

**CITY OF LABELLE
REGULAR COMMISSION MEETING**

Mayor Lyons called the meeting to order at approximately 6:55 p.m. Ron Zimmerly, Finance Director, led the opening prayer followed by the Pledge of Allegiance. A roll call was taken, and all Commissioners were present.

PROCLAMATIONS

Mayor Lyons introduced the proclamation for Government Finance Professionals Week. Alexis read the proclamation into the record. The proclamation was presented by Mayor Lyons to Ron Zimmerly, Finance Director. The Finance Department was thanked for their hard work and dedication.

CONSENT AGENDA

Mayor Lyons asked for a motion on the consent agenda.

Commissioner Akin made a motion to approve the consent agenda. Commissioner Wilkins seconded the motion. The motion carried 5-0.

PUBLIC HEARINGS

Mayor Lyons opened the public hearing on Ordinance No. 2020-01 relating to the 50-Acre Planned Unit Development Rezone. Clarification was provided to the public that the Local Planning Agency hearing on the Wheeler Estates Comprehensive Plan Amendment was continued and would not be heard that evening.

Alexis Crespo presented the Staff Report and outlined the updates made since the Local Planning Agency hearing, including: removal of the operating entity referenced throughout the operating plans; correction to maximum pile height; and the addition of a shed structure on the Master Concept Plan.

Jennifer Sapen, AICP with Barraco and Associates, representing the Applicant, made a brief presentation and noted this PUD would provide the City with a local horticultural recycling facility. She added that the closest facility is in Lee County more than 30 miles away. There was brief discussion on the matter. It was clarified that retail sale of the materials is not requested in the PUD. There was discussion on when Helms Road would be opened by the County. It was noted that the road would open in late May/June 2020 by Gary Hull and Josh Rimes. There were no further questions of the Applicant.

Mayor Lyons opened up public comment. There was no public comment on the matter.

Commissioner Akin made a motion to approve Ordinance No. 2020-01 as presented. Commissioner Kelley seconded the motion. The motion carried 5-0.

Mayor Lyons opened the public hearing on Resolution 2020-02, Building Permit Review Fees. Alexis explained the changes proposed relating to scrivener's errors, and to include fees for temporary use permits and site construction plan review. There was discussion on converting the drainage plan review fee to the new site construction plan permit fee. Commissioner Wilkins noted she had discussed the proposed fees with local builders and they did not have an issue with the increases as proposed by Staff.

Commissioner Wilkins made a motion to approve Resolution No. 2020-02 as presented. Commissioner Kelley seconded the motion. The motion carried 5-0.

OLD BUSINESS

Ron Zimmerly provided an update on the Riverbend Passive Park Lease Agreement with South Florida Water Management District. He noted correspondence was received from DEP indicating that grant monies would not be available from public agencies for leases that are revocable at will. Ron pointed out that SFWMD did not provide any indication of changing the terms of the lease agreement based upon this information. There was additional discussion on the matter and it was tabled.

Ron Zimmerly provided an update on the SCOP paving project, noting the contract with the contractor has been executed based on bid approval at the February Commission meeting. He also noted that FDEP has fully approved the contract and contractor. He presented a list of approved streets and proposed streets he would like to add. He explained the funding for the additional streets was budgeted over the past years, and the additional projects could be handled as a purchase order with the contractor. He requested approval to proceed with the purchase order for \$151,671.85. There was discussion on increasing the amount to cover potential overages.

Commissioner Wilkins made a motion to authorize Staff to proceed with a purchase order in the amount of \$151,671.85 for the additional paving projects, with the approval for Staff to process a change order with total amount not to exceed \$160,000, if needed. Commissioner Akin seconded the motion. Motion carried 5-0.

Ron then presented Resolution 2020-05 to authorize Staff to proceed with submission of a grant application for additional SCOP projects. Ron presented the map of the proposed projects. Ron noted the request would likely be broken into “mini grants” rather than approved as the lump sum requested.

Commissioner Wilkins made a motion to approve Resolution 2020-05, to authorize Staff to proceed with the SCOP grant application for \$539,491.29 in funding for repaving projects, authorizing the Mayor to sign any documentation, and accept the grant if awarded. Commissioner Smith seconded the motion. Motion carried 5-0.

Commissioner Akin asked Ron if there was any funding budgeted for sidewalks. Ron noted there was some funding, approximately \$20,000 and \$25,000. Ron noted the City needs to revisit the sidewalk plan. He also noted the Fort Thompson sidewalk will be installed by FDOT, at a much higher cost than the City would pay to install it themselves. Commissioner Wilkins asked for a copy of the sidewalk plan. Staff noted they would provide to the Commissioners.

There was no new business.

STAFF REPORTS

Fire Chief Josh Rimes noted the Fire Department ran 96 calls in February, a slight increase due to Swamp Cabbage Festival. He also noted the increase in brush fires and mulch fires at a horticultural waste facility in Felda. He outlined some repairs needed at the Fire Station relating to a pipe bursting, which the City maintenance crew repaired.

