# CITY OF BELLEVIEW AGENDA
## City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
June 17, 2025
6:00 PM

Christine Dobkowski, Mayor
Seat 2 Ray Dwyer, Commissioner
Seat 3 Ronald T Livsey, Commissioner
Seat 4 Robert "BO" Smith, Commissioner
Seat 1 Michael Goldman, Commissioner

Welcome to the City of Belleview Commission meeting. The Commission regularly meets the first and third Tuesday of every month at 6:00 pm, unless otherwise noted. The Commission meetings are open to the public, and the Commission encourages and values your opinions as they move forward in the decision-making process.

As a courtesy to others, please silence your cell phone or other electronic devices before entering the Commission Chambers. If you need to take a call, please step outside.
In accordance with the Americans with Disabilities Act, persons needing assistance with any of these proceedings should contact the City Clerk's office at least 48 hours in advance of the meeting at Lmerritt@belleviewfl.org or 352-245-7021 extension 2109.

**MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER SMITH**

**ROLL CALL**

**APPROVAL OF MINUTES**

Approval of the 06-03-2025 Commission Meeting Minutes
06/03/2025 Minutes

**PRESENTATION:**

**SCHEDULED AUDIENCE:**

**UNSCHEDULED AUDIENCE:**

Unscheduled Audience

**OTHER CITY BUSINESS/DEPARTMENT UPDATES:**

Updates: City Clerk - Public Art Project
Belleview Public Art Project

Updates: Development Services - Bellehaven Setback Clarification
Setback Clarification Letter

Updates: Public Works Department

Updates: Chief of Police

Updates: Information Technology

Updates: City Attorney

Updates: City Administrator - Outdoor Holiday Decorations Piggyback Agreement
Memo: Piggybacking for Holiday Decorations
Agreement - Holiday Outdoor Decor

Updates: City Administrator - Watercrafts in Lake Lillian
Citizen Feedback Form-Kayaks
2025-XX Watercrafts Prohibited in Lake Lillian

Updates: City Administrator - Florida Express Environmental Contract

**COMMISSION UPDATES:**

Commission Updates

# Approval of Minutes

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Approval of the 06-03-2025 Commission Meeting Minutes

**PRESENTING PARTY:**

Mayor Dobkowski

**ITEM TYPE:**

Approval of Minutes

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

Motion to approve as received or as amended the 06-03-2025 Commission Meeting Minutes

**ATTACHMENTS:**

06/03/2025 Minutes

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# CITY OF BELLEVIEW
# CITY COMMISSION MEETING
# MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
June 3, 2025
6:02 PM

Mayor CHRISTINE K. DOBKOWSKI
Seat 1 MICHAEL J. GOLDMAN
Seat 2 RAY DWYER
Seat 3 RONALD T. LIVSEY
Seat 4 ROBERT "BO" SMITH

**MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Smith**

**ROLL CALL OF COMMISSIONERS**: Present: Dwyer, Livsey, Smith, Goldman, Dobkowski

**APPROVAL OF MINUTES:**

a. **05-20-2025 Commission Meeting Minutes**

Motion made by Commissioner Goldman to approve the 05-20-2025 Commission Meeting Minutes as presented; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

**SPECIAL PRESENTATION:**

a. **Deputy Chief of Police**

Chief Holland named Lieutenant Larry Bryan as the Deputy Chief of Police, honoring his longtime service with the Belleview Police Department. Denise Bryan, his wife, pinned his badge while Chief Holland pinned his rank.

**PUBLIC HEARING: FINAL READING**

a. **PH – Final Reading: Ordinance 2025-06 Economic Development Incentives**

Mayor Dobkowski read Ordinance 2025-06, Economic Development Incentives, Final Reading, Title Only. DSD Chancey reviewed the Ordinance that was approved at the May 20, 2025 meeting which establishes the use of an economic development expendable trust fund and sets the parameters for the types of incentives, criteria for job creation, criteria for receiving grants, and grant agreements.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward

Motion made by Commissioner Goldman for the approval of Ordinance 2025-06 on Final Reading; seconded by Commissioner Dwyer.

