



AMENDED

TOWN COMMISSION MEETING AGENDA

February 25, 2025 at 6:30 PM

COMMISSION CHAMBERS - 202 E. MAIN STREET, DUNDEE, FL 33838

Phone: 863-438-8330 | www.TownofDundee.com

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

RECOGNITION OF SERGEANT AT ARMS

ORDINANCE #13-08, PUBLIC SPEAKING INSTRUCTIONS

ROLL CALL

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

(Each speaker shall be limited to three (3) minutes)

1. TOWN MEETING CIVILITY

APPROVAL OF CONSENT AGENDA: CONSENT AGENDA FOR FEBRUARY 25, 2025

A. February 11, 2025, Town Commission Meeting Minutes

B. Appointment of Visioning Board Applicant

APPROVAL OF AGENDA

NEW BUSINESS

- 1. PRESENTATION FROM BRYNJULFSON, CPA FY 2022 – 2023 COMPREHENSIVE ANNUAL FINANCIAL REPORT**
- 2. DISCUSSION & ACTION, VALENCIA RIDGE RESERVE HARDSHIP APPLICATION**
- 3. DISCUSSION & ACTION, UTILITIES DEPARTMENT TRUCK PURCHASE**
- 4. DISCUSSION & ACTION, RAFTELIS TASK ORDER**

REPORTS FROM OFFICERS

Polk County Sheriff's Office

Dundee Fire Department

Town Attorney

Department Updates

Town Manager

Commissioners

Mayor

ADJOURNMENT

PUBLIC NOTICE: Please be advised that if you desire to appeal from any decisions made as a result 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)

If you are a person with disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the town clerk's office at 202 east main street, Dundee, Florida 33838 or phone (863) 438-8330 within 2 working days of your receipt of this meeting notification; if you are hearing or voice impaired, call 1-800-955-8771.



Town of Dundee

Item 1.

TOWN CLERK

◆ 202 East Main Street ◆ P.O. Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330

Dear Town of Dundee Resident:

Welcome to the Town of Dundee. We are truly delighted to have you with us and sincerely appreciate your interest in our vibrant community. Your thoughts and participation are invaluable.

The Town Commission invites you to help us create meetings that are not only successful but also productive as we collectively navigate our legislative processes.

To ensure that every voice is heard, public comments are limited to three (3) minutes per person. In the event of multiple speakers, you may be kindly asked to shorten your remarks.

We encourage you to consider whether your question or comment has already been addressed, as this will help us make the most of our time together.

Public Comment cards are readily available and should be submitted to the Town clerk before the meeting begins. When you take the floor, please share your name and address for the record; and, in order to provide an opportunity for all members of the delegation to participate in the meeting, please also be mindful of the time limitations applicable for all public comment(s).

In the agenda for this public meeting, the section titled **"Delegation and Comments"** provides an opportunity for all members of the delegation to speak on any matter which may or may not be agendaized for consideration and/or discussion. In order to allow meaningful participation in the democratic process, please acknowledge and adhere to the Town's "Pledge of Civility" in order to foster a respectful atmosphere. The Town Commission will not tolerate abusive language, threats, and/or any inappropriate conduct which includes, but shall not be limited to, inappropriate outbursts or addressing the commission out of turn.

These guidelines are crafted to help us govern efficiently and facilitate an orderly meeting. We genuinely hope you have a rewarding experience with your Town government.

Thank you once again for joining us!

Warm regards,

Mayor Sam Pennant



TOWN COMMISSION MEETING MINUTES

February 11, 2025 at 6:30 PM

COMMISSION CHAMBERS - 202 E. MAIN STREET, DUNDEE, FL 33838

Phone: 863-438-8330 | www.TownofDundee.com

CALL TO ORDER at 6:27 p.m.

PLEDGE OF ALLEGIANCE led by Mayor Pennant

INVOCATION led by Commissioner Pugh

RECOGNITION OF SERGEANT AT ARMS – Sgt. Carlos Raymondi

ORDINANCE #13-08, PUBLIC SPEAKING INSTRUCTIONS provided by Mayor Pennant

ROLL CALL taken by Town Clerk Erica Anderson

PRESENT

Commissioner Pugh

Commissioner Quarles

Vice-Mayor Goddard

Mayor Pennant

ABSENT - Commissioner Richardson

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

(Each speaker shall be limited to three (3) minutes)

Mayor Pennant opened the floor for delegations, seeing none, the floor was closed.

APPROVAL OF CONSENT AGENDA: CONSENT AGENDA FOR FEBRUARY 11, 2025

The minutes being reviewed include minutes from the following meetings:

- 1/28/2025 Town Commission Regular Meeting

Mayor Pennant opened the floor for public comment; being none, the floor was closed.

A motion was made to approve the minutes on the consent agenda by Commissioner Quarles, seconded by Vice Mayor Goddard.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

2. Canvassing Board Appointments:

1. Jacquelyn Nichols - Canvassing Board
2. Amanda Barclay - Canvassing Board Alternate
3. Melissa Glogowski - Canvassing Board Alternate

Mayor Pennant opened the floor for public comment; being none, the floor was closed.

A motion was made to approve the Canvassing Board appointments on the consent agenda by Vice Mayor Goddard, seconded by Commissioner Quarles.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

NEW BUSINESS

APPROVAL OF AGENDA

The following changes were made to the agenda:

- Agenda item #5 - Resolution 25-05 was added to the agenda.
- Agenda item #4 – was moved to item #5
- Agenda item #6 – Resolution 25-06 was added to the agenda.

A motion to approve the agenda with changes was made by Commissioner Quarles, seconded by Vice Mayor Goddard.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

PROCLAMATIONS, RECOGNITIONS AND DESIGNATIONS

A. PROCLAMATION, BLACK HISTORY MONTH

Mayor Pennant read the Black History Month Proclamation. Accepting the proclamation was Ms. Burnie Armwood.

Mayor Pennant asked for a motion of support for the Black History Month Proclamation.

Ms. Armwood thanked the commission and gave a brief history of Black History Month.

Vice Mayor Goodard motioned to support the Black History Month Proclamation, seconded by Commissioner Pugh

Voting in favor, Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

1. DISCUSSION & ACTION, COMMUNITY REDEVELOPMENT AGENCY PRESENTATION

The CRA Community Redevelopment Agency discussion was presented by Attorney Drew Crawford of Boswell and Dunlap at the request of the commission.

Mayor Pennant opened the floor for public comment.

Mr. Bernard Hammonds spoke about funding and doing more research before developing a CRA.

Mr. Kevin Kitto spoke of his past experience and support of the CRA, as well as the County not allowing the town to create a CRA.

Michelle Thompson asked for an explanation of what a “Chartered County” entails. She asked if the town already had in mind what areas would be earmarked for CRA and the benefit of using a consultant.

Commissioner Pugh inquired how the CRA would qualify property, she gave further explanation on the CRA and the different entities it envelops.

Vice Mayor Goddard inquired about the timeline of 18 to 24 months, and the length of time to see results.

Mayor Pennant closed the floor for public comments and asked for a motion.

A motion to authorize the creation of a CRA and direct Town staff and the Town Attorney to proceed in accordance with the steps and timeline identified in the presentation was made by Vice Mayor Goddard, and seconded by Commissioner Quarles.

Voting in favor, Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

2. DISCUSSION & ACTION, ORDINANCE 25-01 ELECTION QUALIFYING 2ND READ

Town Attorney Claytor presented Ordinance 25-01 and read the title into the record. Interim Town Manager Carbone provided the analysis.

The Town of Dundee is a Florida municipal corporation vested with home rule authority pursuant to the Municipal Home Rule Powers Act (F.S. Chapter 166) and Article VIII, §2 of the Florida Constitution. The Town is vested with governmental, corporate and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, including the general exercise of any power for municipal purposes. It is the regular practice of municipalities in Polk County, Florida to permit qualifying during the seventh week prior to the election which, in terms of days, is described as the period beginning at 12:00 noon on the 50th day prior to the election and ending at 12:00 noon on the 46th day prior to the election. In addition, Section 99.093, Florida Statutes (2024), imposes an election assessment equal to 1 percent of the annual salary of the office sought; and

The purpose of Ordinance No. 25-01 is to harmonize Section 18-1 of the *Code of Ordinances of the Town of Dundee, Florida* with the Town’s general and ordinary election practices by determining and setting the dates for the qualification period for filing petitions and a written notice of candidacy with the designated official.

Mayor Pennant opened the floor for public comment; being none, the floor was closed.

A motion to approve Ordinance 25-01 Elections Qualifying on 2^{ns} read was made by Vice Mayor Goddard and seconded by Commissioner Quarles.

Voting in favor, Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

3. DISCUSSION & ACTION, SUPPORT RESOLUTION 25-03 PUBLIC RECORDS EXEMPTION

Attorney Claytor presented Resolution 25-03 and read the title into the record. Interim Town Manager Carbone provided the analysis.

The (FACC) Florida Association of City Clerks Board of Directors is considering how to pursue legislation provide public records exemptions for the personal information of current Municipal Clerks and employees who perform elections work as well as code compliance officers. The association is asking for the support and enactment of all cities in Florida to adopt this resolution.

The mayor opened the floor for public comment; being none, the floor was closed.

A motion to move forward with Support Resolution 25-03 was made by Vice Mayor Goddard and seconded by Commissioner Pugh.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

4. DISCUSSION & ACTION, EMERGENCY RESOLUTION 25-05 SELECTION OF NEW CPA FIRM

Attorney Claytor presented Resolution 25-05 and read the title into the record. Interim Town Manager Carbone provided the analysis.

Circumstances have arisen requiring emergency action on the part of the Town of Dundee management to ensure the health, safety, and general welfare of the citizens, employees, and residents of the Town of Dundee, Florida.

Mayor Pennant opened the floor for public comment.

Annette Wilson asked why the firm was not renewing their contract.

Mayor Pennant closed the floor for public comment.

A motion to approve to approve Emergency Resolution 25-05 Selection of a New CPA Firm was made by Vice Mayor Goddard, seconded by Commissioner Quarles.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

5. DISCUSSION & ACTION, RESOLUTION 25-04 AUDITOR SELECTION COMMITTEE

Attorney Claytor presented Resolution 25-04 and read the title into the record. Interim Town Manager Carbone provided the analysis.

The current Town of Dundee external auditor contract was not renewed by the Town Commission and has therefore expired with the conclusion of the fiscal year 2022-2023. Therefore, in accordance with Section 218.391 of the Florida Statutes [staff is seeking permission for searching] and appointing members to serve.

Mayor Pennant opened the floor for public comment; being none, the floor was closed.

A motion to approve the amendment of Resolution 25-04 Auditor Selection Committee with the selection of Kevin Kitto and Archie Sapp as members of the Selection Committee was made by Vice Mayor Goddard and seconded by Commissioner Quarles.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

A motion to approve the amendment of Resolution 25-04 Auditor Selection Committee with the appointment of Commissioner Pugh as the Commission Liaison and chair was made by Commissioner Quarles, seconded by Vice Mayor Goddard.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

A motion to approve Resolution 25-04 Auditor Selection Committee, as amended, was made by Commissioner Quarles and seconded by Vice Mayor Goddard.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

6. DISCUSSION & ACTION, RESOLUTION 25-06 SOL VISTA FINAL PLAT

Attorney Claytor presented Resolution 25-06 and read the title into the record. Interim Town Manager Carbone provided the analysis.

This is an applicant-initiated request for approval of a Final Plat Petition for Sol Vista Subdivision.

Mayor Pennant opened the floor for public comment; being none, the floor was closed.

A motion to approve Resolution 25-06 Sol Vista Final Plat, was made by Commissioner Quarles and seconded by Vice Mayor Goddard.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

7. DISCUSSION & ACTION, SPEED LIMIT CHANGE REQUEST FOR LAKE MARIE BLVD

Public Works Director Vice presented to the commission.

Staff has received comments and concerns regarding the speeding along the Lake Maire Blvd road starting at 8th Street North and ending at HL Smith Road. Staff has looked at all options and inspected the current conditions and is asking the commission to allow staff to change the current speed of 40MPH to 35MPH with the curves and narrow road the purpose would provide a calmer speed and allow drivers the time to respond to curves in the event pedestrians and bus stops located along the road are near. The newer subdivision along with Dundee Middle School is located in the same area. Staff has communicated our concerns with Ryal Engineering and the road is classified as a MINOR URBAN COLLECTOR ROAD the variable speed for the curve is 40MPH, but staff would like to lower the speed to the entire road to 35MPH to keep it uniform from start to end.

Mayor Pennant opened the floor for public comment.

Michelle Thompson spoke in support of decreasing the speed limit.

Mayor Pennant closed the floor for public comment.

A motion for staff to bring back a Resolution or Ordinance for approval to the commission was made by Commissioner Quarles and seconded by Vice Mayor Goddard.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

8. DISCUSSION & ACTION TOWN HALL & COMMISSION CHAMBERS CARPET REPLACEMENT

Interim Town Manager Carbone provided the analysis and recommended approval.

Staff has seen a need to replace the carpet throughout Town hall over the past few years. Staff and vendors have cleaned the carpet to make sure it looked presentable, but it has reached a time that the carpet has exceeded its life. There are stains and the carpet is coming apart at doorways and heavy traffic areas. Staff has received 3 quotes and seeking approval at the commission's direction.

