guide to the Sunshine Amendment & Code of Ethics for Public Officers, along with the contact information for the Board Administrator.

The Board Administrator and City Attorney conduct an orientation session with the board member to review Sunshine Law and public records requirements, as well as the member's roles, duties, and responsibilities on the board.

ATTACHMENTS

- Email from Asst. City Clerk Fussell regarding Chase Stevens.
- Email from Asst. City Clerk Fussell regarding Malachi Gaddis
- Application for Reinaldo Lopez.

Jacki Poole

From: Kaylee Fussell
Sent: Friday, April 10, 2026 8:05 AM
To: Jason Hargrove; Kyle Lasek
Cc: Jacki Poole
Subject: FW: [EXTERNAL]Re: Beautification Advisory Board Reappointment

Please see email below from Chase.

Kaylee Fussell | Assistant City Clerk | City of Bartow
450 N. Wilson Avenue | Ph. 863-534-0100 ext. 1255 | Fax 863-534-0409
P.O. Box 1069 | Bartow, FL 33831-1069 | kfussell@cityofbartow.net

From: Chase Stevens <chase.evolve@gmail.com>
Sent: Thursday, April 9, 2026 9:23 AM
To: Kaylee Fussell <kfussell@cityofbartow.net>
Subject: [EXTERNAL]Re: Beautification Advisory Board Reappointment

This Message Is From an External Sender

This message came from outside your organization.

I think now is a good time for me to step down and let others join. Hope things go well! Appreciate all you do!

On Wed, Apr 1, 2026 at 8:39 AM Kaylee Fussell <kfussell@cityofbartow.net> wrote:

Hi Chase,

Your term on the Beautification Advisory Board expires in May. If you would like to be reappointed submit the attached application.

Have a great Wednesday!

Thank you,

Kaylee Fussell | Assistant City Clerk | City of Bartow

450 N. Wilson Avenue | Ph. 863-534-0100 ext. 1255 | Fax 863-534-0409

P.O. Box 1069 | Bartow, FL 33831-1069 | kfussell@cityofbartow.net

City of Bartow E-Mail Disclaimer: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact Bartow City Hall by phone or in writing.

--

Chase A. Stevens
Evolve Professional Landscape Management
897 E Lemon St
Bartow FL 33830
Email- Chase.evolve@gmail.com
Mobile- 863-528-0002
Office- 877-585-1007
Fax-863-223-0275

Jacki Poole

From: Kaylee Fussell
Sent: Tuesday, April 14, 2026 12:34 PM
To: Jason Hargrove; Kyle Lasek
Cc: Jacki Poole
Subject: FW: [EXTERNAL]Re: Beautification Advisory Board Reappointment

Jason/Kyle,

Please see email below from Malachi.

Thank you,

Kaylee Fussell | Assistant City Clerk | City of Bartow
450 N. Wilson Avenue | Ph. 863-534-0100 ext. 1255 | Fax 863-534-0409
P.O. Box 1069 | Bartow, FL 33831-1069 | kfussell@cityofbartow.net

From: Malachi Gaddis <malachigaddis@icloud.com>
Sent: Tuesday, April 14, 2026 12:33 PM
To: Kaylee Fussell <kfussell@cityofbartow.net>
Subject: [EXTERNAL]Re: Beautification Advisory Board Reappointment

This Message Is From an Untrusted Sender

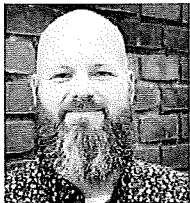
You have not previously corresponded with this sender.

Hi Kaylee,

I do not plan to renew this application. Business has been picking up for me and I am afraid I won't have time to commit to this role.

I have already had to miss a few meetings in the past because of work and I don't think I can make the one for the 22nd of this month. I apologize for this and hope you understand. I did enjoy my time working with you all and appreciate all that you do!

Best Regards,



Malachi Gaddis
Broker
Real Estate & Property
Management
**DILIGENCE REAL ESTATE
GROUP**
927-400-5063
diligence@icloud.com
Central Florida

On Apr 1, 2026, at 8:39 AM, Kaylee Fussell <kfussell@cityofbartow.net> wrote:

Hi Malachi,

Your term on the Beautification Advisory Board expires in May. If you would like to be reappointed submit the attached application.