Commissioner Smith stated he continues to disapprove the ordinance and that it would not occurred had the big box store not requested it. Commissioner Goldman replied that the city has created several similar programs for business incentives such as façade grants, waiver of impact fees, and funding the EDC.

Commissioner Goldman asked Attorney Landt if the ordinance had a sunset clause. Attorney Landt stated it did not. Goldman stated that he would be open to discuss adding a sunset clause similar to past ordinances.

Commissioner Livsey commented that incentivizing businesses would be a benefit for the City of Belleview. Commissioner Dwyer reiterated his support of the ordinance including the ability to measure requests on a case-by-case basis and the advantage of welcoming new businesses.

Commissioner Smith questioned where this type of ordinance was six (6) months ago. Commissioner Goldman responded that he would have been in support of this no matter when it was presented. Commissioner Livsey asserted that this ordinance is a tool for the city to use now, 20 years from now, or never. Mayor Dobkowski reminded the Commissioners that economic incentives were approved for Nash Plumbing several years ago, but they did not take advantage of it.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Goldman, Dobkowski
Nays: Smith

**PROCLAMATION:**

a. **Code Enforcement Officer Appreciation Week**

DSD Chancey introduced Lisa Byington, Zoning & Code Compliance Specialist, to the Commission and shared her credentials and experience in the field.

Mayor Dobkowski presented the Proclamation setting June 2, 2025 to June 6, 2025 as Code Enforcement Appreciation Week in the City of Belleview. Accepting the proclamation was Lisa Byington.

**PRESENTATION:**

a. **Holiday Outdoor Decor - Light Up Lake Lillian Presentation**

Bryce Eskes with Holiday Outdoor Decor gave an overview of their organization and a proposal to purchase, own, install, maintain, and store all holiday decorations. The new lighting will be commercial grade, offering a substantial upgrade in both quality and coverage. The design includes a coordinated lighting pattern, garland and ribbon decorations on 25 decorative light poles, and lighting for trees, dock railings, and the pavilion roofline.

Commissioner Goldman exited the meeting at 6:28 PM and re-entered at 6:32 PM.

Commissioner Dwyer exited the meeting at 6:39 PM and re-entered at 6:41 PM

Administrator Moody discussed the amount of money and employee time that is required for the yearly holiday decorations. Enhancing the event was mentioned at a visioning meeting in the past. The services can be funded through the CRA.

Commissioner Smith asked whether this service is something the city would have to send out for bids. Attorney Landt stated that the city can utilize a Piggyback contract and the motion for approval should be to move forward with the process, which directs staff to obtain proper documentation to Piggyback another municipality's contract.

Motion made by Commissioner Smith to approve moving forward with the process; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

**UNSCHEDULED AUDIENCE:**

No one came forward

**OTHER CITY BUSINESS/DEPARTMENT UPDATES:**

**a. City Clerk:** N/A

**b. Development Services:** N/A

**c. Finance Department:** N/A

**d. Public Works: Comprehensive Vulnerability Assessment Grant Agreement**

The Department of Environmental Protection awarded the city a grant for $120,000 to complete a Comprehensive Vulnerability Assessment as part of their Resilient Florida Program. The work, to be performed by Kimley Horn and Associates, will identify, assess, and map areas and infrastructure that is vulnerable to flooding.

Mayor Dobkowski asked if anyone in the audience had any comments. No one came forward

Motion made by Commissioner Livsey to approve the grant agreement; seconded by Commissioner Goldman.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

**e. Police Department: Underage Sting Operation**

Chief Holland reported that the State Beverage Department conducted sting operations in vape shops, liquor stores, and convenience stores. Only one in the city sold substances to a minor.

**f. Public Works: City Hall Repairs**

PWD Titterington stated that he will be issuing a change order for the contractor currently conducting the repairs at City Hall. This change order falls within the scope of the foundation repairs and does not exceed the grant funding from the state. It will add support to eliminate bouncing and creaking in the floors.

**g. Information Technology:** N/A

**h. Legal Services: Committee Appointment for Collective Bargaining with Fraternal Order of Police (FOP)**

The Police Department has voted to unionize and negotiations are set to begin. Based on the recommendation of the City Attorney and Mayor Dobkowski, it is suggested that the negotiation committee consist of City Administrator Mariah Moody, City Attorney Fred Landt, and Police Chief Terry Holland.