A motion for staff to move forward with the carpet replacement at a cost not to exceed \$24,375.00 was made by Commissioner Quarles and seconded by Vice Mayor Goddard.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

REPORTS FROM OFFICERS

Polk County Sheriff's Office

Dundee Fire Department

Town Attorney

Town Attorney Claytor read the following into record:

“Dear Town of Dundee Resident:

Welcome to the Town of Dundee. We are truly delighted to have you with us and sincerely appreciate your interest in our vibrant community. Your thoughts and participation are invaluable.

The Town Commission invites you to help us create meetings that are not only successful but also productive as we collectively navigate our legislative processes.

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for all members of the delegation to participate in the meeting, please also be mindful of the time limitations applicable for all public comment(s).

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Thank you once again for joining us!

Warm regards,
Mayor Sam Pennant”

Commissioner Pugh stated that the letter of civility would not only apply to the public but the governing body as well. She spoke of a previous resident and their ability to address the commission and hold them accountable without being questioned about residency.

Mr. Kevin Kitto spoke about how business owners in the town should feel welcomed also not just residents.

Mayor Pennant stated that people want to feel welcomed, warmth and civility. He asked for the letter to be stapled to the agenda. Commissioner Pugh stated it was agreed to be posted.

A motion to accept the Letter of Civility was made by Commissioner Quarles and seconded by Vice Mayor Goddard.

Voting in favor: Commissioner Pugh, Commissioner Quarles, Vice Mayor Goddard, Mayor Pennant

The motion passed unanimously.

Town Attorney Claytor thanked Sgt. Anderson for working with staff and others for their assistance in attempting to implement video traffic speed enforcement in certain designated school zones.

Mayor Pennant inquired about the best route to take in regards to the traffic light at Fredricks stating on regular rotation instead of school rotation. He spoke about concerns from residents he’s received concerning the traffic. Director Vice stated, it had been addressed and has now been taken care of for a couple of weeks.

Department Updates

Public Works Director Vice spoke about the foundation for Lake Marie, it should be delivered this week and completed by the end of this month. He further provided updates on the hurricane damages.

Town Manager

It was a great farewell party for Tandra. It’s been a busy couple of weeks but we are moving forward as a team and approaching things as a team.

Commissioners

Commissioner Quarles thanked everyone for coming out.

Commissioner Pugh said the town does need a CRA consultant. She said they have a specialized skill set and the staff has their skill set but the consultant will help identify issues that we cannot. [she stated on February 22, from 11:00 a.m. until 2:00 p.m. there will be a free community day of service in the Winn Dixie parking lot.]

Vice Mayor Goddard thanked everyone for coming out for what was a productive meeting.

Mayor Pennant said he echoes his seatmates' sentiments and thanked everyone for coming out to help the commission govern and make a great experience.

ADJOURNMENT at 8:15 p.m.

Respectfully submitted,

Erica Anderson

Erica Anderson, Town Clerk

APPROVAL DATE: _____

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TOWN COMMISSION MEETING

February 25, 2025, at 6:30 PM

AGENDA ITEM TITLE: Appointment of Visioning Board Applicant

SUBJECT: Visioning Board Appointment

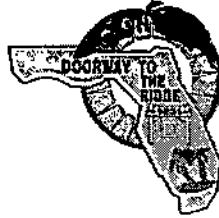
STAFF ANALYSIS: The Town has received an application for the Town of Dundee Visioning Committee. Based on Resolution 24-29, the Town Commission shall appoint any and all members of the Committee, which shall consist of no less than five (5) and no more than fifteen (15) voting members as determined by the Town Commission and one (1) non-voting Town Commission Liaison.

FISCAL IMPACT: None

STAFF RECOMMENDATION: Staff recommends approval

ATTACHMENTS: Application

Town of Dundee



DUNDEE TOWN COMMISSION

LOCATION: DUNDEE TOWN HALL
202 MAIN STREET, DUNDEE, FLORIDA

APPLICATION FOR BOARD MEMBERSHIP

Board of Interest: Citizen Visioning Committee

Name: Terry Hudson

Address: 1768 Canaan Loop, Dundee, FL 33838

Phone: 407-259-8541

Email Address: terryhcards@gmail.com

What experience or qualities do you have that you feel would contribute to the board of your choice?

In Orlando I was the Founder of my church new member club call "Cookie ministry" In our neighborhood. Where I created this to welcome new members to our church. We would bake cookies and make baskets with welcome cards and deliver them to their home. I love coming up with new ideas. I passed the club to another member when I moved to Dundee, FL. I have been a citizen of Dundee, FL for 4 years, I have my own candle business which I do at the Dundee market depot every 2nd week of the month, which changes to the 1st of every month. I feel I would be a great member of this board to help create a vision for a community.

Can you commit to attending the schedule of meetings? YES NO

What date are you available to start? 03/01/2025

How long have you been a resident of the Town? 4

Have you ever applied for membership or served on any boards in the Town? YES NO

If so, which board and year:

Applicant Signature: Date: 2/13/25

FOR OFFICE USE ONLY:

Received by _____ Date _____
Date reviewed by Mayor & Town Commission: _____ Approved _____
Disapproved _____



TOWN COMMISSION MEETING

February 25, 2025 at 6:30 PM

AMENDED

-
- AGENDA ITEM TITLE:** PRESENTATION FROM BRYNJULFSON, CPA FY 2022 – 2023 COMPREHENSIVE ANNUAL FINANCIAL REPORT
- SUBJECT:** Auditor’s presentation from Brynjulfson, C.P.A. on the Annual Financial Report for 2022-2023 Fiscal Year.
- STAFF ANALYSIS:** Mike Brynjulfson, C.P.A. will present the Comprehensive Annual Financial Report for the Fiscal Year that ended on September 30, 2023.
- FISCAL IMPACT:** None
- STAFF RECOMMENDATION:** N/A
- ATTACHMENTS:** None



TOWN COMMISSION MEETING

February 25, 2025, at 6:30 PM

-
- AGENDA ITEM TITLE:** Valencia Ridge Reserve Hardship Application
- SUBJECT:** The Town Commission will consider approval of a hardship application for the Valencia Ridge Reserve Subdivision.
- STAFF ANALYSIS:** This is an applicant-initiated request for approval of a hardship application for the Valencia Ridge Reserve Subdivision.
- The Town Commission may authorize exception(s) to the moratorium imposed by Ordinance 24-09 when it finds, based upon competent substantial evidence presented at a duly noticed public meeting, that the deferral of action and/or issuance on an application for a development order and/or development permit for the duration of the moratorium imposes an extraordinary hardship. For purposes of requesting a hardship exception, the owner shall request a determination in the same form and manner provided for in **Section 6** of the Ordinance.
- In reviewing an application for an exception based upon a claim of extraordinary hardship, the Town Commission shall consider all competent substantial evidence and relevant testimony which includes, but is not limited to, the following:
- (i) Prior to July 23, 2024 (date established by pending ordinance doctrine), the extent to which the owner had received permit(s) and/or approvals from the Town.
 - (ii) Prior to July 23, 2024, whether the owner had entered into any contractual commitments in reliance upon the permit(s) and/or approval(s) issued by the Town.
 - (iii) Prior to July 23, 2024, whether the owner has made a substantial made a substantial expenditure in *good faith* reliance upon the permit(s) and/or approval(s) issued by the Town.
 - (iv) Prior to July 23, 2024, in *good faith* reliance upon the permit(s) and/or approval(s) issued by the Town, the owner has incurred financial obligation(s) to a lending institution which cannot be met unless the subject development proceeds (i.e., owner exhausted all available alternatives).
 - (v) Whether the moratorium exposes the owner to substantial monetary liability to third-parties, results in the owner's inability to earn a reasonable investment-backed expectation on and/or for the subject real property.

FISCAL IMPACT: No Fiscal Impact

STAFF RECOMMENDATION: At the will of the Commission

ATTACHMENTS: Valencia Ridge Reserve Hardship Application Narrative



FEB 12 2025

Letter of Transmittal

TO:	Town Of Dundee
Attention:	Brenda Carter
Regarding:	Valencia Ridge Reserve
Date:	02/11/2025
Job Number:	21FL010

We are sending you: Hand Deliver the following items:

- Attached
- Prints
- Plans
- Samples
- Shop Drawings
- Specifications
- Copy of a Letter
- Other

Copies	Description
1	Hardship Application
1	Narrative w/backup
1	Check for \$760.81
	<i>Brenda Carter</i>

These items are transmitted as checked below:

- For approval
- Resubmit copies for approval
- Exceptions taken as noted
- As Requested
- Return ___ corrected prints
- _____
- No exceptions taken
- For your use
- Submit copies for distribution
- Returned for correction
- For review and comment
- For bids due _____

Remarks:

If enclosures are not as noted, kindly notify us at once. Signed: _____



Town of Dundee

Item 2.

DEVELOPMENT SERVICES – HARDSHIP APPLICATION

◆ 124 Dundee Road ◆ PO Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330 ◆ Fax (863) 438-8339

Project Review Name: Valencia Ridge Reserve
 Parcel ID Numbers: 272835-000000-041010
 Site Address or General Location: South of Welsh Rd
 Present Use of Property: Citrus Grove Total Acreage: 39.77
 Legal Description of the Property: See Attached

Property Owner

Name: Welsh Road Land Investments LLC
 Mailing Address: 1901 Ulmerton Road City: Clearwater State: FL Zip: 33762
 Home/Mobile Phone: 727-599-4603 Email Address: susan@cornerstonelandcompany.com

Applicant / Agent:

Name: Susan Collins/Welsh Rd Land Investments LLC
 Mailing Address: 1901 Ulmerton Road Suite 475
 City: Clearwater State: FL Zip: 33762
 Home/Mobile Number: 727-599-4603 Office Number: _____
 Email Address susan@cornerstonelandcompany.com
 Agent is: Owner Agent/Representative Purchaser Lessee _____

Please submit a narrative with your hardship application.

Date Application accepted by Town of Dundee:	<u>FEB 12 2025</u>
Name of Development:	<u>Valencia Ridge Reserve</u>
Application Fee Amount Paid:	<u>\$760.81</u> ⁽³²⁾
Date:	<u>FEB 12 2025</u>

Please submit your application to:

Brenda Carter, Development Services Coordinator
 Town of Dundee
 124 Dundee Road
 Dundee FL 33838
 BCarter@TownofDundee.com



Disclaimer: According to Florida Public Records Law, email correspondence to and from the Town of Dundee, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempt by the Public Records Law. 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 this office by phone or in writing.

To:
Town of Dundee
Joe Carbone, Interim Town Manager
202 E. Main Street
Dundee, FL 33838

From:
Susan Collins, Managing Member/Owner
Welsh Road Land Investments, LLC (Valencia Ridge Reserve)
1901 Ulmerton Road, Suite 475
Clearwater, FL 33762

DATE: February 10, 2025

SUBJECT: Hardship Request for Valencia Ridge Reserve

Dear Mr. Carbone,

Over the past two years we have worked with the Town of Dundee to obtain all of the entitlements including development plans for Valencia Ridge Reserve. Prior to receiving the site development plan approval, the Town of Dundee adopted Moratorium Ordinance No. 24-09, which was approved around September 10, 2024. Our last submittal was on September 5, 2024 with an additional submittal of the lighting plan/site plan on September 12 & September 26, 2024. We were not notified, even after several emails and phone calls about the project status, until December 10, 2024, of the hold on our review due to the moratorium, so our project was inactive for three (3) months. This Moratorium is a water moratorium only. Valencia Ridge Reserve is presently a producing citrus grove with four (4) active wells, in addition, we also included an additional four (4) wells from another site. We submitted to the Town of Dundee both applications for SWFWMD to grant the maximum allowable water credits for the development of the project. The Town of Dundee approved the applications, and it is our understanding they have been forwarded to SWFWMD for transfer of ownership credits to SWFWMD. Due to the active grove, if the wells are approved for transfer prior to the Certified Subdivision Plan being approved, we will no longer be able to irrigate our crops. This will result in the loss of crop production. Based on the metrics in the application we would have more than our required water credits for the entire project. Additionally, we estimate the Certificate of Occupancy for the first home in the project will not be submitted for approximately a year and a half from now. We then estimate that 7 homes a month on average will be completed until the project is sold out.

Section 4 (b) states "**No application** (including applications that may have been submitted prior to July 23, 2024) for properties subject to the moratorium established therein **may be processed by Town staff** until the expiration and/or termination of this moratorium, unless provided for by this Ordinance." Therefore there will be no administrative action until the final determination is made by SWFWMD on the agriculture WUP transfers.

These events and timetables have created for us an exceptional hardship and we request the Town Commission to authorize an exception to the moratorium as provided in Section 5(i) of Ordinance No. 24-09.

The substantial competent evidence for the five (5) criteria to base the Town's approval of the extraordinary hardship includes but is not limited to the following:

- i. Prior to July 23, 2024 (date established by the pending ordinance doctrine), the extent to which the owner had received permit(s) and/or approvals from the Town.

Valencia Ridge Reserve

- FDOT Variances Issued: December 11, 2024.
- FDEP permit: **Cannot submit until the town approves.**
- DOH permit: **Cannot submit until the town approves.**
- SWFWMD permit issued: January 17, 2025.