Ben Rowe with the Hendry County Sheriff’s Office presented the report attached to the agenda package. Commissioner Wilkins commended the Sheriff’s Office on their good work during the Swamp Cabbage Festival, particularly relating to enforcement of illegal parking in Barron Park.

Nick DeGuida with Four Waters provided an update on several projects. He noted the old water plant is completely offline and is working on final items to make sure FDEP knows there is no need to service the plant. Commissioner Wilkins asked what the plans are for the WTP are now that it is offline. Nick noted that is to be determined, but likely it should be demolished.

Under the CDBG grant, Nick noted all water mains will be completed by the end of the month. After the water main construction, he noted the next focus will be the sewer projects. Nick noted that Zones A & J Sewer Projects are under design with 90% construction document expected by end of April, which is on schedule. Construction will be completed by October 2020.

Nick then provided an update on the groundwater monitoring wells for the rapid infiltration basins. He noted that FDEP has approved the location of the new well and Four Waters has provided a proposal to the City for services associated with this project.

The final item that Nick presented is the overloading of the City's wastewater treatment plant (WWTP). He noted increased costs for maintenance if this issue is not addressed. Nick noted there is high strength wastewater being introduced to the system at much higher rates than the system is designed for. He said the first step is to find the source(s) rather than try to address it at the plant level through remediation. He noted the Commission should consider requiring an industrial and grease pre-treatment program or ordinance. Nick noted that some dumping has been occurring at the City plant. There was discussion by the Commission on the facts relating to illegal dumping. Gary noted the remediation completed at the plant in response to the issues, including removal of 50+/- truckloads of sand. There was discussion on the long-term solution for the plant and the budget needed to fund the mitigation/solutions. There was lengthy discussion on the illegal dumping and how to investigate the sources.

City Planner Alexis Crespo discussed LDC amendments that have been requested by the Commissioners and asked for direction. Alexis noted she is working with Hendry County Planning and Code Enforcement Staff to get a better handle on enforcing the single-family zoning ordinance in relation to farmworker housing. She noted Nora Ned had recently met with Staff to discuss her concerns on Fordson Avenue. She also asked for permission to proceed with creation of a grease trap ordinance with Four Waters. There was consensus to proceed. Alexis asked for direction to hold a community workshop on replacement of mobile homes in Pinewood, Englewood, Sunset Park and Ford Park as directed by Commissioner Wilkins to help improve the neighborhood. There was discussion and it was decided the City should bring the item to the neighborhood via a future community workshop. Alexis asked for direction to update the open space requirements in the LDC, noting there are minimal requirements for open space. Lastly, there was direction to Staff to update the temporary use ordinance to allow food vending trucks at special events through the temporary use permitting process, and not just for grand openings. Commissioner Wilkins pointed out she has noticed several food trucks at special events over past weeks that are likely not getting permits.

City Attorney Derek Rooney noted he had nothing to report.

Superintendent of Public Works Gary Hull presented the Bennett Avenue residents' petition for speed bumps. He explained the City's intent to install pre-fabricated speed bumps for traffic calming purposes. There was discussion by the Commission and approval to proceed.

Ron Zimmerly gave an update on the legislative session. He noted the City is in a good position to get a generator or two. However, the corona virus could impact funding. He also noted the transmission loop funding may only be partially funded. He provided an update on the Captain Hendry House noting the repairs to the roof should be complete before hurricane season, the City is waiting on the materials to arrive.

The Building Official and Code Enforcement Reports were included in the agenda materials and no presentations were given.

BUSINESS BY COMMISSIONERS

Tommy Smith – Nothing to report.

David Kelley – Nothing to report.

Julie Wilkins – Requested that Staff continue to work on the WWTP issue. There was further discussion on the item and next steps.

Daniel Akin – Asked the Barron Park Update to be on the agenda for next meeting. Gary noted he would make sure to provide an update at the next meeting. He also asked for updates on the special magistrate and abandoned house process. Derek noted that he and Allen are coordinating on those items.

There was discussion on if there is sufficient staff for code enforcement and the process for moving forward with code enforcement issues such as dilapidated structures. Commissioner Wilkins noted that code enforcement may consider working Tuesday through Saturday instead of Monday through Friday. Derek Rooney noted he would be meeting with Allen Pickles to discuss.

PUBLIC COMMENT

Sherrie Easterly made comments about a streetlight that is out at Barron Park, as well as another light that needs repair near the Library. She asked Gary Hull about lighting needs and roadway/parking striping on Fort Thompson Avenue. Gary said he would coordinate with her after the meeting regarding her list of issues.

As there was no further business, the meeting was adjourned at approximately 8:15 p.m.

APPROVED:

*****SEE CLERK FOR SIGNED VERSION*****

David A. Lyons, Mayor-Commissioner

Attest:

*****SEE CLERK FOR SIGNED VERSION*****

Thomas A. Smith, Clerk-Commissioner