Mayor Dobkowski asked if anyone in the audience had any comments. No one came forward

Commission Smith inquired whether a Commissioner should serve on the committee. Attorney Landt stated that it would not be beneficial and would avoid potential Sunshine Law issues. Commissioner Smith further inquired whether the City would need to utilize a mediator for the process. Attorney Landt replied that in the past, a mediator has not been needed, but if an impasse occurs, a hearing officer will be appointed by the state.

Motion made by Commissioner Goldman to approve the proposed committee members; seconded by Commissioner Smith.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

**i. Administrator: N/A**

**COMMISSION UPDATES:**

**Commissioner Dwyer**: Congratulated Lieutenant Bryan on his promotion.

**Commissioner Livsey:** N/A

**Commissioner Goldman:**

Asked PWD Titterington if the results of the vulnerability assessment will be presented to the Commission so they may take further action to mitigate issues. PWD Titterington replied that the assessment is only the first step and he will be seeking further grant funding to create a master plan.

**Commissioner Smith:**

Commissioner Smith asked PWD Titterington about turning the property on SE 113th Place and SE 55th Avenue Road into a retention pond. PWD Titterington stated the property was purchased with the intent to expand the pond, but the vulnerability study and master plan will determine the best strategy to combat the flooding issues.

Requested ITD Towne research better equipment for hearing assistance. ITD Towne will acquire replacements.

**Mayor Dobkowski: Belleview SportsPlex Discussion**

Mayor Dobkowski requested a workshop to discuss the city taking over maintenance of our portion of the Belleview SportsPlex. All Commissioners were in favor of reviewing information that will be provided by staff at that meeting.

**Adjournment:** Meeting adjourned by Mayor Dobkowski at 7:13 PM.

Attest:

_____
Lezli Merritt, MPA
City Clerk

# Unscheduled Audience

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Unscheduled Audience

**PRESENTING PARTY:**

Mayor Dobkowski

**ITEM TYPE:**

Unscheduled Audience

**BACKGROUND:**

Protocol:

1. Please speak clearly, stating your name and address for the record.
2. Each speaker is allowed a maximum of three (3) minutes, unless allotted more time by the Mayor.
3. Citizen comments will be directed to the City Commission and not addressed to a single staff person or the City Attorney, unless so directed by the Mayor.
4. Please give any documents or packets you may have for distribution to the Commission to the City Clerk. If you wish to have them distributed immediately, eight copies will be required.
5. After stating your concern or suggestion to the Commission, please take your seat.

***While we understand the emotional aspect of some topics, we ask that you remain civil and respectful.***

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# City Clerk

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Updates: City Clerk - Public Art Project

**PRESENTING PARTY:**

Lezli Merritt, City Clerk

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

Over the last several years, the City has been bringing more art to the area. This has resulted in beautiful murals at the Community Center and the Commission has allowed murals to be painted on commercial buildings. This project would continue the vision to beautify Belleview. Many areas have public art projects featuring painted animals, including Marion County and Ocala with their Horse Fever project. In keeping true to the Belleview spirit, the city could distinguish itself and hold true to the "City With Small Town Charm" ethos.

**RECOMMENDED ACTIONS:**

Discussion

**ATTACHMENTS:**

Belleview Public Art Project

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Belleview's Public Art Project Proposal

# A Need for the Arts

- Over the last several years, the City of Belleview has been working to bring more art to the area
- The City now has beautiful murals at the Community Center
- The Commission has also allowed murals to be painted on commercial business buildings
- This project would continue the vision to beautify Belleview and provide accessible public art to residents and visitors alike.

# Unique Public Art

- Many areas have public art projects featuring painted animals, including Marion County and Ocala with their Horse Fever project.
- In keeping true to the Belleview spirit, we could distinguish ourselves and stand out with a symbol unique to our City.
- Public art, specific to Belleview, would highlight our ‘City With Small Town Charm’ ethos while promoting community pride and engagement

# History & Inspiration, Part 1

- The Belleview School, built in 1928, was sold to the City of Belleview and became the Belleview City Hall in 1966.
- When City Hall was painted in the early 1980s, the bell was removed from the Bell Tower.
- The bell is a symbol of how far Belleview has come and its resiliency.
- Incorporating bells into our public art not only connections with our name ('Belle-view), but also recognizes and celebrates our history.

