

CITY OF LABELLE



MINUTES

City Commission & Tentative Budget Meeting
Thursday, September 10, 2026, at 5:30 PM

LaBelle Commission Chambers
481 West Hickpochee Ave
LaBelle, FL 33975

CITY COMMISSION:

Vince Ross, Mayor
Jackie Ratica, Commissioner
Kevin Holland, Commissioner
Bobbie Spratt, Commissioner
Hugo Vargas, Commissioner

ADMINISTRATION:

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

Minutes

1. Call to Order

The meeting was called to order by Mayor Ross at 5:30 PM.

2. Invocation and Pledge of Allegiance

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

3. Roll Call

PRESENT

Commissioner Jackie Ratica
Commissioner Bobbie Spratt
Commissioner Hugo Vargas
Commissioner Kevin Holland
Mayor Vince Ross
City Attorney Derek Rooney
City Clerk Tijauna Warner

- A. Swear-In Ceremony - The Honorable Mayor Vince Ross
- B. Swear-In Ceremony - The Honorable Commissioner Jackie Ratica

Mayor Ross recessed the City Commission to convene the Local Planning Agency Meeting at 5:34 PM.

Mayor Ross reconvened the City Commission Meeting at 6:13 PM.

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

Motion made by Commissioner Ratica to approve September 10, 2026 City Commission Agenda Items, Seconded by Commissioner Spratt. Mayor Ross called for the question. Motion passed unanimously.
Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

5. Presentations

- A. National Diapers Week Proclamation

6. 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 August Check Register
- B. Approval of *Month* Minutes:

August 13, 2026 City Commission Budget Workshop Minutes

August 13, 2026 Local Planning Agency Meeting Minutes

August 13, 2026 City Commission Meeting Minutes

August 27, 2026 City Commission Budget Workshop & Special Meeting Minutes

C. Approval of Staff Reports:

-Fire Department- Chief Brent Stevens

-Building Department- Mark Lynch

-Code Enforcement- Zane Mungillo

D. 2025-2026 Bad Debt Write-Off

E. RCM Utilities LaBelle WWTP Lift Station

Motion made by Commissioner Spratt to approve Consent Agenda Items pulling Item D: Bad Debt Write-Off, Seconded by Commissioner Ratica. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

Commissioner Vargas raised concern over the \$16,287 in utility bad debt proposed for write-off, noting that some accounts belong to individuals still residing in the city. He asked whether liens are placed on properties and whether the list could be published. A discussion ensued.

Motion made by Commissioner Vargas to approve Bad Debt Write-Off with addition deposit.

Commissioner Vargas withdrew his motion and the item was tabled to the October meeting.

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. Spratt & Associates Lobbying Service Agreement

Motion made by Commissioner Holland to approve a five-year extension of the Spratt & Associates Lobbying Service Agreement, Seconded by Commissioner Ratica. Motion passed (4-0).

Voting Yea: Commissioner Ratica, Commissioner Vargas, Commissioner Holland, Mayor Ross

Voting Abstaining: Commissioner Spratt

B. Correction of System-generated Budget Adjustment

Motion made by Commissioner Vargas to approve a budget amendment transferring fund balance from Fiscal Year 2025 to Fiscal Year 2026 to account for \$46,000 in system-generated expenditures, Seconded by Commissioner Spratt. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

8. Public Hearings and/or Ordinances

- A. RESOLUTION 2026-29 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE DOWNTOWN CENTER ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN LAND DEVELOPMENT CODE FOR BUILD-TO LINE AND FRONTAGE PERCENTAGE REQUIREMENTS AT THE SUBJECT PROPERTY LOCATED AT 100 N. LEE STREET, IN THE CITY OF LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Derek Roone read Resolution 2026-29 title into the record.

Patty Kulak gave a brief explanation of Resolution 2026-29.

Public Hearing Opened

Comments made by: Julie Wilkins (resident) expressed concerns about tree preservation.

Public Hearing Closed

Motion made by Commissioner Vargas to approve Resolution 2026-29, Seconded by Commissioner Holland. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

- B. RESOLUTION 2026-31 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, SETTING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2026 – 2027 PURSUANT TO SECTION 200.065, FLORIDA STATUTES, TOGETHER WITH A ROLL-BACK RATE; ESTABLISHING THE DATE, TIME, AND PLACE OF PUBLIC HEARINGS TO CONSIDER THE PROPOSED MILLAGE RATE AND TENTATIVE BUDGET FOR FISCAL YEAR 2026 – 2027; PROVIDING FOR AN EFFECTIVE DATE.