- ii. Prior to July 23, 2024, whether the owner had entered into any contractual commitments in reliance up on the permit(s) and/or approvals(s) issued by the Town.

Prior to July 23, 2024, we have 100s of hours of time, effort and negotiations with a number of builders. Presently we have three (3) letters of intent and two contract drafts for the purchase of the entire project, however, none of the builders are willing to sign a contract until we have site development plans approved for a minimum of Phase 1. As we anticipated, the builders we are negotiating with are becoming impatient and have indicated they are looking at other properties due to their need to begin development.

- iii. Prior to July 23, 2024, whether the owner has made a substantial expenditure in good faith reliance upon the permits and/or approvals issued by the Town.

We have made very substantial expenditures in good faith reliance upon the expectation of the final site development plan approval, including expenses for obtaining all other entitlements and approvals.

To date, we have purchased two of the three phases of land from Thomas Thayer, et al. We have made contractual commitments to Mr. Thayer for the final purchase of the Phase 3 land.

- iv. Prior to July 23, 2024, in good faith reliance upon the permit(s) and approval(s) issued by the Town, the owner has incurred financial obligations to a lending institution which cannot be met unless the subject development proceeds (i.e. owner has exhausted all available alternatives).

We have no obligations to any financial institutions; however, we have a contractual obligation to Mr. Thayer to close on Phase 3 of the land. We do not want to default on that obligation due to further delays.

- v. Whether the moratorium exposes the owner to substantial monetary liability to third-parties, results in the owner's inability to earn a reasonable investment-backed expectation on and /or for the subject real property.

Any additional delays for the final site development plan approval will result in significant financial losses with regard to the expected return on investment from this land purchased from Mr. Thayer.

We clearly understand that Valencia Ridge Reserve AND the Town of Dundee are both at the mercy of the SWFWMD to review, process and approve the agricultural WUP transfers to public use. We also understand that certain adjustments to the approved permits issued by the Town may be necessary at the conclusion of the SWFWMD approval process.

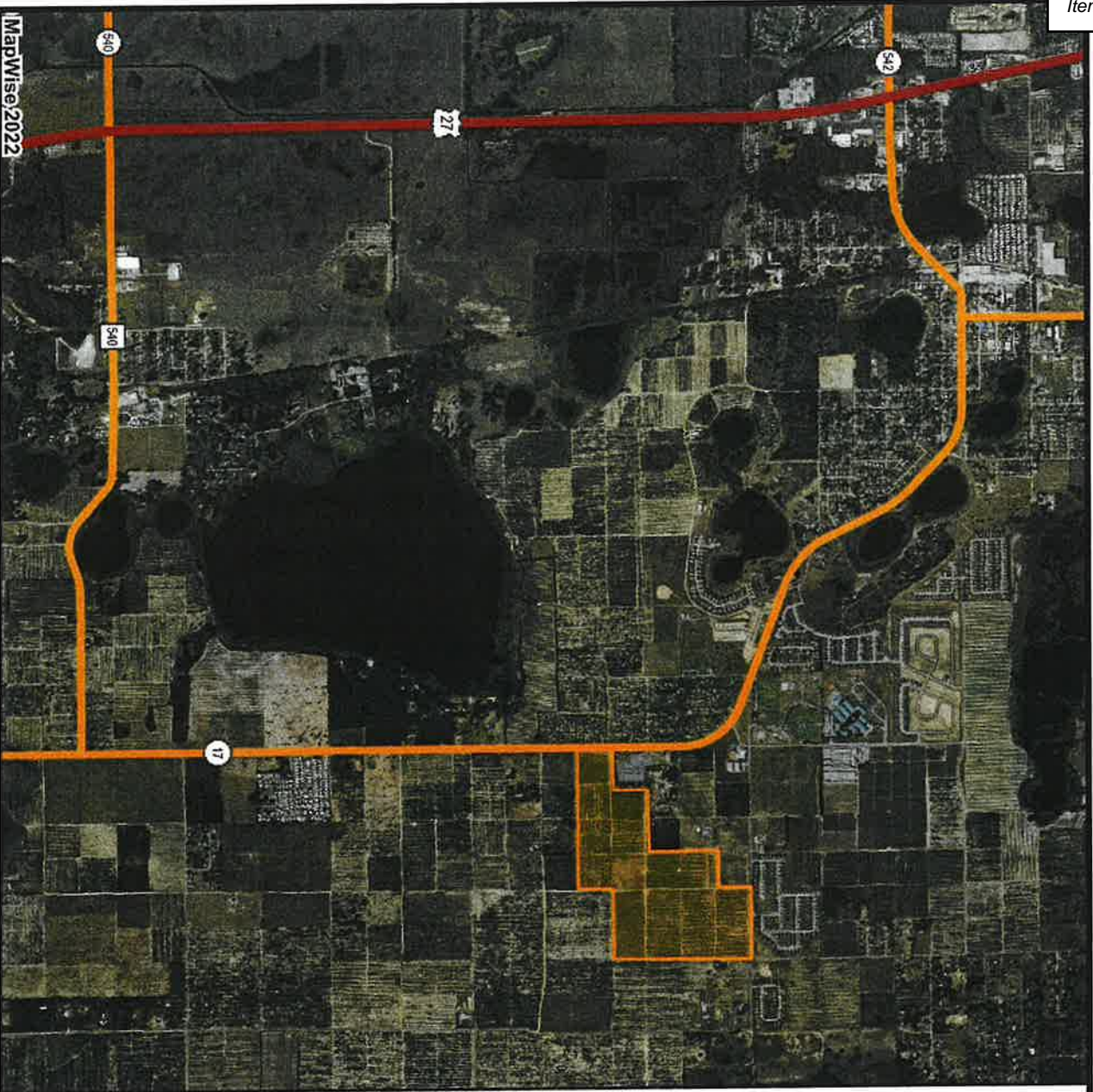
As an owner and managing member of Welsh Road Land Investments, LLC and owner of Valencia Ridge Reserve, I respectfully request the Town Commission review the above information and authorize staff to proceed with the Phase 1 Final Sited Development Plan approval.

Thank you for your favorable and timely approval. Also find enclosed the required application processing fee of \$760.81.

Respectfully,



Susan Collins, Manager/Owner
Welsh Road Land Investments, LLC
Valencia Ridge Reserve



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Dundee: Valencia Ridge Reserve

- Labels Drawing
- Points Drawing
- Lines Drawing
- Polygons Drawing
- Selected Custom Parcels
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- County Boundaries



SPACE FOR RECORDING:

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Frederick J. Murphy, Jr., Esquire
Boswell & Dunlap LLP
Post Office Drawer 30
245 South Central Avenue (33830)
Bartow, FL 33831

WATER SUPPLY ALLOCATION AGREEMENT

THIS **WATER SUPPLY ALLOCATION AGREEMENT** (the "Agreement") is made and entered into this _____ day of _____, 2024, by and between **WELSH ROAD LAND INVESTMENTS, LLC**, an active Florida limited liability company authorized to transact business in the State of Florida, whose address is 1901 Ulmerton Road, Suite 475, Clearwater, Florida, 33762 (the "OWNER"), and the **TOWN OF DUNDEE, FLORIDA**, a municipal corporation created under the laws of the State of Florida ("TOWN").

FACTUAL RECITALS

- 1. TOWN owns and operates a central water supply system and provides central water service throughout its exclusive service area.
- 2. OWNER owns property ("Property") upon which it currently owns and operates well(s) through which groundwater is supplied for agricultural or other uses on the Property. The Property is described in **Exhibit "A"** attached to and incorporated in this Agreement.
- 3. OWNER proposes to develop the Property which contemplates a conversion of land uses from agricultural or other uses to urban uses.
- 4. These urban uses will require the extension and delivery of domestic potable water service to the Property.
- 5. OWNER desires the extension of domestic potable water service to the Property. is ready, willing, and able to extend such service subject to the terms and conditions of those certain **CONCURRENCY DEVELOPER'S AGREEMENTS** (collectively the "Agreements") entered into by the OWNER and TOWN regarding the TOWN's provision of water and wastewater services for the Property as well as other development matters associated with the Property and further subject to transfer of OWNER's water allocation associated with the well(s) located on the Property
- 6. TOWN is ready, willing, and able to extend such service subject to the terms and conditions of those certain **CONCURRENCY DEVELOPER'S AGREEMENTS** (collectively the "Agreements") entered into by the OWNER and TOWN regarding the TOWN's provision of water and wastewater services for the Property as well as other development matters associated with the Property and further subject to transfer of OWNER's water allocation associated with the well(s) located on the Property.

7. The Agreements are attached hereto as **Composite Exhibit "C"** and made a part hereof by reference.
8. OWNER is willing to agree to such water allocation.
9. The parties agree and acknowledge that each of them is authorized and empowered to enter into this Agreement.

ACCORDINGLY, in consideration of the above-referenced Recitals, and other good and valuable consideration the receipt and sufficiency of which are acknowledged by the parties, the parties agree as follows:

SECTION 1. FACTUAL RECITALS. The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the entry into this Agreement, and the factual recitals are hereby adopted as the findings supporting the entry into this Agreement between the TOWN and OWNER.

SECTION 2. WATER ALLOCATION TRANSFER. The OWNER hereby consents and agrees to transfer and transfers the water allocation (whether surface water, groundwater, or both) allocated by the Southwest Florida Water Management District ("SWFWMD") under consumptive use/water use permit numbers, as more particularly described in **Exhibit "B"** attached to and incorporated in this Agreement, (and any other unpermitted water allocation associated with any wells on the Property) to the TOWN. The permitting quantity for the well(s) is currently _____ gallons per day ("GPD"). OWNER further agrees to transfer said permit to TOWN if necessary to effectuate the transfer of the water allocation to the TOWN and execute any documents and/or take any and all other actions determined necessary by the TOWN in order to effectuate the water allocation transfer of the well(s) and permit(s) to the TOWN as contemplated herein. Provided further that OWNER shall be responsible for any costs and/or actions required by SWFWMD and/or any agencies with jurisdiction in order to effectuate the water allocation transfer of the well(s) and permit(s) to the TOWN as contemplated herein. This transfer shall become effective upon the effective date of this Agreement. The Town, upon credit or increase to the Town WUP from SWFWMD arising out of the transfer of the Wells, shall allocate and assign any increase or credit to the Town's WUP to the Owner, or related entities, on a pro rata basis for the purpose of establishing concurrency for Owner's projects located within the Town's Chapter 180 Utility Service Area.

SECTION 3. RECORDING. OWNER agrees that TOWN may record this Agreement in the Public Records of Polk County, Florida.

SECTION 4. EFFECTIVE DATE. The Effective Date of this Agreement shall be the date on which the TOWN's governing body approves this Agreement.

SECTION 5. COVENANT RUNNING WITH THE LAND. OWNER agrees that its transfer of water allocation is a covenant running with the Property and shall be binding on future owners of the Property.

SECTION 6. WATER SERVICE. Upon the receipt of a credit and/or increase in the permitted capacity of **Public Supply Water Use Permit** (No. 20005893.013) (the "Town WUP") arising out of the transfers (see **Exhibit "B"**) which are the subject of this Agreement, the TOWN shall provide water service to the OWNER, its successors or assigns for use on

the Property.

SECTION 7. **SEVERABILITY**. If any part of this Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained therein are not materially prejudiced, and if the intentions of the parties can continue to be effected. To that end, this Agreement is declared severable.

SECTION 8. **GOVERNING LAW AND VENUE**. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The parties agree that the exclusive venue for any litigation, suit, action, counterclaim, or proceeding, whether at law or in equity, which arises out of, concerns, or relates to this Agreement, any and all transactions contemplated hereunder, the performance hereof, or the relationship created hereby, whether sounding in contract, tort, strict liability, or otherwise, shall be exclusively in the state courts of competent jurisdiction in Polk County, Florida.

SECTION 9. **AUTHORITY TO EXECUTE AGREEMENT**. The signature by any person to this Agreement shall be deemed a personal warranty by that person that he or she has the full power and authority to bind the entity for which that person is signing.

SECTION 10. **CAPACITY**. No specific reservation of water or wastewater capacity is granted by TOWN under this Agreement EXCEPT as specifically stated herein.

SECTION 11. **ARMS LENGTH TRANSACTION**. Both parties have contributed to the preparation, drafting and negotiation of this Agreement and neither has had undue influence or control thereof. Both parties agree that in construing this Agreement, it shall not be construed in favor of either party by virtue of the preparation, drafting, or negotiation of this Agreement.

SECTION 12. **AMENDMENT AND ASSIGNMENT**. This Agreement may not be amended and/or assigned, unless evidenced in writing and executed by the parties hereto and approved by the TOWN's governing body.

SECTION 13. **PUBLIC RECORDS**. The OWNER covenants and agrees to:

13.1 Keep and maintain public records required by the TOWN to perform in accordance with the terms of this Agreement.

13.2 Upon request from the TOWN's custodian of public records, provide the TOWN with a copy of the requested records or allow the records to be inspected or copies within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 of the Florida Statutes or as otherwise provided by law.

13.3 Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement and/or any amendment(s) issued hereunder if the OWNER does not transfer the records to the TOWN.