# History & Inspiration, Part 2

- In May of 1960, Belleview passed Ordinance #102 that designated Belleview as a Bird Sanctuary.
- In 1980, a Resolution for Bird Protection was passed, continuing to designate Belleview as a safe haven for birds.
- Bird statues would align with this designation and reflect Belleview's commitment to nature and conservation.
- Birds are enjoyed all throughout Belleview.
- Both cardinals and owls call Belleview home and either would be an attractive addition to our city.

# Potential Designs (Bells)







# Potential Designs (Birds)











# Funding

- Funds for this project can be obtained from a number of sources.
- The City has CRA funding and the Property Improvement Grant Program can be used for this type of project.
- Sponsorship by businesses and individuals.
- The Marion Cultural Alliance assisted in sponsorship for and organized Horse Fever; they also provide grant funding for public art projects.

# Costs

- The initial investment to create a custom statue is approximately $10,000.
- Statues after the initial design are estimated between $2,500-3,000.
- Communication from Lewiston, PA indicates they pay artists $500 for their painted geese.
- The City should budget approximately $4,000 per statue to include casting, artwork, plaque and mounting to a concrete platform or slab.
- Statues requested by businesses will be paid by the business owner.

# Placement

The Belleview Birds or Belleview Bells could be placed on city and county property inside city limits as well as sponsoring businesses on private commercial properties within the city limits.

## City Owned Locations:

- City Hall
- Police Department
- Public Works Complex
- Lake Lillian Community Center
- Lake Lillian (by lake)
- Cherokee Park
- Cemetery
- Sports Complex
- Wastewater Plant
- Community Garden

## County Owned Locations:

- Belleview Library
- Elementary School
- Belleview Fire Station

# Key Takeaways

- Provides for local artist involvement and public arts in the Belleview community
- Sponsorship and involvement by local businesses for placement and design
- Strong Symbolism for the City (Marion County's Horse Capital vs. Belleview's Bell or Bird theme)
- Allows for long-term visibility and growth as a recurring program

# Belleview's Public Art Project Proposal

# Questions?

# Development Services

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Updates: Development Services - Bellehaven Setback Clarification

**PRESENTING PARTY:**

Shawna Chancey, Development Services Director

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

At the April 1, 2025 Commission Hearing, the Bellehaven Phase 3 Preliminary Plat was approved with the variance to allow setbacks of 20' front, 15' side, and 5' rear. After the meeting, staff compared this variance with other Bellehaven submittals and discovered that the variance was not listed consistently on all plans or on individual pages of the plans.

On 3/1/22 the proposed concept plan showed the correct setbacks of 5' side and 15' rear and was presented as such. The approved Master Plan and Phase 2 Final Plat had an error on the cover page however, the lot data on page 2 was correct. Therefore, staff requested clarification from the engineer of record. Tillman & Associates provided a clarification letter and new sheets for all plans. Requested setbacks are 20’ front, 15’ rear, 5’ side.

**RECOMMENDED ACTIONS:**

Motion to approve corrections to the setbacks for the Bellehaven development.

**ATTACHMENTS:**

Setback Clarification Letter

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Tillman & Associates
ENGINEERING, LLC.

April 23, 2025 **VIA: ELECTRONIC**

Kelley O'Neill
City of Belleview
5525 SE 119th Street
Belleview, FL 34420

**Subject: Bellehaven Code Deviations**
**Project Name: Bellehaven**

Ms. O'Neill,

We are requesting a correction to the Bellehaven Master Plan, Ph 2 Preliminary Plat, Ph 3 Preliminary Plat, and Ph 3 Improvement Plan setback deviations. The setbacks are 20' front, 15' rear, 5' side.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Timothy C. Brooker, P.E.

c: Masterfile w/Enclosures

# Public Works

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Updates: Public Works Department

**PRESENTING PARTY:**

Bob Titterington, Public Works Director

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Police Department

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Updates: Chief of Police

**PRESENTING PARTY:**

Terry Holland, Chief of Police

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Information Technology

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Updates: Information Technology