Derek Roone read Resolution 2026-31 title into the record.

Lilly Davenport gave a brief explanation of Resolution 2026-31.

Public Hearing Opened

Comments made by: Jim Galli (resident) expressing concerns with rollback rate and mailers.

Public Hearing Closed

Motion made by Commissioner Spratt to approve Resolution 2026-31, Seconded by Commissioner Vargas. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

- C. RESOLUTION 2026-32 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA PROVIDING FOR THE ADOPTION OF THE TENTATIVE MUNICIPAL BUDGET FOR THE FISCAL YEAR 2026-2027; AND PROVIDING FOR AN EFFECTIVE DATE.

Derek Roone read Resolution 2026-32 title into the record.

Lilly Davenport gave a brief explanation of Resolution 2026-29.

Public Hearing Opened

No public comment was received.

Public Hearing Closed

Motion made by Commissioner Vargas to approve Resolution 2026-32, Seconded by Commissioner Holland. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

- D. RESOLUTION 2026-33 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA AMENDING RESOLUTION NO. 2026-07 ADOPTED APRIL 9, 2026 WITH RESPECT TO ITS PROPOSED WATER AND SEWER REVOLVING CREDIT BOND, SERIES 2026; INCREASING THE AUTHORIZED INTEREST RATE OF SAID BONDS TO A RATE NOT TO EXCEED ____% PER ANNUM; AND PROVIDING AN EFFECTIVE DATE.

Derek Roone read Resolution 2026-33 title into the record.

Patty Kulak gave a brief explanation of Resolution 2026-33.

Motion made by Commissioner Vargas to approve Resolution 2026-33, Seconded by Commissioner Spratt. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

- E. ORDINANCE 2026-08 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR TRANSMITTAL OF AMENDMENTS TO THE CITY OF LABELLE COMPREHENSIVE PLAN; TO AMEND THE TEXT OF THE FUTURE LAND USE ELEMENT, TRAFFIC CIRCULATION ELEMENT, HOUSING ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, CONCURRENCY MANAGEMENT ELEMENT, PUBLIC SCHOOL FACILITIES ELEMENT, ECONOMIC DEVELOPMENT ELEMENT AND PRIVATE PROPERTY RIGHTS ELEMENT; AMENDING THE FUTURE LAND USE MAP AND OTHER COMPREHENSIVE PLAN MAPS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Derek Roone read Ordinance 2026-08 title into the record.

Patty Kulak gave a brief explanation of Ordinance 2026-08.

Public Hearing Opened

No public comment was received.

Public Hearing Closed

Motion made by Commissioner Vargas to approve transmitting Ordinance 2026-08, Seconded by Commissioner Spratt. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

- F. ORDINANCE 2026-01 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 1.58+/-ACRE TRACT GENERALLY LOCATED NORTH AND SOUTH OF WEST YEOMANS AVENUE, NORTH OF WEST HICKPOCHEE AVENUE, AND WEST OF NORTH MAIN STREET; AMENDING THE COMPREHENSIVE PLAN DESIGNATION FOR THE PROPERTIES FROM "DOWNTOWN DISTRICT"

DESIGNATION TO "COMMERCIAL" DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

- G. ORDINANCE 2026-02 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING THE CITY OF LABELLE ZONING MAP FOR A 1.58+/-ACRE TRACT GENERALLY LOCATED NORTH AND SOUTH OF WEST YEOMANS AVENUE, NORTH OF WEST HICKPOCHEE AVENUE, AND WEST OF NORTH MAIN STREET, AMENDING THE ZONING DESIGNATION FROM PLANNED UNIT DEVELOPMENT (PUD) AND DOWNTOWN BUSINESS DISTRICT (DBD) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, PROVIDING FOR IDENTIFICATION OF THE SUBJECT PROPERTY; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Derek Roone read Ordinance 2026-01 and Ordinance 2026-02 title into the record.

Patty Kulak gave a brief explanation of Ordinance 2026-01 and Ordinance 2026-02.

Public Hearing Opened

Comments made by: Joe Leon (resident) in-favor, Allen Pickles (resident) not in-favor, Selena Parrish (resident) not in-favor, and Bianca Ross (resident) not in-favor.

Public Hearing Closed

No formal vote was taken on these first reading items; they were advanced to second reading by procedural agreement.

