

**CITY OF LABELLE
REGULAR COMMISSION MEETING**

Mayor Wilkins opened the regular December Commission Meeting at 6:01 p.m. A roll call was taken, and all Commissioners were present. Ron Zimmerly, Finance Director, led the opening prayer followed by the Pledge of Allegiance.

Mayor Wilkins called upon Glenn Burden to update the Commission on the City's utility issues. Mr. Burden gave a presentation on the current state of the City's water meters, and the need to purchase new meters. He informed the Commission that not all water was being accounted for. He stated that the Reverse Osmosis membranes are 8 years old, and have never been cleaned. He discussed the options for cleaning, and eventually purchasing new membranes. He also discussed the capacity and condition of the Wastewater Treatment Plant. Commissioner Spratt asked if a water issue was taken care of at 695 Martin Luther King. Mr. Gary Hull stated that it had not been taken care of as of yet. Mayor Wilkins asked Laura Constantino with Four Waters Engineering if she had anything to add to the discussion. Laura stated that Missouri Street would be open the following day.

Heath Daniels of the Swamp Cabbage Festival, addressed the Commission to request use of the Sports Complex Park for the Swamp Cabbage Festival. He stated that there is another event that did not coordinate with the Swamp Cabbage Festival, that is planning to use the Sports Complex Park on the same date. Mayor Wilkins clarified that the Recreation Board has jurisdiction over the use of the Sports Park. Discussion was had on the County Ordinance that does not allow other events to be permitted during the month of February that are not Swamp Cabbage related. Mayor Wilkins suggested for Heath to attend the Recreation Board meeting to request use of the Sports Park. Attorney Derek Rooney stated that a Temporary Use Application would be needed. More discussion was had on the conflicting events.

Mayor Wilkins took up the Consent Agenda. In addition to his staff report submitted, Attorney Derek Rooney added that the approval to get the yard assessment for Ford and Sunset Park would not be able to be submitted by the end of the year. He announced a Special Meeting on December 20, 2021 at 5:00 p.m. to discuss the Ordinance 2021-14, relating to the MSBU for EMS Services with Hendry County.

***Commissioner Spratt made a motion to accept the consent agenda. Akin seconded the motion.
The motion carried 5-0.***

Mayor Wilkins called upon Alexis Crespo to present Ordinance 2021-08. Attorney Derek Rooney read Ordinance 2021-08 into the record. He then had the members of the public that wished to speak on the topic attest that they would tell nothing but the truth. Alexis Crespo, City Planner, gave a short summary of the project. She introduced Shellie Johnson, the planner representing the applicant, and invited her to the podium. Shellie gave a power point presentation on the plans for the project. Commissioner Spratt questioned the street front view of the buildings and other options for street buffers. Alexis Crespo once again addressed the Commission. She then stated that staff did recommend approval of the PUD at the LPA meeting in July. Ms. Crespo then gave her presentation on the project, and gave her suggested conditions for the approval of the project. Mayor Wilkins suggested that a 16- inch tree be removed rather than a 26- inch oak tree. Mayor Wilkins stated she would like to see a colored rendering at the second reading. More discussion was had on the street facing side of the building. Commissioner Akin noted a difference in the requested elevations. Commissioner Akin asked if it was possible to deny the PUD application because of the waste water treatment capacity. Attorney Derek Rooney stated that it is zoned for mixed uses. Discussion was on the sewer and septic conditions of the City.

Mayor Wilkins opened public comment on Ordinance 2021-08, and called upon Lynn Jordan to address the Commission. Mr. Jordan stated that he and his family live on properties adjacent to the proposed project and would not to see the zoning changed.

Mayor Wilkins invited Vernon Holland to the podium. He then addressed the Commission with his concern for the size of the project versus the size of the property.

Christina Davidson was called to the podium. She stated she would like the area to stay residential and that the project is too large for the area.

Susie Hull was then called upon to address the Commission. She voiced her concerns and noted that she felt the project would destroy the neighborhood.

Kevin Holland then addressed the commission. He asked if the zoning would have to be changed to accommodate the increased capacity. Mr. Rooney explained that the Future Land Use is compliant. Mr. Holland questioned what legal action Beck could take if the Commission voted against the PUD. Rooney explained the process of approving or denying a rezoning application. Mr. Holland then asked the Commission to vote against the change in zoning.

Commissioner Spratt asked Shellie Johnson if Mr. Beck, the applicant, would consider 2 single family homes rather than the proposed project. Commissioner Spratt suggested that residents ask to purchase the property in question from the owner. Mr. Jordan stated that he would purchase the property for a legitimate price.

Amy Sarazen Thibaut, who legally represents the applicant, addressed the Commission and asked for them to take property rights into consideration when deciding. She noted that the project would be in conformance with the current Future Land Use Map and Comprehensive Plan. Mayor Wilkins asked Alexis Crespo about the conditioned uses for the property. She explained the allotted density of the property.

