

**CITY OF LABELLE
REGULAR COMMISSION MEETING**

Mayor Lyons opened the regular May Commission Meeting at 6:20 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, PRESENTATIONS & PUBLIC COMMENT ON AGENDA ITEMS

Mayor Lyons called for public comment. There was none.

CONSENT AGENDA

Mayor Lyons asked for a motion on the consent agenda.

Commissioner Smith made a motion to approve the consent agenda. Commissioner Wilkins seconded the motion but noted that on page 1 the Commission meeting minutes should reflect that Commissioner Spratt requested the Applicant retain the 8' tall fence/wall on the western property line, and she had agreed. The amended motion carried 5-0.

PUBLIC HEARINGS

Mayor Lyons introduced the public hearing and first reading on proposed Ordinance 2021-07, to modify the election terms for the 2025-2026 election. Mr. Rooney explained that the commission seats up for re-election this year would have a one-time, five-year term to align with the presidential and primary election years. The Hendry County Supervisor of Elections, Brenda Hoots, was in attendance and indicated her support of the ordinance. There was no further public comment. The first reading of the ordinance was entered into the record.

Mayor Lyons introduced the public hearing on Resolution 2021-28 ratifying Resolutions 2021-23, 2021-24, 2021-19, and 2021-20 regarding the Local State of Emergency for COVID-19. There was discussion on the need to continue the local state of emergency. Mr. Rooney explained it is recommended to ensure access to federal funding which may have criteria for a local state of emergency to be in place, as well as flexibility regarding emergency procurement procedures.

Commissioner Wilkins made a motion to approve Resolution 2021-28. Commissioner Akin seconded the motion. The motion carried 5-0.

OLD BUSINESS

Mayor Lyons noted the appointments was still a work in progress.

NEW BUSINESS

Mr. Rooney explained the interlocal agreement with the Hendry County Supervisor of Elections for conducting the 2021 municipal election.

Commissioner Spratt made a motion to authorize the Mayor to execute the agreement. Commission Wilkins seconded the motion. The motion carried 5-0.

Mr. Rooney presented a corrective easement relating to the Belle Arbor project. It was explained the property owner requested a permanent, non-exclusive easement to allow for construction and maintenance of a stormwater conveyance between the development and the Caloosahatchee River. The name of the owner changed which requires an amended easement.

Commissioner Akin made a motion to approve the corrective easement for LaBelle Landings, LLC. Commissioner Wilkins seconded the motion. The motion carried 5-0.

Mr. Rooney presented a drainage easement relating to the tiny homes project on Shady Oaks Lane, noting this was the same type of easement that was just approved for LaBelle Landings, LLC to allow for drainage from Shady Oaks to the River.

Commissioner Spratt made a motion to approve the drainage easement subject to a final legal description. Commissioner Smith seconded the motion. The motion carried 5-0.

Mr. Rooney presented the Hendry LaBelle Recreation Board Agreement extending the lease of the park for 31 years. He noted no other terms of the lease had changed.

Commissioner Akin made a motion to approve the drainage easement subject to a final legal description. Commissioner Spratt seconded the motion. The motion carried 5-0.

Mr. Zimmerly presented the Captain Hendry House repairs. There was discussion on the required repairs to the porch. Mr. Zimmerly noted the house is not being rented currently until repairs were completed. He provided an estimate of the required porch and deck repairs would cost from Rock Enterprises. He asked for direction to proceed with a bid or a design-build project. There was discussion on the materials proposed for the porch, including painting the pressure treated wood prior to installation and after installation, or a cypress alternative. There was discussion on the state of the porch and safety issues.

Commissioner Wilkins made a motion to proceed with securing bids with pressure treated wood and a cypress alternative. Akin seconded the motion. Spratt asked if synthetic materials could be appropriate. Following discussion Commissioner Wilkins amended her motion to include synthetic materials, which Commissioner Akin seconded. The motion carried 5-0.

Mr. Zimmerly introduced Resolution 2021-29 relating to the First Bank Safe Deposit Box. He noted a new staff person needed to be added to the list that can access the deposit box. He noted the City stores the hard drives and other records in the box.

Commissioner Spratt made a motion to approve. Commissioner Akin seconded the motion. The motion passed 5-0.

Mayor Lyons moved to RFQ2021-01 selection relating to Operation and Maintenance Activities for the Water Treatment and Distribution and Wastewater Collection and Treatment Facilities. Mr. Rooney explained the three (3) submittals received from Inframark, Woodard & Curran, and U.S. Water Resources Corp. He explained the selection process and recommended the Commission, acting as the Selection Committee, accept brief presentations from the candidates. Mayor Lyons asked if anyone from Inframark would like to address the Commission.

Ben Griffin, Regional Manager, with Inframark addressed the Commission, and provided a brief presentation on his company's resources and abilities to assist the City with their operations and maintenance of the utility facilities. Following his presentation, the Commission asked Mr. Griffin about benefits, pay, insurance and other incentives that Inframark provides their employees. Mr. Griffin emphasized the benefit package provided by this firm. The Commission thanked Mr. Griffin. Mayor Lyons asked if anyone from Woodard & Curran was present to address the Commission.

Glen Burden from Woodard and Curran made a presentation to the Commission on the company and their ability to assist the City, including details on the company's services beyond operations and maintenance, such as grant funding and engineering. He also discussed the benefit program and plan for employee retention. Following his presentation, the Commission thanked Mr. Griffin.