13.4 Upon completion of the Agreement and/or any amendment(s) issued hereunder, transfer, at no cost, to the TOWN all public records in possession of the OWNER or keep and maintain public records required by the TOWN to perform the service. If the OWNER transfers all public records to the public agency upon completion of the Agreement and/or any amendment(s) issued hereunder, the OWNER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the OWNER

keeps and maintains public records upon completion of the Agreement and/or any Amendment(s) issued hereunder, the OWNER shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the TOWN, upon request from the TOWN's custodian of public records, in a format that is compatible with the information technology systems of the TOWN.

IF THE OWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE OWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE TOWN'S CUSTODIAN OF PUBLIC RECORDS, LITA O'NEILL, AT 863-438-8330, EXT. 238, LONEILL@TOWNOFDUNDEE.COM, 202 EAST MAIN STREET, DUNDEE, FLORIDA 33838.

If the OWNER does not comply with a public records request, the TOWN shall enforce the Agreement and/or any amendment(s) issued hereunder which may include immediate termination of Agreement and/or any amendment(s) issued hereunder. **This Section shall survive the termination of this Agreement.**

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have hereunder executed this Agreement on the date and year first above written.

ATTEST:

**TOWN OF DUNDEE, FLORIDA, a
Florida municipal corporation**

Lita O'Neill
Town Clerk

Samuel Pennant
Mayor

Approved as to form and correctness:

Frederick J. Murphy, Jr.
Town Attorney

STATE OF FLORIDA
COUNTY OF POLK

Before me, by means of physical presence or online notarization, the undersigned authority, this day personally appeared **SAMUEL PENNANT**, as Mayor of the Town of Dundee, Florida, a Florida municipal corporation, to me well known and known to me to be the individual described in and/or produced _____ as identification and who executed the forgoing instrument, and was authorized on behalf of said Town of Dundee, Florida, a Florida municipal corporation, to execute same, and he severally acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this _____ day of _____, 2024.

My Commission expires:

Notary Public in and for the State of Florida at Large

OWNER

WELSH ROAD LAND INVESTMENTS LLC
a Florida limited liability company

By: [Signature]
Print Name: SUSAN K COLLINS

Its: MANAGER

Date: 10.4.2024

[Signature]
Witness signature
↑ Witness signature ↑

Print witness name: Angela Duncan

[Signature]
Witness signature
↑ Witness signature ↑

Print witness name: Margie Emerson

STATE OF FLORIDA
COUNTY OF Pinellas

Before me, by means of physical presence or online notarization, the undersigned authority, this day personally appeared SUSAN K COLLINS, as MANAGER of WELSH ROAD LAND INVESTMENTS, a Florida limited liability company, to me well known and known to me to be the individual described in and/or produced Driver License as identification and who executed the forgoing instrument, and was authorized on behalf of said WELSH ROAD LAND INVESTMENTS, a Florida limited liability company, to execute same, and (s)he severally acknowledged before me that (s)he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 4 day of October, 2024.

My Commission expires: 11.4.2025

[Signature]
Notary Public in and for the State of Florida at Large


 **RALDIRY L. WARFIELD**
Notary Public
State of Florida
Comm# HH195379
Expires 11/4/2025

EXHIBIT "A"**LEGAL DESCRIPTION & DEPICTION OF PROPERTY**PHASE 1, PARCEL 1:

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCING AT A POINT ON THE WEST BOUNDARY OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, SOUTH 1953.86 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, THENCE NORTH 89°58'00" EAST, 31.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 17 FOR THE POINT OF BEGINNING, SAID POINT BEING 33.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTERLINE OF SAID STATE ROAD, THENCE SOUTH 00°02'40" WEST ALONG SAID RIGHT-OF-WAY LINE, 75.80 FEET TO THE POINT OF CURVATURE OF RIGHT-OF-WAY LINE CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 114,625.60 FEET, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE CURVE A CHORD BEARING AND DISTANCE OF SOUTH 00°03'00" WEST, 22.28 FEET, THENCE SOUTH 89°45'20" EAST, 304.80 FEET, THENCE NORTH 00°02'40" EAST, 418.63 FEET, THENCE NORTH 89°45'20" WEST, 304.78 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE, SAID POINT BEING 33.00 FEET FROM AND AT RIGHT ANGLE TO CENTERLINE OF SAID STATE ROAD, THENCE SOUTH 00°02'40" WEST ALONG SAID RIGHT-OF-WAY LINE 320.55 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A PARCEL OF LAND LYING AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 00°44'56" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1953.97 FEET; THENCE NORTH 89°13'13" EAST A DISTANCE OF 31.85 FEET TO THE EAST OF RIGHT-OF-WAY LINE OF STATE ROAD NO. 17 (U.S. HIGHWAY 27-A); THENCE SOUTH 00°42'07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 75.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 114,624.97 FEET; THENCE SOUTH ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°00'40", AN ARC DISTANCE OF 21.98 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 427, PAGE 715 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH AND EAST BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES 1.) NORTH 89°29'00" EAST 304.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE 2.) NORTH 00°55'37" WEST 115.65 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89°20'13" EAST ALONG SAID NORTH LINE A DISTANCE OF 250.00 FEET; THENCE SOUTH 00°45'25" EAST 276.29 FEET; THENCE SOUTH 89°29'00" WEST AND PARALLEL WITH THE SOUTH LINE OF THE AFOREMENTIONED PARCEL A DISTANCE OF 554.80 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 17 (U.S. HIGHWAY 27-A), SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 114,624.97 FEET; THENCE NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'48" (CHORD BEARING=N00°39'03" W, CHORD=160.00 FEET) AN ARC DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 7427, PAGE 2202, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FURTHER, LESS AND EXCEPT THE RIGHT OF WAY OF SCENIC HIGHWAY NORTH AS DESCRIBED IN DEED BOOK 612, PAGES 72, DEED BOOK 612, PAGE 75 AND DEED BOOK 612, PAGE 84, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PHASE 1, PARCEL 2:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PHASE 1, PARCEL 3:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCING AT A POINT ON THE WEST BOUNDARY OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, SOUTH 1953.86 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, THENCE NORTH 89°58'00" EAST, 31.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 17 FOR THE POINT OF BEGINNING, SAID POINT BEING 33.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTERLINE OF SAID STATE ROAD, THENCE SOUTH 00°02'40" WEST ALONG SAID RIGHT-OF-WAY LINE, 75.80 FEET TO THE POINT OF CURVATURE OF RIGHT-OF-WAY LINE CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 114,625.60 FEET, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE CURVE A CHORD BEARING AND DISTANCE OF SOUTH 00°03'00" WEST, 22.28 FEET, THENCE SOUTH 89°45'20" EAST, 304.80 FEET, THENCE NORTH 00°02'40" EAST, 418.63 FEET, THENCE NORTH 89°45'20" WEST, 304.78 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE, SAID POINT BEING 33.00 FEET FROM AND AT RIGHT ANGLE TO CENTERLINE OF SAID STATE ROAD, THENCE SOUTH 00°02'40" WEST ALONG SAID RIGHT-OF-WAY LINE 320.55 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A PARCEL OF LAND LYING AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 00°44'56" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1953.97 FEET; THENCE NORTH 89°13'13" EAST A DISTANCE OF 31.85 FEET TO THE EAST OF RIGHT-OF-WAY LINE OF STATE ROAD NO. 17 (U.S. HIGHWAY 27-A); THENCE SOUTH 00°42'07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 75.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 114,624.97 FEET; THENCE SOUTH ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°00'40", AN ARC DISTANCE OF 21.98 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 427, PAGE 715 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH AND EAST BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES 1.) NORTH 89°29'00" EAST 304.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE 2.) NORTH 00°55'37" WEST 115.65 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89°20'13" EAST ALONG SAID NORTH LINE A DISTANCE OF 250.00 FEET; THENCE SOUTH 00°45'25" EAST 276.29 FEET; THENCE SOUTH 89°29'00" WEST AND PARALLEL WITH THE SOUTH LINE OF THE AFOREMENTIONED PARCEL A DISTANCE OF 554.80 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO, 17 (U.S. HIGHWAY 27-A), SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 114,624.97 FEET; THENCE NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF

00°04'48" (CHORD BEARING=N00°39'03" W, CHORD=L60.00 FEET) AN ARC DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 7427, PAGE 2202, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FURTHER, LESS AND EXCEPT THE RIGHT OF WAY OF SCENIC HIGHWAY NORTH AS DESCRIBED IN DEED BOOK 612, PAGES 72, DEED BOOK 612, PAGE 75 AND DEED BOOK 612, PAGE 84, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PHASE 1, PARCEL 4:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PHASE 2, PARCEL 1:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDARY OF THE MAINTAINED RIGHT OF WAY OF STEWARD ROAD.

LESS AND EXCEPT THEREFROM THAT PORTION AS CONVEYED TO THE TOWN OF DUNDEE, FLORIDA, A FLORIDA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7674, PAGE 176, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS: THE EAST 40.0 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; LESS AND EXCEPT THEREFROM EXISTING ROAD RIGHT OF WAY;

ALSO LESS AND EXCEPT THEREFROM THAT PORTION AS CONVEYED TO THE TOWN OF DUNDEE, FLORIDA, A FLORIDA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7674, PAGE 178, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS: THE SOUTH 40.0 FEET OF THE NORTH 170.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; LESS AND EXCEPT THEREFROM EXISTING ROAD RIGHT OF WAY.

PHASE 2, PARCEL 2:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDARY OF THE MAINTAINED RIGHT OF WAY OF STEWARD ROAD.

LESS AND EXCEPT THEREFROM THAT PORTION AS CONVEYED TO THE TOWN OF DUNDEE, FLORIDA, A FLORIDA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7674, PAGE 176, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS: THE EAST 40.0 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; LESS AND EXCEPT THEREFROM EXISTING ROAD RIGHT OF WAY.

PHASE 2, PARCEL 3:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDARY OF THE MAINTAINED RIGHT-OF-WAY OF STEWARD ROAD.

PHASE 2, PARCEL 4:

THE WEST HALF OF THE FOLLOWING:
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 60.00 FEET OF THE WEST 81.51 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDARY OF THE MAINTAINED RIGHT-OF-WAY OF STEWARD ROAD.

PHASE 2, PARCEL 5:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

PHASE 3, PARCEL 1:

THE NW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ANY EXISTING RIGHTS-OF-WAY FOR LAKE MABEL LOOP ROAD AND ALMBURG ROAD.

PHASE 3, PARCEL 2:

NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL LYING IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA;

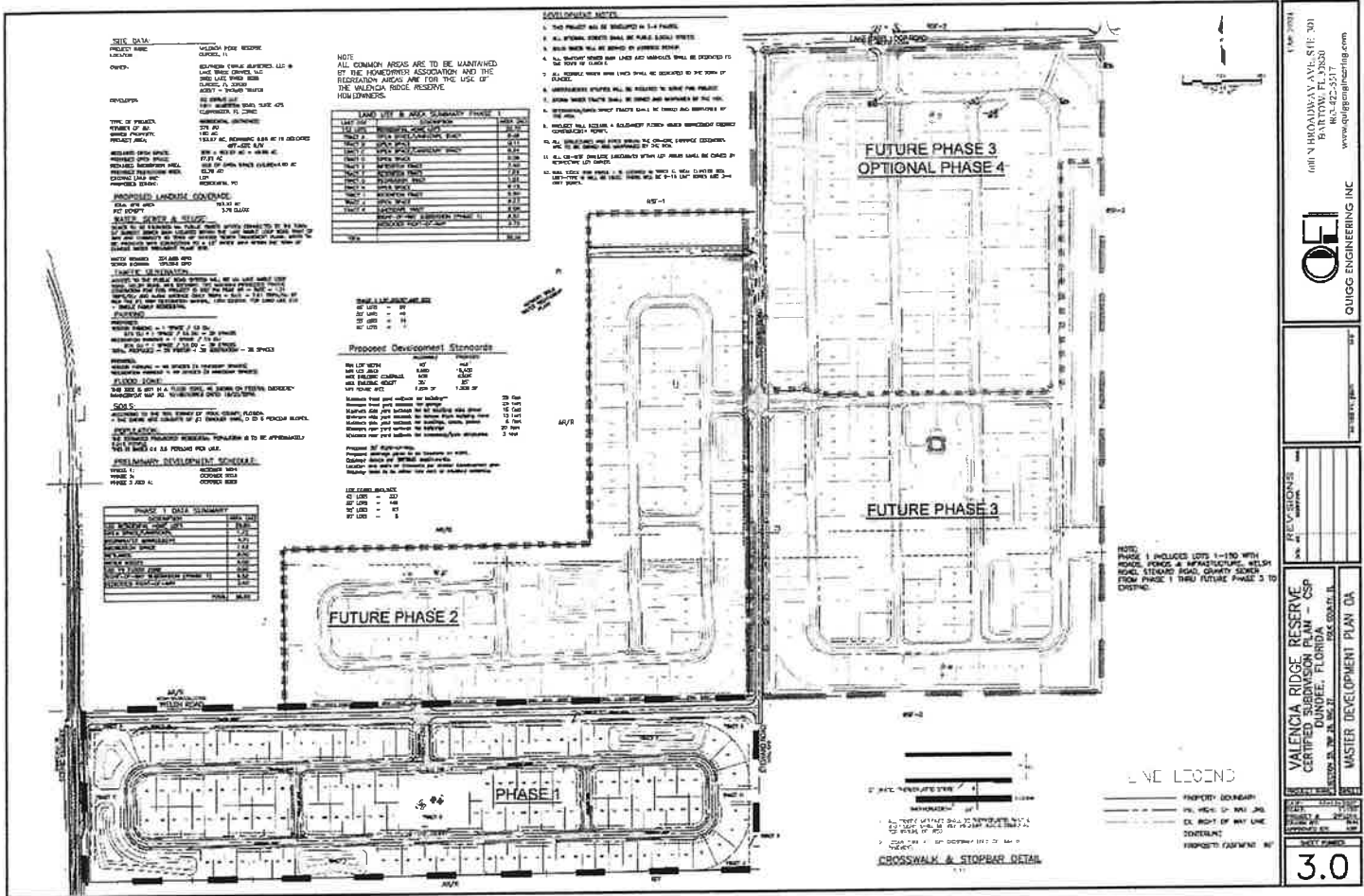
LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDARY OF THE MAINTAINED RIGHT OF WAY OF STEWARD ROAD.