**PRESENTING PARTY:**

Kevin Towne, IT Director

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# City Attorney

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Updates: City Attorney

**PRESENTING PARTY:**

Fred Landt, Attorney

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# City Administrator

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Updates: City Administrator - Holiday Outdoor Decor Piggyback Agreement

**PRESENTING PARTY:**

Mariah Moody, City Administrator

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

At the June 3, 2025 meeting, staff was directed to obtain proper documentation to piggyback another municipality's contract with Outdoor Holiday Decor. The city attorney has reviewed and determined that the Town of Davie Contract meets the requirements of Florida Statutes and the City of Belleview code. The piggybacking process allows the city to approve Holiday Outdoor Decor's contract without unnecessary expenditure of public funds on bidding or sealed proposals.

Holiday Outdoor Decor will purchase, own, install, maintain, and store all decorations. The new lighting will be commercial grade, offering a substantial upgrade in both quality and coverage. The design includes a coordinated lighting pattern, garland and ribbon decorations on 25 decorative light poles, and lighting for trees, dock railings, and the pavilion roofline. This is a three-year agreement with an annual cost of $50,212.50

**RECOMMENDED ACTIONS:**

Motion to approve agreement with Holiday Outdoor Decor

**ATTACHMENTS:**

Memo: Piggybacking for Holiday Decorations
Agreement - Holiday Outdoor Decor

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# MEMORANDUM

*Piggybacking for Lights for Lake Lillian*

To: Bob Titterington, City Public Works Director
Mariah Moody, City Clerk/Administrator

From: Fred Landt, City Attorney

Date: June 10, 2025

Subject: Piggybacking the Town of Davie Contract for purchase of lights for Light Up Lake Lillian.

---

Pursuant to your request I have reviewed the contract documents (hereinafter referred to as "the Existing Contract."), including the request for bids, bid process, approval of the contract and contract between the Town of Davie, a political subdivision of the State of Florida, (hereafter referred to as "Town of Davie") and Rileighs Outdoor, LLC. dba Christmas Designers Florida a corporation organized and existing under the laws of the State of PA (hereafter referred to as "Christmas Designers"), which you suggest may be "piggybacked" for the City of Belleview (hereafter referred to as "City")to purchase lighting services for Light Up Lake Lillian.

Florida Statutes authorize piggybacking where the contract to be piggybacked is for substantially similar goods or services, has been procured through a bidding procedure substantially equivalent to that of the piggybacking municipality, and the contract terms and conditions are substantially similar.

Sec. 2-50 of the City Code provides for piggybacking, as authorized by Florida Statutes, to avoid the expenditure of money and staff time to unnecessarily seek bids or proposals. The goal of the City regarding piggybacking is to utilize appropriate contracts of local governments, where substantially similar goods or services have been procured through a bidding procedure substantially equivalent to the City's, resulting in an existing contract with substantially equivalent terms, and where the competitive awarding of contracts for goods and services has been preserved.

The requirements for "Piggybacking" a contract under relevant Florida law and Section 2-50 of the City Code are as follows:

(1) The existing contract (the contract to be piggybacked) is a contract to purchase by a local government or other public entity;

*The requirement that the existing contract is a contract for purchase by a local governmental entity is satisfied, since the Town of Davie, Florida is a local government entity as contemplated by this Code Section and Florida Statutes.*

(2) The existing contract must be for substantially similar goods or services.

*The Existing Contract with the Town of Davie is for installation of holiday lights and maintenance while used, which is the same service the City of Belleview seeks to obtain from Christmas Designers.*

(3) The contract terms and conditions in the existing contract are substantially the same as in the proposed contract.

*The unit price for installation of lights in trees, around tree trunks, on poles and other areas is the substantially the same for substantially similar lights in the existing agreement as in the proposed agreement.*

(4) The quantity and scope of work in the existing contract and in the proposed contract's must be substantially similar.