Mayor Lyons asked if anyone was presented from U.S. Water Resources Corp. There was no one present.

Following the presentations, Mr. Rooney explained the ranking process and handed out the ranking sheets to the Commission, acting as the Selection Committee.

Following review of the ranking, Mr. Rooney confirmed that Woodard and Curran ranked first, followed by Inframark, and U.S. Water Resource Corp. as 3rd. He noted the City would post a notice to award. There was further discussion on the benefits offered by the company to ensure the staff benefits were maintained.

Member of the public, Tyler Whooten asked the Commission on what prompted the City to make the decision to outsource the water operations. Mr. Rooney explained the issues with maintenance and under staffing, and that the City has been attempting to resolve the issues over the past 2 years. The option to outsource the operations was the solution selected by the City Commission.

STAFF REPORTS

Captain Brent Stevens provided an update, noting April was a busy month. He noted the transition of the new Fire Chief was in full swing.

Mike Stevens with the Hendry County Sheriff's Office introduced himself and provided an update on City and County crime statistics. He noted efforts for additional signage to prevent car robberies. Commissioner Wilkins clarified that he is the City's representative, and he confirmed. Commissioner Akin asked for additional monitoring throughout the City on speeding.

Mayor Lyons asked for the Engineering Report. Laura Constantino with Four Waters Engineering presented her analysis on the cost of water and sewer line extensions along the SR 80 corridor west to the Lee County line, should the City and County proceed with line extensions to the Old Florida RV Park project. There was discussion on pricing for 8-inch and 10-inch lines. Derek Rooney provided additional information on the partnership with Hendry County to oversize the lines and the status of the Old Florida RV Park development petitions. He noted this as a first step, but the analysis indicates there is value in oversizing lines due to the potential users along the corridor. There was discussion on the line extension the need to expand the wastewater plant. Following the discussion on utilities, Laura provided an update on the sewer conversion projects and well monitoring project.

Derek Rooney noted he is working on an open container ordinance to align with the County's rules. On negotiations with the operations and maintenance contract, Mr. Rooney noted he reached out to Jeff Wright

with Henderson Franklin to assist the City due to his conflict of having worked for each of the submitting firms. He noted Mr. Wright is running his conflict check.

Superintendent of Public Works, Gary Hull, gave updates on Belle Arbor and impacts to Shady Oaks Lane as well as bringing Barron Park up to code. Kelly Boone commented that she has a quote to bring Barron Park up to code. There was discussion on the bidding process. Commissioner Akin asked if any progress was made towards hiring an arborist. Gary noted he had a list of arborists provided by Commissioner Wilkins and was working on it.

City Planner, Alexis Crespo, noted the Tree Advisory Board meeting would meet on June 10th at 5 p.m. prior to the next scheduled Commission meeting. She also noted that the City would file for the annual Department of Economic Opportunity Grant to allow for Comprehensive Plan updates.

Ron Zimmerly started his report \$2.1M in funding through the American Rescue Act that will be provided from the State that can be used for infrastructure, including supplementing the emergency generator infrastructure improvements. Mr. Zimmerly gave an update on the state budget and the potential funding for the Helms Road waterline extension. He asked for conceptual approval to use the Rescue Funds to supplement the generator project.

Commissioner Wilkins made a motion to approve use of the American Rescue funds to supplement the generator project. Commissioner Akin seconded the motion. The motion passed 5-0.

There was discussion on re-opening City Hall on Tuesday, May 18th. The Commission agreed with the Staff. There was discussion on hiring code enforcement staff and Ron noted there was funding available and the next fiscal year budget would include this line item.

There was discussion and it was agreed the Tree Board will meet at 4 p.m. on June 10th and the first budget workshop would be held at 4:30 – 5:30 p.m. immediately following.

Allen Pickles, Code Enforcement Officer, provided an update on progress at the Trading Post, at the 451 S. Bridge Street automotive repair, noting improvements in both properties. Derek Rooney noted that a new bill prohibits code enforcement calls from being anonymous.

The Building Department Report was provided to the Commission and no presentation was given.

Commissioner Wilkins asked about the appropriate weight limit for truck sizes in residential districts and asked Staff to research this item and bring back a Land Development Code amendment.

BUSINESS BY COMMISSIONERS

Commissioner Smith – Nothing to report.

Commissioner Spratt – Nothing to report.

Daniel Akin – Nothing to report.

Mayor Lyons – Nothing to report.

Commissioner Wilkins – Commissioner Wilkins asked about maintenance on the art gallery and setting a workshop on the Selma Daniels School repair and art installation. There was discussion on the air conditioning system and the gutter repairs. Gary Hull noted Staff would be working on the repairs.

Member of the public, Kelly Boone noted wood rot on the LDRC building. There was discussion on maintenance working with the LDRC on necessary repairs.

Commissioner Wilkins asked Staff and the Commission to conduct a workshop in July on the Selma Daniels School since the Commission was meeting on the budget and there was a Tree Board meeting scheduled for June 10th.

As there was no further business, the meeting was adjourned at approximately 8:10 p.m.

APPROVED:



David A. Lyons, Mayor-Commissioner

Attest:



Thomas A. Smith, Clerk-Commissioner