

# CITY OF LABELLE



## MINUTES

### **Regular Commission Meeting**

Thursday, January 08, 2026, at 5:30 PM

LaBelle Commission Chambers

481 West Hickpochee Ave

LaBelle, FL 33975

#### **CITY COMMISSION:**

Julie C. Wilkins, Mayor

Kevin Holland, Commissioner

Jackie Ratica, 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 5:33 PM.

### 2. Roll Call

PRESENT

Mayor Julie C. Wilkins

Vice Mayor Jackie Ratica

Commissioner Bobbie Spratt

Commissioner Hugo Vargas

Commissioner Kevin Holland

City Attorney Derek Rooney

City Deputy Clerk Tijauna Warner

### 3. Invocation and Pledge of Allegiance

*Waived.*

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

#### A. RESIDENCE AT GRAND OAKS TREE REMOVAL PERMIT

**Motion made by Commissioner Spratt to continue the Residence at Grand Oaks Tree Removal Permit to the February 12, 2026 City Commission Meeting, 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. Presentations

#### A. Bridge Financing for Capital Improvement Grants

*Nicklas Rocca (Director) PFM Financial Advisors LLC presented bridge financing options to the City Commission for Capital Improvement Grants.*

**Motion made by Commissioner Spratt to approve PFM to seek bridge financing, 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**

*Commissioner Holland presented Lt. Allen Hudson with the Law Enforcement Appreciation Day Proclamation on behalf of the City of LaBelle City Commission.*

B. Drawbridge Painting - Clay Patterson Baird

*Clay Patterson Baird presented two paintings as a donation to the City.*

*Virginia Yarce presented a request to add a fountain to the Arts of the Inland Gallery.*

**Motion made by Commissioner Spratt to approve Arts of the Inland Gallery moving forward with their project and inputting the fountain, 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**

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 December Check Register

B. Approval of Minutes:

December 11, 2025 City Commission Comprehensive Plan Workshop

December 11, 2025 Local Planning Agency Meeting

December 11, 2025 City Commission Meeting

C. Approval of Staff Reports:

-Fire Department- Chief Brent Stevens

-Building- Mark Lynch

-Code Enforcement- Zane Mungillo

D. RFQ/RFP 2025-01 Design-Build Services for the LaBelle Animal Control Shelter Phase One Shortlist

E. Recommendation of Award – ITB 2025-02 Helms Road Water Main Extension

F. RFQ 2024-03 CPH Change Order No. 3

G. RESOLUTION 2026-03 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LABELLE, FLORIDA, APPROVING THE CITY OF LABELLE'S PUBLIC RECORDS REQUEST POLICY AS SET FORTH IN EXHIBIT "A" HERETO; PROVIDING AN EFFECTIVE DATE.

**Motion made by Vice Mayor Ratica to approve Consent Agenda Items, 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**

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. Swamp Cabbage Special Use & Temporary Events Application

**Motion made by Commissioner Vargas to approve Swamp Cabbage Special Use & Temporary Events Application with the beer and wine without hard liquor. Motion failed for lack of a second.**

**Motion made by Commissioner Spratt to approve Swamp Cabbage Special Use & Temporary Events Application as stated, Seconded by Vice Mayor Ratica. Mayor Wilkins called for the question. A discussion ensued. Motion failed 2-3.**

**Voting Yea: Vice Mayor Ratica, Commissioner Spratt**

**Voting Nay: Mayor Wilkins, Commissioner Vargas, Commissioner Holland**

**Motion made by Commissioner Holland to approve Swamp Cabbage Special Use & Temporary Events without any alcohol, Seconded by Mayor Wilkins. Mayor Wilkins called for the question. Motion passed 3-2.**

**Voting Yea: Mayor Wilkins, Commissioner Vargas, Commissioner Holland**

**Voting Nay: Vice Mayor Ratica, Commissioner Spratt**

8. Public Hearings and/or Ordinances

- A. RESOLUTION 2026-01 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A SPECIAL EXCEPTION TO ALLOW FOR A RELIGIOUS ASSEMBLY/CHURCH IN THE BUSINESS PROFESSIONAL (B-1) ZONING DISTRICT FOR THE SUBJECT PROPERTY LOCATED IMMEDIATELY NORTH OF JAYCEE LIONS DRIVE AND 600 FEET WEST OF S. MAIN STREET; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

*Patty Kulak gave a brief explanation of Resolution 2026-01.*

*Public Hearing Opened at 6:39pm*

*Public Hearing Closed at 6:40pm*

**Motion made by Commissioner Vargas to approve Resolution 2026-01 with the amended conditions as outlined by staff, Seconded by Vice Mayor Ratica. 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 2026-02 A RESOLUTION OF THE CITY OF LABELLE, FLORIDA, ALLOWING FOR A VARIANCE FROM THE RESIDENTIAL NEIGHBORHOOD URBAN (RNU) ZONING DISTRICT DEVELOPMENT REGULATIONS ESTABLISHED IN THE LAND DEVELOPMENT CODE SECTION 4-76(A) THAT REQUIRES AN ACCESSORY REAR SETBACK OF 5 FEET AND SIDE SETBACK OF 10 FEET; TO ALLOW FOR A 3-FOOT REAR YARD SETBACK AND A 5-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE AT THE SUBJECT PROPERTY LOCATED AT 950 W. LINCOLN AVENUE; IN THE CITY OF

LABELLE, FLORIDA; PROVIDING FOR INTENT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

*Patty Kulak gave a brief explanation of Resolution 2026-02.*

*Public Hearing Opened at 6:43pm*

*The following individuals had commented on Resolution 2026-02: Linda Phillips*

*Public Hearing Closed at 6:45pm*

**Motion made by Commissioner Vargas to approve Resolution 2026-02, Seconded by Commissioner Spratt. 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**

**9. Public Comment on Non-Agenda Items**

*(Limited to 3 minutes per person)*

**10. City Related Business by Commissioners**

**11. Adjournment**

**Motion made by Commissioner Spratt to adjourn the meeting, 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**

There being no further business to discuss, Mayor Wilkins adjourned the meeting at 7:11 PM.

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Julie C. Wilkins, Mayor

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ATTEST: Tijauna Warner, MPA, MMC, City Clerk