FURTHER, LESS AND EXCEPT THEREFROM THAT PORTION AS CONVEYED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7590, PAGE 489, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS: THE SOUTH 60 FEET OF THE WEST 81.51 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PHASE 3, PARCEL 3:

THE EAST ONE HALF OF THE FOLLOWING:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 60.00 FEET OF THE WEST 81.51 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN THE BOUNDARY OF THE MAINTAINED RIGHT-OF-WAY OF STEWARD ROAD.





Town of Dundee

PUBLIC UTILITIES

◆ 202 E. Main Street ◆ PO Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330 ◆ Fax (863) 438-8333

October 23, 2024

CG Citrus, LLC
Attn: Susan Collins
1901 Ulmerton Road Suite 475
Clearwater, FL 33762

Dear Ms. Collins,

The attached correspondence is the WUP transfer letter, for WUP 7916.004 permitted for 82,600 gallons per day.

Please review and confirm that the information is correct and that no additions or changes need to be made. This will accompany the Town's submittal to Southwest Florida Water Management District (SWFWMD) for transfer of the wells.

If the information is accurate, please return the signed well transfer letter to Tracy Mercer, with the Town of Dundee, at your earliest convenience. If any additions or changes need to be made, please contact Melissa Glogowski at MGlogowski@townofdundee.com, so that the changes can be made and a letter resent for signature before sending to SWFMD.

If you have any questions or concerns, please contact us at your earliest convenience.

Thank you,

Tracy Mercer
Public Utilities & Special Projects Director

cc: WUP agreement

October 23, 2024

Tandra S. Davis
Town Manager
Town of Dundee
202 Main St.
Dundee, FL 33838-1000

Dear Ms. Davis:

As signed below, I am the permittee for the below-listed Southwest Florida Water Management District (SWFWMD) Water Use Permit (WUP). The property associated with this WUP is planned to transition from agricultural use to residential development (i.e. Land Use Transition) and will require the public supply of water provided by the Town of Dundee (Town). As such, the agricultural well(s) associated with the WUP listed below will be abandoned and the WUP will be retired in accordance with Southwest Florida Water Management District (SWFWMD) Rules regarding Mitigation Plus Recovery associated with Land Use Transition (LUT).

It is requested that quantities permitted from this agricultural WUP's be utilized by the Town to help offset the Town's potential well withdrawal impacts associated with its Public Supply WUP.

In accordance with the above, it is agreed that the following WUP's will be permanently retired:

- **WUP number:** 7916.004
- **Development:** Valencia Ridge Reserve
- **Permittee Name:** CG Citrus, LLC
- **List of all withdrawal points to be retired:** District ID Nos. 1, 2, 3 & 4
- Quantities to be retired from each withdrawal point. If only part of the historically used quantities are to be retired, specify what uses are associated with the quantities to be retired:

Withdrawal Point ID:	Permitted Quantity:
• <u>DID No. 1</u>	<u>10,200 gallons/day (annual avg.)</u>
• <u>DID No. 2</u>	<u>20,400 gallons/day (annual avg.)</u>
• <u>DID No. 3</u>	<u>21,400 gallons/day (annual avg.)</u>
• <u>DID No. 4</u>	<u>30,600 gallons/day (annual avg.)</u>
<u>Total:</u>	<u>82,600 gallons/day (annual avg.)</u>

As the permittee for the above WUP, which, when retired, will result in an elimination of groundwater quantities from this WUP's one withdrawal points, my signature below confirms the following statements:

- It is agreed to permanently retire the historical use indicated for the above WUP.
- The Southwest Florida Water Management District has permission to modify the above WUP to decrease quantities to only those historically used quantities that are not being retired.

We, the WUP 7916.004 Permittee, agree that the above information is true and correct.

CG Citrus, LLC
Permittee/Owner

 , OWNER
Authorized Signature

10.25.2024
Date

 , OWNER
Authorized Signature

OCTOBER 25, 2024
Date

Report Cover Page

Selection Criteria:

- Permit Number: 7916
- Permit Revision: 4
- Report Name: WUP File of Record Report

The information provided is based on the information available at the time of request. The information is believed to be accurate and complete, but is subject to the accuracy and completeness of information submitted to the District by permittees and other sources and is subject to the specific request made. The District does not warrant that the information is suitable for any particular use.

Report Generation Date: October 24, 2024

Permit #: 7916.004 **Application Received:** 12/10/2014
Permit Dept: Bartow **Issue Date:** 01/30/2015
Permittee Name: Cg Citrus, Lic/Attn: Mike Galvin **Expire Date:** 02/01/2025
Address: 1901 Ulmerton Road, Suite 475
 Clearwater, FL 33762

Phone: (727) 330-3908
Type: General
Class: Renewal

Project Name: Charles M Lassiter & Craig A

Owned	Controlled	Serviced	Leased	Total
81.00	0.00			81.00

Total Quantities:

	Avg GPD	Avg Drought GPD	Peak GPD	Max GPD
Requested	10,200	Not Specified	62,200	398,900
Permitted	82,600	112,600	503,800	4,782,500

Pred Use Type: Agricultural
WUCA: Southern Water Use Caution Area
Basin: Peace River
County: Polk

Referencing:	Range	Section(s)
Township	28	06

Withdrawals:

District ID #: 4

User ID: 4

WD Type: Withdrawal of Groundwater

WD Status: Existing

Well Use: Irrigation

Predom. Use: Agricultural

Site Function: Irrigation

Site Operation: No Further Info Necessary

Monitor Type:

Monitor Use:

Stand By Qty	Casing Diam	Casing Depth	Total Depth	WD Avg GPD	WD Peak GPD	WD Max GPD	Latitude	Longitude
	10	200	750	30,600	186,600	1,804,300	27° 54' 12.03"	81° 33' 07.12"

District ID #: 2

User ID: 2

WD Type: Withdrawal of Groundwater

WD Status: Existing

Well Use: Irrigation

Predom. Use: Agricultural

Site Function: Irrigation

Site Operation: No Further Info Necessary

Monitor Type:

Monitor Use:

Stand By Qty	Casing Diam	Casing Depth	Total Depth	WD Avg GPD	WD Peak GPD	WD Max GPD	Latitude	Longitude
	8	200	800	20,400	124,400	1,015,200	27° 54' 18.59"	81° 33' 11.46"

District ID #: 1

User ID: 1

WD Type: Withdrawal of Groundwater

WD Status: Existing

Well Use: Irrigation

Predom. Use: Agricultural

Site Function: Irrigation

Site Operation: No Further Info Necessary

Monitor Type:

Monitor Use:

Stand By Qty	Casing Diam	Casing Depth	Total Depth	WD Avg GPD	WD Peak GPD	WD Max GPD	Latitude	Longitude
	6	210	520	10,200	62,200	450,700	27° 54' 10.14"	81° 32' 58.88"

Withdrawals: (continued)

District ID #: 3 **User ID:** 3

WD Type: Withdrawal of Groundwater **WD Status:** Existing **Well Use:** Irrigation

Predom. Use: Agricultural **Site Function:** Irrigation **Site Operation:** No Further Info Necessary

Monitor Type: **Monitor Use:**

Stand By Qty	Casing Diam	Casing Depth	Total Depth	WD Avg GPD	WD Peak GPD	WD Max GPD	Latitude	Longitude
	10	227	630	21,400	130,600	1,512,300	27° 54' 15.63"	81° 32' 59.16"

Use:

District ID #	Use Type	Predominant Use Type	Use Avg GPD	Drought GPD	Use Peak GPD	Use Max GPD	Use Acreage	Soil Type	IRR Method
1	Citrus	Agricultural	10,200	13,900	62,200	450,700	10.00	Candler	Low Volume Spray
2	Citrus	Agricultural	20,400	27,800	124,400	1,015,200	20.00	Candler	Low Volume Spray
3	Citrus	Agricultural	21,400	29,200	130,600	1,512,300	21.00	Candler	Low Volume Under Tree Spray (L vats)/Same
4	Citrus	Agricultural	30,600	41,700	186,600	1,804,300	30.00	Candler	Low Volume Spray



Town of Dundee

PUBLIC UTILITIES

◆ 202 E. Main Street ◆ PO Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330 ◆ Fax (863) 438-8333

August 28, 2024

Welsh Road Land Investments, LLC
Attn: Susan K. Collins
1901 Ulmerton Road
Clearwater, FL 33762-2312

Dear Ms. Collins,

The attached correspondence is the WUP transfer letter, for WUP 2250.008 permitted for 37,700 gallons per day.

Please review and confirm that the information is correct and that no additions or changes need to be made. This will accompany the Town's submittal to Southwest Florida Water Management District (SWFWMD) for transfer of the wells.

If the information is accurate, please return the signed well transfer letter to Tracy Mercer, with the Town of Dundee, at your earliest convenience. If any additions or changes need to be made, please contact Melissa Glogowski at MGlogowski@townofdundee.com, so that the changes can be made and a letter resent for signature before sending to SWFMD.

If you have any questions or concerns, please contact us at your earliest convenience.

Thank you,


Tracy Mercer
Public Utilities & Special Projects Director

cc: WUP agreement

August 26, 2024

Tandra S. Davis
Town Manager
Town of Dundee
202 Main St.
Dundee, FL 33838-1000

Dear Ms. Davis:

As signed below, I am the permittee for the below-listed Southwest Florida Water Management District (SWFWMD) Water Use Permit (WUP). The property associated with this WUP is planned to transition from agricultural use to residential development (i.e. Land Use Transition) and will require the public supply of water provided by the Town of Dundee (Town). As such, the agricultural well(s) associated with the WUP listed below will be abandoned and the WUP will be retired in accordance with Southwest Florida Water Management District (SWFWMD) Rules regarding Mitigation Plus Recovery associated with Land Use Transition (LUT).

It is requested that permitted quantities from this agricultural WUP's be utilized by the Town to help offset the Town's potential well withdrawal impacts associated with its Public Supply WUP.

In accordance with the above, it is agreed that the following WUP's will be permanently retired:

- **WUP number:** 2250.008
- **Development:** Valencia Ridge Reserve
- **Permittee Name:** Welsh Road Land Investments, LLC
- **List of all withdrawal points to be retired:** District ID Nos. 1
- Quantities to be retired from each withdrawal point. If *only* part of the historically used quantities are to be retired, specify what uses are associated with the quantities to be retired:

Withdrawal Point ID:	Permitted Quantity:
• <u>DID No. 1</u>	<u>37,700 gallons/day (annual avg.)</u>
<u>Total:</u>	<u>37,700 gallons/day (annual avg.)</u>

As the permittee for the above WUP, which, when retired, will result in an elimination of groundwater quantities from this WUP's one withdrawal points my signature below confirms the following statements:

- It is agreed to permanently retire the historical use indicated for the above WUP.
- The Southwest Florida Water Management District has permission to modify the above WUP to decrease quantities to only those historically used quantities that are not being retired

We, the WUP 2250.008 Permittee agree that the above information is true and correct.

