CITY OF LABELLE

MINUTES

Regular Commission Meeting
Thursday, July 09, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Julie C. Wilkins, Mayor
Jackie Ratica, Vice Mayor
Kevin Holland, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

Tijauna Warner, MPA, MMC, Deputy City Clerk
Derek Rooney, Esq., City Attorney
Mitchell Wills, Superintendent PW

Minutes

1. Call to Order

The meeting was called to order by Mayor Wilkins at 6:48 PM.

2. Invocation and Pledge of Allegiance

Invocation by Commissioner Vargas and Pledge of Allegiance lead by Commissioner Spratt.

3. Roll Call

PRESENT
Mayor Julie C. Wilkins
Vice Mayor Jackie Ratica
Commissioner Bobbie Spratt
Commissioner Hugo Vargas
Commissioner Kevin Holland
Deputy City Clerk Tijauna Warner
Acting City Attorney Kaylee Tuck

ABSENT
City Attorney Derek Rooney

4. Additions of Emergency Basis From Mayor, Deletions and Approval of Agenda Items

Motion made by Vice Mayor Ratica to add Resolution 2026-19 to the agenda and approve, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

5. Consent Agenda Items for Consideration

(Any commissioner or citizen may request to have an item removed from the consent agenda and placed on the regular agenda for further discussion.)

A. Approval of *June* Check Register

B. Approval of *June* Minutes:

June 11, 2026 LPA Meeting Minutes

June 11, 2026 City Commission Meeting Minutes

C. Approval of Staff Reports:

-HCSO- Lt. Allen Hudson

-Fire Department- Chief Brent Stevens

-Building Department- Mark Lynch

-Code Enforcement- Zane Mungillo

D. RFQ/RFP 2025-01 Design-Build Services for the LaBelle Animal Control Shelter Recommended Notice of Award

E. Notice of Award/Recommendation CMAR Drinking Water Improvement Project

F. Notice of Award/Recommendation CMAR Services for LaBelle Wastewater Treatment Plant Upgrades Project

G. RESOLUTION 2026-18 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING A TRANSPORTATION OFF-SYSTEM POST PROJECT MAINTENANCE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR FINANCIAL PROJECT NO. 438067-1-52-01; AUTHORIZING THE MAYOR OR DESIGNEE TO EXECUTE THE AGREEMENT; PROVIDING FOR MAINTENANCE OF PROJECT IMPROVEMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

H. PRM Insurance Renewal Proposal

Motion made by Commissioner Spratt to approve Consent Agenda Items, excluding Item H (LPA0020 - Zone B Proposal) for discussion, Seconded by Commissioner Vargas. Mayor Wilkins called for the question. Motion passed unanimously. Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

6. Presentations

A. Firehouse Community Theater - Michael Shough

Michael Shough, President of the Firehouse Community Theatre, presented an overview of the organization's 33-year history and its contributions to the community, including theatrical productions, youth programs, scholarships, and community outreach. He highlighted the theater's strong recent season, financial self-sufficiency, and significant investments made to improve both the Bridge Street theater and the JC Lyons Drive rehearsal hall.

Mr. Shough informed the Commission that the lease for the Bridge Street theater expires in October 2027 and requested a long-term combined lease for both the theater and the rehearsal hall, noting that the rehearsal hall has been utilized by the organization for the past 11 years without a formal lease. He also addressed concerns regarding another performing arts group's request to use the rehearsal hall and advised that the theater's Board had declined a collaborative arrangement.

The Commission expressed appreciation for the Firehouse Community Theatre's longstanding service to the community and discussed providing a long-term lease for both facilities. By consensus, the Commission directed staff to prepare a combined 20-year lease for the Bridge Street theater and the JC Lyons Drive rehearsal hall for consideration and formal action at a future meeting. No formal action was taken.

7. Non-Public Hearing Items for Consideration

(Limited to 15 minutes per item: 3-5 minutes optional presentation time with the remaining time for discussion by the Commission)

A. LPA0020 - Zone B Proposal (Placeholder)

Motion made by Commissioner Vargas to approval LPA0020 - Zone B Proposal contingent upon grant funding, Seconded by Commissioner Holland. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

Mayor Wilkins reported that the previously authorized interim line of credit with First Bank for up to $20 million (to provide construction working capital for major grant-funded projects, to be repaid from grant proceeds) had exceeded its locked interest rate period due to USDA approval delays. First Bank's revised offer is a fixed rate of up to 4.5 percent for a four-year term. The city's financial advisors concurred that locking a fixed rate was prudent given current interest rate uncertainty. The Commission authorized Mayor Wilkins to execute the agreement once finalized and directed staff to prepare Resolution 2026-20.