No more discussion was had on Proposed Ordinance 2021-08.

Attorney Derek Rooney read Ordinance 2021-12 into the record, for the rezoning of 82 W. Hickpochee from Downtown Business District, Downtown General, to Downtown Business District, Downtown Central. Mr. Rooney recommended adopting the Ordinance. There was no discussion by Commissioners or the public.

Commissioner Ratica made a motion to approve the Ordinance 2021-12. Commissioner Spratt seconded the motion. The motion carried 5-0

Mayor Wilkins took up Resolution 2021-82, ratifying Resolutions 2021-79, 2021-80, and 2021-81 regarding the Local State of Emergency for COVID-19.

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

Mayor Wilkins addressed Mr. Dan Shoaf. She then asked Gary Hull if the staff had proposed a recommendation on the compensation for work done to the water drainage lines at Sal Cal Pizza. Gary Hull stated his original recommendation was that the City was not responsible for the lines. Mayor Wilkins noted the Commission's concern of setting a precedent for future similar situations. Discussion was had on the maintenance, location of the lines, and who was responsible for the repair of the lines. Mayor Wilkins asked for discussion from the board. After more discussion, Mr. Rooney recommended for the Commission to not to take any action, and that Dan Shoaf submit an invoice to the City for it to be presented to the City's insurance company. After more discussion on the topic, Mayor Wilkins moved onto the next agenda item.

The next presentation was from Rock Aboujaoudé on the renovations being done to the Captain Hendry house. He proposed to relocate the electrical service from the side of the house to a location out of the line of sight. He also proposed for updates to be made to the "widow's walk". Mr. Aboujaoudé then introduced Mr. Jim Hull, a local historian. Mr. Hull gave a brief summary of the significant history of the Captain Hendry House and expressed his desire for the building to be restored. Discussion was had on the budget of the Captain Hendry House renovations. Mr. Aboujaoudé stated he would contribute three thousand dollars to aid in the completion of the project.

Mayor Wilkins asked for a motion to accept Change Order 3.

Commissioner Smith made a motion to accept Change Order 3 for The Captain Hendry House Renovations. Commissioners Spratt and Ratica seconded the motion. The motion carried 5-0.

Mayor Wilkins called upon Ron Zimmerly to present the Primary Debris Contract. After a brief discussion,

Commissioner Ratica made a motion to accept the contract. Commissioner Akin seconded the motion. Motion carried 5-0.

The next agenda item was the Helms Road Water Main Agreement. Ron Zimmerly presented the project to the Commission. After discussion on the funding for the project,

Commissioner Spratt motioned to accept the agreement. Commissioner Akin seconded the motion. The motion carried 5-0.

The first reading of Ordinance 2022-01, Demolition Ordinance Amendment was done by Attorney Derek Rooney. There was a brief discussion on how the ordinance would be beneficial for the Trading Post property.

Mayor Wilkins presented the Attestation Forms for the Wastewater Treatment Grants submitted, and asked for direction from the Commissioners.

Commissioner Akin motioned to execute the Attestation Forms for the Wastewater Treatment Grants the City submitted via the Legislative process. The motion carried 5-0.

Mayor Wilkins mentioned Amnesty Week for Hazardous Waste done within the County would be from December 13 thru December 18, 2021. It was discussed that it was within the budget and that the City would participate.

Business by Commissioners

Mayor Wilkins asked Commissioner Smith for additional comments. Commissioner Smith had none.

Commissioner Spratt expressed her appreciation to the Commission for the Special Meeting at Ford and Sunset Park.

Commissioner Ratica stated she was approached by Tracy Nobles regarding her concern for speeding traffic on Belmont Street. Discussion was had on how to stop speeding in the area.

Commissioner Spratt stated she had asked Gary Hull for no dumping signs to be placed throughout Ford and Sunset Park areas.

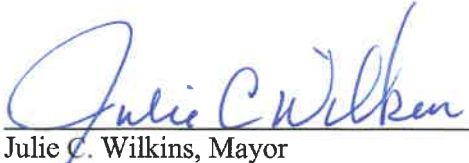
Commissioner Akin had no additional comments.

Jessi Zubaty, Deputy City Clerk, presented Mayor Wilkins, and Commissioners Ratica, and Spratt with Certificates of Completion for a three-day course they attended for the Institute for Elected Municipal Officials.

Commissioner Ratica made a motion to adjourn the meeting. Commissioner Smith seconded the motion.

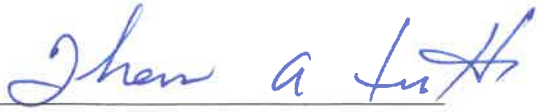
As there was no further business, the meeting was adjourned at approximately 8:27 p.m.

APPROVED:


Julie C. Wilkins, Mayor

Attest:

December 9, 2021



Thomas A. Smith, Clerk-Commissioner