Welsh Road Land Investments, LLC
Permittee/Owner



Authorized Signature

September 9, 2024
Date

Welsh Road Land Investments, LLC
Permittee/Owner



Authorized Signature

September 9, 2024
Date

Valencia Ridge Subdivision
 Hardship Payment
 Check #0023
 Date 02/10/25
 Ref Num 33522

Town of Dundee
 124 Dundee Road
 Dundee, FL 33838

Cash Account
 Check Account
 Credit Account

BC

Date	Type	Reference	Original Amt.	Balance Due	2/10/2025 Discount	Payment
2/10/2025	Bill	ValenciaRidgeReserve	760.81	760.81		760.81
					Check Amount	760.81

Town of Dundee
 FOR DEPOSIT ONLY
 Account: 4500443701
 CITIZENS BANK General Acct
 Amt: 760.81 Date: 02/12/25
 Ref Num: 33522 Seq: 1 to 1

Trust Checking 8452 Valencia Ridge Reserve Hardship 760.81

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

WELSH ROAD LAND INVESTMENTS LLC **Trust** **003023**
 1901 ULMERTON ROAD, STE475
 CLEARWATER FL 33762
 727-262-0737
 2/10/2025

PAY TO THE ORDER OF Town of Dundee \$**760.81

Seven Hundred Sixty and 81/100***** DOLLARS

Town of Dundee
 124 Dundee Road
 PO Box 1000
 Dundee, FL 33838



SJK

MEMO Valencia Ridge Reserve Hardship

Security Features Includer



TOWN COMMISSION MEETING

February 25, 2025, at 6:30 PM

-
- AGENDA ITEM TITLE:** DISCUSSION & ACTION, UTILITIES DEPARTMENT TRUCK PURCHASE
- SUBJECT:** The Town Commission will consider approving additional funds for the purchase of two trucks.
- STAFF ANALYSIS:** The Public Utilities Department is requesting an additional \$7,887.60 to facilitate the purchase of a 2024 Ford Ranger XL 4X4 and a 2025 Ford Maverick XL from Jarrett Gordon Ford. The Ford Ranger is currently in stock at the dealership, and the Maverick is in production with an estimated availability in 30 days.
- At the April 9, 2024, Town Commission Meeting, the Commission approved the purchase of two (2) 2024 Ford Maverick trucks from Bartow Ford in the amount of \$59,095.40, for the Utilities Department, as outlined in the FY 2023-2024 budget. These vehicles were intended to replace vehicle #405 and vehicle #502, both of which are out of service.
- The trucks were ordered from Bartow Ford on April 10, 2024. In December 2024, the Town was notified that the vehicles could not be delivered due to a stop-sale recall with an indefinite resolution timeline. With no further updates or resolution, the Public Utilities Department canceled the order with Bartow Ford on February 17, 2025.
- FISCAL IMPACT:** \$66,983.00 – budget line was \$89,000.00
- STAFF RECOMMENDATION:** Staff recommends approval
- ATTACHMENTS:** Quote sheets



I-4 & 27

Davenport, FL

Purchase Agreement

Wayne Aeschliman
 Jarrett Gordon Ford Davenport
 2600 Access RD NW
 Davenport, FL 33897

Buyer	Co-Buyer	Vehicle
Town Of Dundee (no name) 202 E Main St Dundee, FL 33838 E: (863) 899-8243		2024 Ford Ranger XL VIN: 1FTER4PH8RLE69394 Stock #: Mileage: Color:

Purchase Details	
Retail Price:	\$39,000.00
Sales Price:	\$37,355.00
Savings:	\$1,645.00
Accessories:	\$0.00
Service Contract:	\$0.00
GAP:	\$0.00
Government Fees:	\$220.50
Doc Fees:	\$799.00
Total Taxes:	\$0.00
Total Sales Price:	\$38,374.50
Trade Allowance:	\$0.00
Trade Payoff:	\$0.00
Trade Equity:	\$0.00
Rebate:	\$0.00
Cash Down:	\$0.00
Cash Price:	\$38,374.50

X _____
 Customer Signature

X *Wayne Aeschliman*
 Manager Signature

 Date

02/18/2025

 Date

Disclaimer:

Printed 2/18/25 12:28 PM

*Interest rates are based on the stores average APR. True APR is determined by personal credit and approval by lending institution. Current APR exposed is for general payment purpose only and in no way means you are approved.

VEHICLE DESCRIPTION

RANGER

2024 SUPERCREW 4x4 XL
2.0L ECOBOOST ENGINE
10-SPEED AUTO TRANSMISSION

EXTERIOR
OXFORD WHITE
INTERIOR
EBONY PREMIUM CLOTH SEATS

RL E69394

EPA Fuel Economy and Environment

Fuel Economy
22 MPG
combined city/hwy
4.5 gallons per 100 miles

You spend \$2,500 more in fuel costs over 5 years
compared to the average new vehicle.

Standard Pickup Trucks range from 12 to 73 MPG. The best vehicle rates 140 MPG.

Annual fuel cost \$2,450

Fuel Economy & Greenhouse Gas Rating (tailpipe only) Smog Rating (tailpipe only)



This vehicle emits 402 grams CO₂ per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also creates emissions. Learn more at fueleconomy.gov.

fueleconomy.gov
Calculate personalized estimates and compare vehicles



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score Not Rated
Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash Not Rated
Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.

Side Crash Not Rated
Based on the risk of injury in a side impact.

Rollover Not Rated
Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★ ★ ★ ★ ★), with 5 being the highest.
Source: National Highway Traffic Safety Administration (NHTSA).
www.safercar.gov or 1-888-327-4236

Frontal Crash Driver Not Rated
Passenger Not Rated

Side Crash Front seat Not Rated
Rear seat Not Rated

Rollover Not Rated

Based on the risk of injury in a frontal impact.

Based on the risk of injury in a side impact.

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★ ★ ★ ★ ★), with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA).
www.safercar.gov or 1-888-327-4236

1FTER4PHRL E69394

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, or vehicle can expose you to chemicals including engine exhaust, carbon monoxide, oil, lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

Download the FordPass™ app and you can Access Vehicle Control Features

- Primarily for data and does not control your vehicle's operation
- Requires internet connection and appropriate permissions
- Please review the privacy policy

Activate 4G LTE Wi-Fi Hotspot

- Network data speeds up to 128 Mbps (download only) and up to 8 Mbps (upload only)
- Coverage not available in all areas
- Connect to laptop via USB cable or tethering

The FordPass Connect™ module is a vehicle-to-cloud communications system that enables you to use the FordPass app to control your vehicle's operation. To help protect your privacy, please review the privacy policy.

QR Code Smartphone

2024 Model Year
MSRP
\$39,000.00

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

- EXTERIOR**
- DAYTIME RUNNING LIGHTS
 - EASY FUEL CAPLESS FILLER
 - HINDER PADGE TIRE/WHEEL
 - FULLY REINFORCED TIRE/WHEEL
 - FULLY REINFORCED STEEL FRAME
 - GRILLE - BLACK
 - HEADLAMP - AUTO ON/OFF
 - PICKUP BOX TIE DOWN HOOKS
 - REMOTE TAILGATE LOCK
 - WHEEL LIP MOLDINGS
 - WIPERS - INTERMITTENT

- FUNCTIONAL**
- AUDIO - 6 SPEAKERS
 - BRAKES - ANTI-LOCK SYSTEM
 - ELECTRIC PARKING BRAKE
 - INDEPENDENT FRONT SUSPENSION
 - PRE-COLLISION ASSIST W/AEB
 - REAR VIEW CAMERA
 - REVERSE BRAKE ASSIST
 - SELECTSHIFT®
 - SYNC®4A

- SAFETY/SECURITY**
- AIRBAGS - SAFETY CANOPY®
 - BELT-MINDER CHIME
 - CTR HIGH MOUNT STOP LAMP
 - LATCH CHILD SAFETY SYSTEM
 - PASSIVE ANTI-THEFT SYSTEM
 - TIRE PRESSURE MONIT SYS
- WARRANTY**
- 3YR/50,000 BUMPER-TO-BUMPER
 - 5YR/60,000 POWERTRAIN
 - 5YR/60,000 ROADSIDE ASSIST

INCLUDED ON THIS VEHICLE

- EQUIPMENT GROUP 100A**
- XL SERIES
- OPTIONAL EQUIPMENT/OTHER**
- 255/70 R17 AT TIRE
 - 4X4 REGIONAL DISCOUNT PKG
 - 57X APPEARANCE PACKAGE
 - 17" SKIVER PAINTED ALUMINUM W/H RUNNING BOARDS - BLACK
 - BEDLINER-TOUGHBED SPRAY-IN

PRICE INFORMATION

BASE PRICE	\$36,455.00
TOTAL OPTIONS/OTHER	1,190.00
TOTAL VEHICLE & OPTIONS/OTHER DESTINATION & DELIVERY	37,655.00
4X4 REGIONAL DISCOUNT P	35,250.00
TOTAL SAVINGS	250.00

TOTAL MSRP \$39,000.00

Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.ford.com/finance.

RAIL
24-5000 DT 2

This label is affixed pursuant to the Federal Automobile Information Disclosure Act, Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

RL21 N RB 2X 400 003674 11 22 24

3202412012816

Melissa Glogowski

From: Johnathon Vice
Sent: Tuesday, February 18, 2025 12:41 PM
To: Melissa Glogowski; Tracy Mercer
Subject: 4X4 FORD RANGER
Attachments: DUNDEE 4x4 Ranger.pdf

Melissa

Attached is the updated price for the 4X4 Ford Ranger

Johnathon Vice
Public works director

863-514-6636
jvice@townofdundee.com
Town Of Dundee



Melissa Glogowski

From: Johnathon Vice
Sent: Thursday, February 13, 2025 12:08 PM
To: Tracy Mercer; Raymond Morales
Cc: Melissa Glogowski
Subject: FW: Ranger
Attachments: Dundee Ranger.pdf

Here is the information for the ford ranger from wayne with jarrett ford

Johnathon Vice
Public works director

863-514-6636
jvice@townofdundee.com

Town Of Dundee



From: Wayne Aeschliman <wayneaeschliman@jarrettford.com>
Sent: Thursday, February 13, 2025 12:03 PM
To: Johnathon Vice <jvice@Townofdundee.com>
Subject: Ranger

Johnathan

Attached is a Ranger at one my other stores. I could have that truck here next week. I also have a Ranger 4x4 at one of my stores if you did not want to wait for the Maverick. It is about 5K more.

Thank you,

Wayne Aeschliman

Commercial Sales Manager

Jarrett Gordon Ford Davenport

2600 Access Rd NW

Davenport FL 33897

(863) 450-0080 Cell

(863) 422-1167 ext 256

Item 3.



Purchase Agreement

Wayne Aeschliman
 Jarrett Gordon Ford Davenport
 2600 Access RD NW
 Davenport, FL 33897

Davenport, FL

Buyer	Co-Buyer	Vehicle
Town Of Dundee (no name) 202 E Main St Dundee, FL 33838 E: (863) 899-8243		2025 Ford Maverick XL VIN: 3FTTW8A35SRA40709 Stock #: Mileage: Color: WHITE

Purchase Details	
Retail Price:	\$28,690.00
Sales Price:	\$27,589.00
Savings:	\$1,101.00
Accessories:	\$0.00
Service Contract:	\$0.00
GAP:	\$0.00
Government Fees:	\$220.50
Doc Fees:	\$799.00
Total Taxes:	\$0.00
Total Sales Price:	\$28,608.50
Trade Allowance:	\$0.00
Trade Payoff:	\$0.00
Trade Equity:	\$0.00
Rebate:	\$0.00
Cash Down:	\$0.00
Cash Price:	\$28,608.50

X _____
 Customer Signature

X Wayne Aeschliman
 Manager Signature

 Date

02/13/2025

 Date

Disclaimer:

Printed 2/13/25 10:51 AM

*Interest rates are based on the stores average APR. True APR is determined by personal credit and approval by lending institution. Current APR exposed is for general payment purpose only and in no way means you are approved.

HRM-013252 FL

9-NORMAL,NB,113252,SB111

8903

UTIC CERT CERT TRD RAMP BUMP CAMP BOOK EXPT PROT

000000 3FTTWBA35 SRA40709 NB

58.45/11726

G013

VEHICLE DESCRIPTION

MAVERICK

2025 XL FWD
124" WHEELBASE
2.5L HYBRID ENGINE
CONTINUOUSLY VARIABLE TRANS

SR A40709

EXTERIOR: WHITE
INTERIOR: BLACK ONYX-MED DK SLATE TRI

EPA Fuel Economy and Environment

Fuel Economy

38 MPG
combined city/hwy

Small Pickup Trucks range from 17 to 38 MPG. The best vehicle rates 140 MPG.

42 MPG
city

35
highway

2.6
gallons per 100 miles

Annual fuel cost

\$1,400

Fuel Economy & Greenhouse Gas Rating (tailpipe only)



This vehicle emits 234 grams CO₂ per mile. The best emits 8 grams per mile (tailpipe only). Producing and distributing fuel also create emissions. Learn more at fueleconomy.gov.

Actual results will vary for many reasons, including driving conditions, and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and costs \$5,400 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.50 per gallon. MPG is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fueleconomy.gov

Calculate personalized estimates and compare vehicles.