*The City's contract is for the same services or substantially equivalent services and is upon terms that are substantially similar to those in the existing contract. The unit price will be the same; and the remaining terms and conditions in the proposed contract are substantially the same as in the existing contract.*

*(5)* The terms in our contract must be substantially the same as in the existing contract

(a) *The unit price is substantially the same in the proposed contract and the existing contract.*

(b) *Terms regarding payment are substantially the same in the proposed contract and the existing contract.*

(c) *It is my understanding that the proposed contract will be for the same financial terms and conditions as the existing contract.*

*(6)* The existing contract must be awarded through procedures substantially equivalent to the requirements of the City Code.

*The Belleview City Code provides: "In the purchase of, or contract for, personal property or contractual services, the city commission may give a preference in an amount not to exceed three percent of the bid price to local persons; provided, however, that this section in no way prohibits the right of the city commission to compare quality of materials proposed for*

*purchase and to compare qualifications, character, responsibility and fitness of all persons submitting bids."*

*The Town of Davie awarding the existing contract to the low bidder is consistent with the City of Belleview practice in awarding contracts.*

*(7)* The city my not use another entity's contracts merely as a basis to begin negotiations or to utilize a contract for a minimal amount of goods or services and then expand the scope of the contract, without regard to how competitive the pricing of the additional goods or services would be.

*The City of Belleview Events Coordinator and City Administrator have recommended the City obtain the services provided for in the Existing Contract and have suggested that the Town of Davie contract may be piggybacked to obtain the services of Christmas Designers at substantially the same price. Further there is no indication of an intent to contract for minimal service and then expand the scope of the service, as evidenced by the City's present need for such services.*

***Summary***

*The clear intent stated in the Belleview City Code is to allow piggybacking contracts such as the Existing Contract between Town of Davie and Christmas Designers to procure installation of holiday lights for "Light Up Lake Lillian" without the unnecessary expenditure of public funds on bidding or sealed proposals. The Town of Davie process was effective in accomplishing competitive procurement of goods and services. Its bidding process was substantially the same as the City's. All of the City of Belleview requirements and procedures were substantially complied with in Town of Davie requesting and awarding the bid for holiday light service. I conclude that the existing contract is appropriate for the City to "piggyback" since it is for purchase of substantially the same service, has been awarded through procedures which are substantially the same as requirements of the Belleview City Code. Further, the contract with the City of Belleview will be for the same unit pricing upon equivalent terms.*

**AGREEMENT**
Rileighs Outdoor, LLC dba Holiday Outdoor Décor
Holiday Lighting Services

Rileighs Outdoor, LLC dba Holiday Outdoor Décor agrees to enter into an agreement with the City of Belleview, Florida ("City") to purchase, own, install, maintain, and store all holiday decorations for the City of Belleview. The parties acknowledge that this agreement is "piggybacked", on the City of Belleview and Holiday Outdoor Décor Agreement. The parties hereto shall be bound by and perform in accordance with the terms of agreement (including but not limited to the duties and responsibilities of the parties, the scope of services to be performed, the specifications for work to be performed, and pricing, as set forth in said Town of Davie Agreement and the Exhibits thereto). This Agreement is for a base contract period of three years, dated from the authorized signing of this document by Christine K. Dobkowski, Mayor. Holiday Outdoor Décor will provide the City with the same pricing and services, as set forth in the Town of Davie Agreement No. RS-23-74.

Authorized by Chapter 2004-466, Laws of Florida, as amended by Chapter 2012-239, Laws of Florida, is legislation allowing a public body to make purchases of goods and services from contracts procured by any other federal, state, or local government entity or any tax-exempt organization under the provisions of section 501(c)(3) of the Internal Revenue Code which is organized exclusively to assist any governmental entity in serving and representing citizens under the terms of a bid submitted to such entity or organization, provided that such contract is procured in compliance with the procuring entity's or organization's laws, bylaws, rules, regulations, or ordinances, or policies regarding competitive solicitation, which must provide for full and open competition.