- H. ORDINANCE 2026-11 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, PROVIDING FOR TRANSMITTAL OF A COMPREHENSIVE PLAN AMENDMENT RELATING TO THE WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Derek Roone read Ordinance 2026-11 title into the record.

Patty Kulak gave a brief explanation of Ordinance 2026-11.

Public Hearing Opened

No public comment was received.

Public Hearing Closed

Motion made by Commissioner Ratica to approve transmittal of Ordinance 2026-11, Seconded by Commissioner Spratt. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

- I. ORDINANCE 2026-12 (*first reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA, AMENDING CHAPTER 8.7, HISTORIC PRESERVATION, OF THE CITY OF LABELLE CODE OF ORDINANCES, TO CONFORM THE CITY'S HISTORIC PRESERVATION PROGRAM TO THE REQUIREMENTS OF THE CERTIFIED LOCAL GOVERNMENT PROGRAM UNDER 36 CFR PART 61; REVISING THE COMPOSITION, TERMS, AND DUTIES OF THE HISTORIC PRESERVATION BOARD; ADDING PROVISIONS FOR PUBLIC MEETINGS, STATE REPORTING, NATIONAL REGISTER NOMINATIONS, AND STANDARDS COMPLIANCE; UPDATING REFERENCES TO STATE AGENCIES; ADOPTING DESIGN GUIDELINES BY REFERENCE; ESTABLISHING AN AD VALOREM TAX EXEMPTION FOR THE REHABILITATION OF HISTORIC PROPERTIES

UNDER SECTION 196.1997, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Derek Rooney read Ordinance 2026-12 title into the record.

Jerika Mungillo gave a brief explanation of Ordinance 2026-12.

No formal vote was taken on these first reading items; they were advanced to second reading by procedural agreement.

- J. ORDINANCE 2026-09 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CITY OF LABELLE CODE, CHAPTER 14, ARTICLE V, MUNICIPAL DOCK; AND CREATING SECTION 14-88, PROHIBITED ACTIVITIES WITHIN THE MUNICIPAL DOCK; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR PROHIBITED ACTIVITIES, ENFORCEMENT, AND PENALTIES; PROVIDING FOR RATIFICATION OF PRIOR ACTIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Derek Roone read Ordinance 2026-09 title into the record.

Zane Mungillo gave a brief explanation of Ordinance 2026-99.

Public Hearing Opened

No public comment was received.

Public Hearing Closed

Motion made by Commissioner Spratt to approve Ordinance 2026-09, Seconded by Commissioner Ratica. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

- K. ORDINANCE 2026-10 (*second reading*) AN ORDINANCE OF THE CITY OF LABELLE, FLORIDA; AMENDING THE CITY OF LABELLE CODE, CHAPTER 6, FIRE PREVENTION, ARTICLE II, FIRE PREVENTION AND LIFE SAFETY STANDARDS; AMENDING SECTIONS 6-12, CODE ADOPTED; APPLICABILITY, AND 6-13, AMENDMENTS TO FIRE PREVENTION CODE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR THE ADOPTION OF THE CURRENT EDITION OF THE FLORIDA FIRE PREVENTION CODE AND RELATED STANDARDS; PROVIDING FOR RATIFICATION OF PRIOR ACTIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Derek Roone read Ordinance 2026-10 title into the record and gave a brief description.

Public Hearing Opened

No public comment was received.

Public Hearing Closed

Motion made by Commissioner Spratt to approve Ordinance 2026-10, Seconded by Commissioner Vargas. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

9. Public Comment on Non-Agenda Items

(Limited to 3 minutes per person)

No public comments.

10. City Related Business by Commissioners

11. Adjournment

Motion made by Commissioner Spratt to adjourn the meeting, Seconded by Commissioner Ratica. Mayor Ross called for the question. Motion passed unanimously.

Voting Yea: Commissioner Ratica, Commissioner Spratt, Commissioner Vargas, Commissioner Holland, Mayor Ross

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 8:59 PM.



ATTEST: Tijauna Warner, MPA, MMC, City Clerk


Vince Ross, Mayor

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Spratt, Babbie</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Labelle City Commission</i>	
MAILING ADDRESS <i>P.O. Box 1283</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Labelle</i>	COUNTY <i>Hendry</i>	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Bobbie Spratt, hereby disclose that on September 10th, 20 26:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☒ inured to the special gain or loss of my relative, Joseph R. Spratt;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

9-10-26

Date Filed

Bobbie Spratt

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.