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score ★★★★★

Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash ★★★★★

Side Crash ★★★★★

Rollover ★★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA).

www.safercar.gov or 1-888-327-4236

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

- EXTERIOR**
 - CARGO BOX TIE-DOWN HOOKS
 - DAYTIME RUNNING LAMPS
 - 17" WHEELS
 - DOOR-EDGE PROTECTOR
 - FLEXIBLE STORAGE SYSTEM
 - GRILLE - BLACK MESH
 - HEADLAMPS-LED AUTO HI-BEAM
 - HEADLAMPS-LED AUTO ON/OFF
 - LED REFLECTOR HEADLAMPS
 - MANUAL LOCKING TAILGATE
 - WIPERS- INTERMITTENT
- INTERIOR**
 - 1-TOUCH DOWN DRIVER WINDOW
 - 2ND ROW BENCH FLIP-UP W/ UNDER-SEAT STORAGE
 - DOOR-EDGE PROTECTOR
 - GRILLE - BLACK MESH
 - HEADLAMPS-LED AUTO HI-BEAM
 - HEADLAMPS-LED AUTO ON/OFF
 - LED REFLECTOR HEADLAMPS
 - MANUAL LOCKING TAILGATE
 - WIPERS- INTERMITTENT
- FUNCTIONAL**
 - WHEEL-LOCK BRAKE SYS
 - BATTERY SAVER FEATURE
 - ELECTRIC PARKING BRAKE
 - ELECTRONIC PWR ASST STEER
 - 17" WHEELS
 - HOTSPOT TELEMATICS MODE
 - PRE-COLLISION ASSIST W/AEB
 - REAR VIEW CAMERA
 - REMOTE KEYLESS ENTRY
 - SELECTABLE DRIVE MODES
 - SYNC®4 W/EVR & 15.2" SCR
- SAFETY/SECURITY**
 - ANTI-LOCK BRAKE SYS
 - BELT-MINDER CHIME
 - LATCH CHILD SAFETY SYSTEM
 - SECURELOCK® ANTI-THEFT SYS
 - TIRE PRESSURE MONIT SYS
- WARRANTY**
 - 3YR/50,000 BUMPER / BUMPER
 - 5YR/60,000 POWERTRAIN
 - 5YR/60,000 ROADSIDE ASSIST
 - 5YR/100,000 HYBRID UNIQUE
 - COMPONENTS IF EQUIPPED

INCLUDED ON THIS VEHICLE (MSRP)

- EQUIPMENT GROUP 100A** (MSRP) \$26,995.00
- OPTIONAL EQUIPMENT/OTHER** (MSRP) 100.00
- 24" TRUCKER FRONT RECEIVER
- FORD CO-PILOT360 ASSIST PKG
- 90 STATE EMISSIONS
- NO CHARGE
- NO CHARGE
- NO CHARGE
- FRONT LICENSE PLATE BRACKET

PRICE INFORMATION (MSRP)

- BASE PRICE \$26,995.00
- TOTAL OPTIONS/OTHER 100.00
- TOTAL VEHICLE & OPTIONS/OTHER DESTINATION & DELIVERY 27,095.00
- 1,595.00

TOTAL MSRP \$28,690.00

Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.ford.com/finance.

RAMP ONE	RF29	RAIL
RAMP TWO		ITEM # 24-J009 OPT 2

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

SB111 N RB 2X 550 013252 02 11 25

EPA Fuel Economy and Environment

You Save

\$2,500
in fuel costs over 5 years
compared to the average new vehicle.

Small Pickup Trucks range from 17 to 38 MPG. The best vehicle rates 140 MPG.

38 MPG combined city/hwy

42 MPG city

35 highway

2.6 gallons per 100 miles

Annual fuel cost

\$1,400

Fuel Economy & Greenhouse Gas Rating (tailpipe only)



This vehicle emits 234 grams CO₂ per mile. The best emits 8 grams per mile (tailpipe only). Producing and distributing fuel also create emissions. Learn more at fueleconomy.gov.

Actual results will vary for many reasons, including driving conditions, and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and costs \$5,400 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.50 per gallon. MPG is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fueleconomy.gov

Calculate personalized estimates and compare vehicles.

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score ★★★★★

Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash ★★★★★

Side Crash ★★★★★

Rollover ★★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA).

www.safercar.gov or 1-888-327-4236

FordPassConnect

Download the FordPass™ app* and you can:

- Access Vehicle Control Features
- Remotely start, lock and unlock your vehicle.
- Locate your vehicle and check approximate fuel range.
- Receive vehicle health alerts.

Activate 4G LTE Wi-Fi Hotspot

- New vehicles include a 3-month or 3GB data (whichever comes first) Wi-Fi trial
- Connect up to an Wi-Fi-equipped device

*Download and use the FordPass app on your smartphone. A Wi-Fi connection is required. Coverage not available in all areas. See your dealer for details. ©2024 Ford Motor Company. All rights reserved. Ford, FordPass, and FordPassConnect are trademarks of Ford Motor Company.

The FordPass Connect™ system is active and sending vehicle data (e.g., diagnosed) to Ford. See www.ford.com/privacy for details.



QR Code for Smartphone



3FTTW8A35SRA40709

WARNING: Operating, servicing and maintaining a passenger vehicle, pickup truck, or lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to www.PCSWarnings.ca.gov/passenger-vehicle.



Scan QR code to download FordPass app

Melissa Glogowski

From: Johnathon Vice
Sent: Thursday, February 13, 2025 12:02 PM
To: Raymond Morales; Tracy Mercer; Melissa Glogowski
Subject: FW: Maverick
Attachments: Dundee Maverick.pdf

Tracy and ray

Please see the email below from Wayne and the attached file this is for a maverick that isn't effected by the recall he can have it within a month to you all he has one maverick and a ford ranger I am waiting on a price for the ranger now if you go this route then the Town will need to submit a letter to Bartow Ford stating we will be backing out of the purchase of the 2 mavericks that we placed a order on with them but once you have made a decision please let me know

Johnathon Vice
Public works director

863-514-6636
jvice@townofdundee.com
Town Of Dundee



From: Wayne Aeschliman <wayneaeschliman@jarrettford.com>
Sent: Thursday, February 13, 2025 11:14 AM
To: Johnathon Vice <jvice@Townofdundee.com>
Subject: Maverick

This is being built this week. It's built in Mexico so probably would get here in about 25-30 days. I will send you the Ranger in a little bit

Thank you,

Wayne Aeschliman

Commercial Sales Manager

Jarrett Gordon Ford Davenport

2600 Access Rd NW

Davenport FL 33897

(863) 450-0080 Cell

(863) 422-1167 ext 256

Melissa Glogowski

From: Richard Weissinger <thefordtruckguy@gmail.com>
Sent: Monday, February 17, 2025 3:44 PM
To: Melissa Glogowski
Cc: benny@bartowford.com; robk@bartowford.com; Tracy Mercer; Joseph Carbone; Lorraine Peterson
Subject: Re: Request for Order Cancellation – PO# 24-01065 (Ford Mavericks)

Ms. Glogowski,

Thank you for the request, we will cancel your order for the two Ford Mavericks per your request.

Sincerely Yours,
Richard Weissinger
Commercial Fleet Sales
Bartow Ford
2800 US Hwy. 98 North
Bartow, FL. 33830
Bartow Ford EVT
698 Cessna Street
Bartow, FL. 33830
Office [\(800\)-533-0425](tel:(800)533-0425)
Cell [\(813\)-477-0052](tel:(813)477-0052)
E-mail : thefordtruckguy@gmail.com
WWW.BARTOWFORD.COM

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On Mon, Feb 17, 2025 at 3:04 PM Melissa Glogowski <mglogowski@townofdundee.com> wrote:

February 17, 2025

Bartow Ford

Attn: Mr. Rob Kendrick

2800 US Hwy 98 North

Bartow, FL 33830

Subject: Cancellation of Order for Two (2) Ford Mavericks

Dear Mr. Kendrick,

The Town of Dundee is requesting to cancel our order for two (2) Ford Mavericks, VIN #'s 3FTTW8J93RRB67361 and 3RTTW8J98RRB67257.

The Town of Dundee placed an order for two Ford Maverick vehicles on April 10, 2024, via a phone conversation with Jacob, followed by an email to Jacob Kendrick and Richard Weissinger. This order was submitted under Purchase Order #24-01065, referencing a quote dated April 5, 2024, in the amount of \$59,095.40.

The request for cancellation is being made due to the ongoing recall no-sale order affecting the Ford Maverick vehicles. Additionally, despite multiple email correspondences from Dundee's Public Works Director, John Vice, seeking guidance on potential options for the Town, there has been no response from Richard Weissinger. Given the absence of a known resolution timeline for the recall, the Town finds it necessary to cancel this order.

We kindly request confirmation of the cancellation and any necessary next steps, including any potential cancellation fees or required documentation. Please provide written confirmation of this cancellation at your earliest convenience. If there are any concerns or further actions needed on our part, do not hesitate to contact me at (863) 438-8330 ext. 242 or via email at TMercer@townofdundee.com.

We appreciate your cooperation and understanding in this matter and look forward to the possibility of working with Bartow Ford in the future.

Sincerely,



Tracy Mercer
Public Utilities & Special Projects Director
Town of Dundee

CC: Benny Robles, Jr.
Richard Weissinger

Regards and Thanks,
Melissa Glogowski on behalf of Tracy Mercer

Melissa Glogowski
Administrative Assistant
Town of Dundee
202 E. Main Street
Dundee, FL 33838
863.438.8330 ext. 271

863.438.8333 (fax)



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Town of Dundee

Public Utilities

◆ 202 E. Main Street ◆ PO Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330 ◆ Fax (863) 438-8333

February 17, 2025

Bartow Ford
Attn: Mr. Rob Kendrick
2800 US Hwy 98 North
Bartow, FL 33830

Subject: Cancellation of Order for Two (2) Ford Mavericks

Dear Mr. Kendrick,

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We appreciate your cooperation and understanding in this matter and look forward to the possibility of working with Bartow Ford in the future.

Sincerely,

Tracy Mercer
Public Utilities & Special Projects Director
Town of Dundee

CC: Benny Robles, Jr.
Richard Weissinger

Melissa Glogowski

From: Johnathon Vice
Sent: Thursday, December 12, 2024 12:42 PM
To: Richard Weissinger
Cc: Melissa Glogowski
Subject: RE: TOWN OF DUNDEE FLEET UPDATE

Perfect thank you sir

Johnathon Vice
Public works director

863-514-6636
jvice@townofdundee.com
Town Of Dundee



From: Richard Weissinger <thefordtruckguy@gmail.com>
Sent: Thursday, December 12, 2024 12:40 PM
To: Johnathon Vice <jvice@Townofdundee.com>
Cc: Melissa Glogowski <mglogowski@townofdundee.com>
Subject: Re: TOWN OF DUNDEE FLEET UPDATE

John,

At this time it's an advanced notice so I don't have the details. As soon as we get more details I'll let you know.

Sincerely Yours,
Richard Weissinger
Commercial Fleet Sales
Bartow Ford

2800 US Hwy. 98 North
Bartow,FL. 33830
Bartow Ford EVT
698 Cessna Street
Bartow, FL. 33830
Office (800)-533-0425
Cell (813)-477-0052
E-mail : thefordtruckguy@gmail.com
WWW.BARTOWFORD.COM

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On Thu, Dec 12, 2024 at 12:37 PM Johnathon Vice <jvice@townofdundee.com> wrote:

Yes sir I understand please keep me in the loop I have added melissa as she is the assistant to the department director do you know how long it will take to address the recall

Johnathon Vice

Public works director

863-514-6636

jvice@townofdundee.com

Town Of Dundee



From: Richard Weissinger <thefordtruckguy@gmail.com>
Sent: Thursday, December 12, 2024 12:30 PM
To: Johnathon Vice <jvice@Townofdundee.com>
Subject: Re: TOWN OF DUNDEE FLEET UPDATE

John,

The Mavericks will not be delivered tomorrow.

There is a stop sale recall on them and we have address the recall before we deliver them.

Sorry for the inconvenience.

Sincerely Yours,
Richard Weissinger
Commercial Fleet Sales
Bartow Ford
2800 US Hwy. 98 North
Bartow,FL. 33830

Bartow Ford EVT
698 Cessna Street
Bartow, FL. 33830

Office (800)-533-0425

Cell (813)-477-0052

E-mail : thefordtruckguy@gmail.com

WWW.BARTOWFORD.COM

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On Thu, Dec 12, 2024 at 8:54 AM Johnathon Vice <jvice@townofdundee.com> wrote:

Yes but email me the invoices asap this morning as they are cutting the checks today if not it will be next week

Get [Outlook for iOS](#)

From: Richard Weissinger <thefordtruckguy@gmail.com>

Sent: Thursday, December 12, 2024 8:52:26 AM

To: Johnathon Vice <jvice@Townofdundee.com>

Cc: Pete Kitchens <pkitchens@Townofdundee.com>; Tracy Mercer <tmercer@Townofdundee.com>; Melissa Glogowski <mglogowski@townofdundee.com>

Subject: Re: TOWN OF DUNDEE FLEET UPDATE

John,

I have your vehicles ready for delivery to you, I can set them up for delivery to you tomorrow if that's good for you.

Sincerely Yours,
Richard Weissinger
Commercial Fleet Sales
Bartow Ford
2800 US Hwy. 98 North
Bartow, FL. 33830

Bartow Ford EVT

698 Cessna Street

Bartow, FL. 33830

Office (800)-533-0425

Cell (813)-477-0052

E-mail : thefordtruckguy@gmail.com

WWW.BARTOWFORD.COM

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On Tue, Nov 26, 2024 at 9:18 AM Johnathon Vice <jvice@townofdundee.com> wrote:

Ok

Get [Outlook for iOS](#)

From: Richard Weissinger <thefordtruckguy@gmail.com>

Sent: Tuesday, November 26, 2024 9:14:31 AM

To: Johnathon Vice <jvice@Townofdundee.com>

Cc: Pete Kitchens <pkitchens@Townofdundee.com>; Tracy Mercer <tmerc@Townofdundee.com>; Melissa Glogowski <mglogowski@townofdundee.com>

Subject: Re: TOWN OF DUNDEE FLEET UPDATE

Johnathon,

They are scheduled to be completed by the end of next week, then we will set them up for delivery to you.