Have a great Wednesday!

Thank you,

Kaylee Fussell | Assistant City Clerk | City of Bartow

450 N. Wilson Avenue | Ph. 863-534-0100 ext. 1255 | Fax 863-534-0409

P.O. Box 1069 | Bartow, FL 33831-1069 | kfussell@cityofbartow.net

City of Bartow E-Mail Disclaimer: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact Bartow City Hall by phone or in writing.

' <Board Application.pdf>



CITY OF BARTOW BOARDS AND COMMITTEES

APPLICATION

For office use only

RECEIVED BY

OCT 02 2023

BARTOW CITY CLERK'S OFFICE

Thank you for your interest in serving on a Bartow board or committee!

Before You Begin.

Please read this form carefully. Fully complete all sections. Applications remain active for one year from submittal date.

Return completed application to:

City Clerk's Office, Bartow City Hall, 450 N. Wilson Avenue, Bartow, Florida 33830; or FAX to: 863-534-0409; or email to: jpoole.clerks@cityofbartow.net

Choice of Board or Committee.

Please review the attached descriptions & qualifications for the board or committee that interested in joining.

List the name of the board/committee for which you are applying or select one from the drop-down menu:

Note: that you may only belong to one board or committee at a time. Beautification Advisory Board

Contact Information: Please print legibly.

Note: this application, and all information you provide, may be viewed by the public upon request.

Reinaldo Lopez
Name: Reinaldo Lopez
Business/Organization Name (if applicable): Bartow, FL 33830
Mailing Address: 1665 Lakeside Drive
City: Bartow, State: FL, Zip: 33830
N/A | 863-221-5622 | Rayperez47@icloud.com/Raylopez47@icloud.com
Home Phone Number | Cell Phone Number | Email Address

Why are you interested in serving as a member of your selected board or committee?

I am driven to serve in my city however I may be of service. In many ways I see the city I grew up in progressing foward. But in others I see that nothing has changed in many years. Nothing makes a city BOOM in slendor as its BEAUTY! It attracts men and women from an array of professions, and businesses to settle here. And especially the families that move in and call our little city home. I believe in our success and potential, which is why I feel appropriate to apply for the Beautification Advisory Board and offer my passion, dedication and service to my fellow citizens.

Briefly describe prior board or committee service and/or special qualifications:

N/A

Section 760.80, Florida Statutes, requires certain reporting of minority representation on statutorily created boards to be filed on an annual basis. Please complete the following:

Race: [] Native American [] African American [x] Hispanic [] Asian [] Caucasian [] Other

Gender: [x] Male [] Female Physically Disabled: [] Yes [x] No

Have you ever been convicted of a crime? [] Yes [x] No

If yes, please explain:

I do hereby acknowledge the following:

1. This application, when complete and filed with the Office of the City Clerk, is a Public Record under Chapter 119, Florida Statutes, and is open to public inspection.
2. I am responsible for keeping the information on this form current and that any changes or updates will be provided to the Office of the City Clerk
3. I consent to filing the Statement of Financial Interests (FORM 1) if required for this board/committee.
4. If appointed, I acknowledge that it is my obligation and duty to comply with the following:
 - a. Code of Ethics for Public Officials (F.S. Chapter 112, Part III)
 - b. Florida Sunshine Law (F.S. Chapter 286)
 - c. Florida Statutes www.flsenate.gov/Laws/Statutes/
5. I understand the responsibilities associated with being a board or committee member, and I will have adequate time to serve on the board or committee I have selected.

Bartow Residency. Bartow residency is a requirement for Bartow boards and committees.

I attest that I reside within the incorporated limits of Bartow.

Home Address: 1665 Lakeside Drive Bartow, Florida 33830

Home Address is required and will be used to verify Bartow residency

Truth and Accuracy.

I certify that the information contained on this form is true and accurate to the best of my knowledge.

REINALDO I. LOPEZ

9/29/2023

Signature

Date

Important Public Records Information. Please note that the city receives requests from the public to review documents, such as this form, provided to the city and the city is obligated to release these public records, including all information contained on the form, upon request. Please call the City Clerk at 863-534-0100, if you have questions or concerns about the disclosure of specific information.