Motion made by Commissioner Vargas to approve authorization for Mayor Wilkins to execute Resolution 2026-20 at a fixed rate of up to 4.5%, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

8. Public Hearings and/or Ordinances

A. RESOLUTION 2026-13 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE SINGLE FAMILY ESTATES RESIDENTIAL (R-1AA) ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-76(A) THAT REQUIRES A MINIMUM LIVING AREA OF 2,500 SQUARE FEET; TO ALLOW FOR A MINIMUM LIVING AREA OF 1,800 SQUARE FEET AT THE SUBJECT PROPERTY LOCATED AT 230 RIVIERA VISTA BOULEVARD ; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Kaylee Tuck read Resolution 2026-13 title into the record.

Patty Kulak gave a brief of Resolution 2026-13

Public Hearing Opened

Comments: Dwright Hatfield in-favor.

Public Hearing Closed

Motion made by Commissioner Vargas to approve Resolution 2026-13, Seconded by Commissioner Holland. Mayor Wilkins called for the question. A discussion ensued. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

B. RESOLUTION 2026-14 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, GRANTING A SPECIAL EXCEPTION FROM THE ALCOHOLIC BEVERAGE ESTABLISHMENT REGULATIONS SET FORTH IN SECTION 3-4 OF THE LAND DEVELOPMENT CODE,

WHICH REQUIRE A MINIMUM SEPARATION DISTANCE OF 750 FEET FROM ANY CHURCH OR SCHOOL FOR THE SALE OF ALCOHOLIC BEVERAGES; TO ALLOW A RESTAURANT LOCATED WITHIN 750 FEET OF A SCHOOL TO SELL ALCOHOLIC BEVERAGES AT THE SUBJECT PROPERTY LOCATED AT 139 E. HICKPOCHEE AVENUE, CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Kaylee Tuck read Resolution 2026-14 title into the record.

Patty gave a brief explanation of Resolution 2026-14.

Public Hearing Opened

Public Hearing Closed

Motion made by Commissioner Vargas to approve Resolution 2026-14, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

C. RESOLUTION 2026-15 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, GRANTING A SPECIAL EXCEPTION FROM THE BUSINESS GENERAL (B-2) ZONING DISTRICT FOR A VEHICLE SERVICE STATION TO BE LOCATED AT 682 S. MAIN STREET CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Kaylee Tuck read Resolution 2026-15 title into the record.

Patty gave a brief explanation of Resolution 2026-15.

Public Hearing Opened

Public Hearing Closed

Motion made by Commissioner Vargas to approve Resolution 2026-15, Seconded by Commissioner Spratt. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

D. RESOLUTION 2026-16 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE STATE ROAD 80 OVERLAY DISTRICT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-87 THAT PROHIBITS POLE SIGNS; TO ALLOW FOR A POLE SIGN AT THE SUBJECT PROPERTY LOCATED AT 1860 W. HICKPOCHEE AVE ; IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Kaylee Tuck read Resolution 2026-16 title into the record.

Patty gave a brief explanation of Resolution 2026-16.

Public Hearing Opened

Public Hearing Closed

Motion made by Commissioner Vargas to approve Resolution 2026-16, Seconded by Commissioner Holland. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

E. RESOLUTION 2026-17 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, VACATING A PARCEL OF LAND LYING IN SECTIONS 18 TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY, FLORIDA, BEING A PORTION OF A 50 FOOT RIGHTS-OF-WAY KNOWN AS A AVENUE AND FORD AND HENDRY STREETS AS SHOWN ON THE PLAT OF EVELYN TERRACE SUBDIVISION AS PER THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 46 OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

Kaylee Tuck read Resolution 2026-17 title into the record.

Patty gave a brief explanation of Resolution 2026-17.

Public Hearing Opened

Public Hearing Closed

Motion made by Commissioner Vargas to approve Resolution 2026-17, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

9. Public Comment on Non-Agenda Items

None.

10. City Related Business by Commissioners

11. Adjournment

Motion made by Vice Mayor Ratica to approve adjourning the meeting, Seconded by Commissioner Holland. Mayor Wilkins called for the question. Motion passed unanimously.
Voting Yea: Mayor Wilkins, Vice Mayor Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 8:55 PM.

CITY OF LABELLE CORPORATE SEAL FLORIDA

ATTEST: Tijauna Warner, MPA, MMC, City Clerk

Julie C. Wilkins, Mayor