Sincerely Yours,
Richard Weissinger
Commercial Fleet Sales
Bartow Ford
2800 US Hwy. 98 North
Bartow, FL. 33830

Bartow Ford EVT

698 Cessna Street

Bartow, FL. 33830

Office [\(800\)-533-0425](tel:(800)533-0425)

Cell [\(813\)-477-0052](tel:(813)477-0052)

E-mail : thefordtruckguy@gmail.com

WWW.BARTOWFORD.COM

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distribution is prohibited and may be a violation of law. If you are not the intended recipient or a person responsible for delivering this message to an intended recipient, please delete the email and immediately notify the sender via the email return address.

On Mon, Nov 25, 2024 at 10:08 AM Johnathon Vice <jvice@townofdundee.com> wrote:

Richard

Good morning as mentioned in my voicemail we are looking for a update on the F-150 and the Ford Mavericks that the Town of Dundee have placed orders on in our last conversation you mentioned that the F-150 was being sent off for the lighting package and it should only be a week or 2 at most as we are getting to the end of the November month we need to make check now in order to keep these items in the correct budget season. So if you don't mind get me a update when you have a moment.

HAPPY THANKSGIVING

Johnathon Vice

Public works director

863-514-6636

jvice@townofdundee.com

Town Of Dundee

Melissa Glogowski

From: Melissa Glogowski
Sent: Wednesday, April 10, 2024 10:10 AM
To: jacobk@bartowford.com; thefordtruckguy@gmail.com
Cc: Tracy Mercer
Subject: Town of Dundee truck purchase

Good morning, Jake,
Per our phone conversation Bartow Ford has won the bid for the purchase of two (2) White Ford Mavericks, model number W8J, at the price of \$29,547.70 each, per the quote from Richard Weissinger, dated April 5, 2024.

We are requesting to order the trucks today, and the PO # for this purchase is **24-01065**.
If you have any questions, please don't hesitate to contact us.

Respectfully,

Melissa Glogowski
Administrative Assistant
Public Utilities/Special Projects
Town of Dundee
202 E. Main Street
Dundee, FL 33838
863.438.8330 ext. 241
863.438.8333 (fax)

WE ARE HIRING: CURRENTLY SEEKING AN EXPERIENCED FINANCE DIRECTOR -
<https://townofdundee.com/contact-us/employment-opportunities/finance-director-20230714-2/>



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Melissa Glogowski

From: Richard Weissinger <thefordtruckguy@gmail.com>
Sent: Wednesday, September 4, 2024 9:01 AM
To: Melissa Glogowski
Subject: Maverick VIN's

Hi Melissa,

Here's the VIN's for your Mavericks

3FTTW8J93RRB67361

3FTTW8J98RRB67257

Sincerely Yours,
Richard Weissinger
Commercial Fleet Sales
Bartow Ford
2800 US Hwy. 98 North
Bartow, FL. 33830
Bartow Ford EVT
698 Cessna Street
Bartow, FL. 33830
Office [\(800\)-533-0425](tel:800-533-0425)
Cell [\(813\)-477-0052](tel:813-477-0052)
E-mail : thefordtruckguy@gmail.com
WWW.BARTOWFORD.COM

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Melissa Glogowski

From: Jacob Kendrick <jacobk@bartowford.com>
Sent: Friday, April 5, 2024 12:03 PM
To: Melissa Glogowski
Cc: Tracy Mercer
Subject: RE: 2024 Ford Maverick Quote
Attachments: Town Of Dundee Maverick Quote PDF.pdf

Melissa,

Please see the attached revised quote.

Thank You

Jake Kendrick
Bartow Ford
863-640-1918

From: Melissa Glogowski <mglogowski@townofdundee.com>
Sent: Friday, April 5, 2024 11:34 AM
To: Jacob Kendrick <jacobk@bartowford.com>
Cc: Tracy Mercer <tmercer@Townofdundee.com>
Subject: 2024 Ford Maverick Quote
Importance: High

This email was sent from outside the company. Please exercise caution when clicking links as they could lead to malicious websites.

EXTERNAL SENDER WARNING. This message was sent from outside your organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Hi Jacob,

Thanks for your help with this, I have attached the quote as requested per our conversation we are looking to have the cost of strobe lights (2 front & 2 back) and installation added to the quote. We will need this back as soon as possible.

Respectfully,

Melissa Glogowski
Administrative Assistant
Public Utilities/Special Projects
Town of Dundee
202 E. Main Street
Dundee, FL 33838
863.438.8330 ext. 241
863.438.8333 (fax)

WE ARE HIRING: CURRENTLY SEEKING AN EXPERIENCED FINANCE DIRECTOR -

<https://townofdundee.com/contact-us/employment-opportunities/finance-director-20230714-2/>



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TOWN COMMISSION MEETING

February 25, 2025 at 6:30 PM

AMENDED

AGENDA ITEM TITLE:	DISCUSSION & ACTION, RAFTELIS TASK ORDER
SUBJECT:	Town Commission will consider approval of Task Order #6
STAFF ANALYSIS:	Task Order Number 6 to Continuing Contract for Consulting Services for Stormwater Rate Study.
FISCAL IMPACT:	\$25,000.00
STAFF RECOMMENDATION:	Approval of Task Order Number 6
ATTACHMENTS:	Task Order 6

CONTINUING CONTRACT TASK ORDER NO. 6 STORMWATER RATE STUDY

Task Order No. 6 to Continuing Contract for Consulting Services dated December 10, 2019 between the TOWN OF DUNDEE, FLORIDA (TOWN) and RAFTELIS FINANCIAL CONSULTANTS, INC. (CONSULTANT) for Financial/Management Consulting Services.

SECTION I -- DESCRIPTION OF SERVICES TO BE PROVIDED

GENERAL: It is the CONSULTANT'S understanding that the TOWN desires an update to the stormwater system revenue sufficiency forecast to provide funding for operations and capital improvements. The primary study objectives include:

- (a) Development of appropriate stormwater rates, relying on the existing stormwater equivalent residential unit (ERU) rate structure, to fund increased costs of operating and maintain the existing stormwater system along with providing funding for projected capital improvements through a combination of new loans and pay-go funding, as appropriate.
- (b) Development of reports and presentations of findings and conclusions.

PROJECT APPROACH: The Stormwater Rate Study will utilize the City's current budgets, capital improvement plans, and existing loan repayment schedules to identify the fiscal requirements; along with existing customer determinants and potential future development to determine the appropriate rate levels necessary to fund the stormwater system over the next five-years.

SCOPE OF SERVICES

Task A. Stormwater Rate Study

We propose the following tasks will be necessary to complete the study.

Task 1: Project Initiation and Management

This task will involve working with staff to establish the financial and rate objectives, project schedule, and overall data needs and constraints. This task will include a web-based meeting (Teams, Zoom, etc.) to initiate the project.

Task 2: Data Collection and Review

CONSULTANT will prepare a written data request for the collection of financial, customer billing, operating, and planning data necessary to conduct the evaluation of the TOWN'S stormwater system. Information requested may include, but is not limited to, the TOWN'S stormwater master plan, financial statements, existing rate schedules, operating budgets and capital improvement plans, existing debt service schedules, detailed accounting records, cost estimates and detailed customer billing/property data.

Task 3: Development of Customer and Revenue Forecast

CONSULTANT will prepare a forecast of stormwater customers and projected revenues for the next five fiscal years (through Fiscal Year 2029, the "Study Period) based upon the TOWN'S existing billing determinants and the existing stormwater rates for service. The projection will also be based on information provided by TOWN staff regarding new property development and/or redevelopment that could occur over the study period.

Task 4: Net Revenue Requirements

This task will involve the review of the TOWN'S capital finance plan to fund the stormwater system capital improvements program (the "CIP") for the study period. In addition to reviewing the current CIP, this activity will also include a review of any additional funding sources and fund balances assumed by the TOWN to fund projects. Alternative funding sources considered may include, but are not limited to, proceeds from the potential issuance of debt, grant revenues or non-utility sources of income.

CONSULTANT will develop a projection of the annual revenue requirements of the stormwater system for the Study Period. This task will include a projection of operations and maintenance expenses, capital expenditures funded from rates, and other non-operating costs such as debt service and general fund transfers, if any. The final step in this task will be to compare the projected revenues from existing rates with the projected revenue requirements in order to estimate the adequacy of the TOWN'S existing stormwater rates.

Task 5: Development of Proposed Stormwater Rate

Based on the results of our review and analysis in Tasks 3 and 4, CONSULTANT will develop proposed stormwater rates to support the system needs for the study period. A detailed rate comparison per typical residential drainage unit will be developed to evaluate the impact of the proposed rates on existing customers and to assess the TOWN'S rates relative to those charged by other utility systems in the area.

CONSULTANT will work with the Town's legal team to determine if proposed rates will require any additional action from the Town in regards to adopting updated Ordinances or Resolutions related to the annual stormwater property assessments.

Task 6: Report and Presentation

A stormwater rate study draft will be prepared for staff review. The draft report will include a description of the approach to developing the financial forecast and rate recommendations. The assumptions utilized in the analysis will be documented in the report. The draft report will be provided to staff in electronic format for staff review and comment. After receiving comments, a final report will be prepared in electronic format. In addition, this task includes one presentation to Commission. A PowerPoint presentation will be prepared in order to facilitate the presentation to the Town Commission. Subtasks as listed in our cost proposal are as follows:

- 6.1 Draft rate study report.
- 6.2 Final rate study report.
- 6.3 Preparation of presentation materials.
- 6.4 Presentation to Town Commission.

Task B. Additional Services

Pursuant to Task A of the above Scope of Services, the CONSULTANT will respond to requests by the TOWN for additional services. The additional services may include, but are not limited to: verification of customer data at TOWN level; requests for development of alternative rate structures and/or customer classes; updates to the existing ERU impervious area square footage basis; measurement and updates to ERUs for any properties; additional meetings not identified above including any one-on-one meetings with TOWN officials; preparation of draft ordinance/resolution; implementation assistance and other related matters not specifically address in Task A.

Additional Services will be provided based on verbal requests from the TOWN's Representative unless it is the CONSULTANT's opinion that cost for each individual request will exceed ten percent of original contract amount stated herein, whereby the CONSULTANT will notify the TOWN'S Representative prior to commencing of activities. In either case the CONSULTANT will provide a Change Order for approval by the TOWN specifying the additional services and estimated fee.

ITEMS TO BE FURNISHED AT NO EXPENSE TO THE CONSULTANT: The TOWN will assist the CONSULTANT by furnishing, at no cost to the CONSULTANT, all available pertinent information as set forth in Task 1 and any other data relative to performance of the above services for the project. It is agreed and understood that the accuracy and veracity of said information and data may be relied upon by the CONSULTANT without independent verification of the same.

SECTION II -- TIME OF PERFORMANCE

Tasks 1 through 5 of the Scope of Services will be completed within one hundred and twenty (120) days from receipt of Notice to Proceed except for delays beyond the reasonable control of the CONSULTANT.

Task 6 and any Additional Services to the Scope of Services will be completed as mutually agreed.

SECTION III -- COMPENSATION

1. The Cost for Task A of the Scope of Services is estimated not to exceed Twenty-Five Thousand Dollars (\$25,000.00) including reimbursable expenses.
2. The cost for Task B of the Scope of Services shall be as mutually agreed.

SECTION IV -- TOWN REPRESENTATIVE

Ms. Tandra Davis, Town Manager

SECTION V -- All terms of that Continuing Contract for Consulting Services entered into between TOWN and CONSULTANT shall be applicable and to the extent of any inconsistencies with this Task Order the terms of the Continuing Contract for Consulting Services shall control.

SECTION VI – PUBLIC RECORDS. CONSULTANT and TOWN agree that in the event that the CONSULTANT's activities authorized under the Continuing Contract for Consulting Services and/or any Task Orders issued thereunder, constitute services, then the CONSULTANT shall comply with Florida's public record laws to specifically include the following:

CONSULTANT agrees to:

1. Keep and maintain public records required by the TOWN to perform the service.
2. Upon request from the TOWN's custodian of public records, provide the TOWN with a copy of the requested records or allow the records to be inspected or copies within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Continuing Contract for Consulting Services and/or any Task Orders issued thereunder if the CONSULTANT does not transfer the records to the TOWN.

4. Upon completion of the Continuing Contract for Consulting Services and/or any Task Orders issued thereunder, transfer, at no cost, to the TOWN all public records in possession of the CONSULTANT or keep and maintain public records required by the TOWN to perform the service. If the CONSULTANT transfers all public records to the TOWN upon completion of the Continuing Contract for Consulting Services and/or any Task Orders issued thereunder, the CONSULTANT shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONSULTANT keeps and maintains public records upon completion of the Continuing Contract for Consulting Services and/or any Task Orders issued thereunder, the CONSULTANT shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the TOWN, upon request from the TOWN's custodian of public records, in a format that is compatible with the information technology systems of the TOWN.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 863-438-8330, TREVOR DOUTHAT, TOWN CLERK, tdouthat@townofdundee.com, 202 E. MAIN STREET, DUNDEE, FL 33838.

If the CONSULTANT does not comply with a public records request, TOWN shall enforce this Agreement and/or Task Order(s) which may include immediate termination of this Agreement and/or Task Order(s).

RAFTELIS FINANCIAL CONSULTANTS, INC.

TOWN OF DUNDEE, FLORIDA

By: _____

By: _____

Print: Joe Williams _____

Print: _____

Title: Senior Manager _____

Title: _____

Date: _____

Date: _____