Any notice delivered with respect to this Agreement must be in writing and will be deemed to be delivered (whether or not actually received) when (i) hand-delivered to the person designated below, or (ii) when deposited in the United States Mail, postage prepaid, certified mail, return-receipt requested, addressed to the person at the address for the party as set forth below, or such other address or to such other person as they party may have specified by written notice to the other party delivered according to this Section.

| | |
|---|---|
| For City: | City Clerk<br>5343 SE Abshier Boulevard<br>Belleview, Florida 34420 |
| For Contractor: | Holiday Outdoor Décor<br>1053 N Plymouth Street<br>Allentown, PA 18109 |

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS CITY CLERK LEZLI MERRITT AT 352-245-7021 EXT 2109; LMERRITT@BELLEVIEWFL.ORG; 5343 SE ABSHIER BLVD, BELLEVIEW, FL 34420.**

By the signature below, Bryce Eskes affirms that he is authorized by Holiday Outdoor Décor to execute this agreement and he has the authority to bind Holiday Outdoor Décor to the terms and conditions hereof. By her signature below, Christine Dobkowski affirms that she is authorized by the City to execute this agreement and she has the authority to bind the City to the terms and conditions hereof.

Executed by the parties on the date set forth herein-below.

**Holiday Outdoor Décor**

_____

BRYCE ESKES

**City of Belleview, Florida**

_____

CHRISTINE DOBKOWSKI
Mayor/Commissioner

Attest:

_____

LEZLI MERRITT
City Clerk

# City Administrator

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Updates: City Administrator - Watercrafts in Lake Lillian

**PRESENTING PARTY:**

Mariah Moody, City Administrator

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

The city received a question from a citizen asking which ordinance covers fishing from a non-motorized kayak on Lake Lillian. After review of our current code, it was found that our ordinance does not allow swimming or motorized boats but makes no mention of non-motorized conveyances. City Attorney Landt has drafted a potential ordinance to prohibit use of all boats, kayaks, or other floatation devices unless authorized for official use by the Public Works Department.

**RECOMMENDED ACTIONS:**

Discussion

**ATTACHMENTS:**

Citizen Feedback Form-Kayaks
2025-XX Watercrafts Prohibited in Lake Lillian

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Citizen Feedback Form

The City of Belleview values your opinion.
*Please fill out the form below with your questions, comments, or concerns.*

| | |
|---|---|
| Subject | Fish from Kayak on Lake Lillian |
| Type of Message | Question |
| Your Comments & Questions | What ordinance covers fishing from a non-motorized kayak on Lake Lillian? Pro or Con. |
| Email Address | darin.hill67@gmail.com |

Email not displaying correctly? View it in your browser.

**ORDINANCE 2025-XX**

**AN ORDINANCE AMENDING CHAPTER 58, ARTICLE I, TO ADD SECTION 14 PROHIBITING USE OF BOATS, KAYAKS, OR OTHER FLOATATION DEVICES IN LAKE LILLIAN, PONDS OR RETENTION AREAS IN THE CITY; PROVIDING FOR PENALTIES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Chapter 58 of the City Code provides restrictions and prohibited conduct at the Lake Lillian Park and other ponds and stormwater retention areas; and.

**WHEREAS,** the City Commission finds that use of boats, kayaks or other floatation devices in the waters of Lake Lillian, city ponds, or city stormwater retention areas pose the risk of unreasonably interfering with other users of the park (such as those fishing) and poses an unacceptable risk to persons using such devices; and

**WHEREAS,** the City Commission finds that it is in the public interest to prohibit the use of boats, kayaks, or other floatation devices in Lake Lillian, ponds, and retention areas located within the city.

**NOW THEREFORE, BE IT ORDAINED** by the City Commission of the City of Belleview, Florida that Chapter 58, Article I, Section 58 is amended to add Section 14 to prohibit use of boats, kayaks or other floatation devices on or in the waters of Lake Lillian, ponds or stormwater retention areas within the city, which Section shall read as follows:

**"Chapter 58 - PARKS AND RECREATION**

**ARTICLE I. - IN GENERAL**

**Sec. 58-14. – Boating, Kayaking, and use of floatation devices prohibited.**

(a) It shall be unlawful to boat, kayak, or use other floatation devices in the waters of Lake Lillian Park, ponds, or stormwater retention areas within the city.

(b) Any person using a boat, kayak, or flotation device in such waters shall be guilty of trespassing, except those persons authorized by the Public Works Department for maintenance."

**BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

**BE IT FURTHER ORDAINED** that it is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to

accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective immediately upon adoption.

**CERTIFICATE OF ADOPTION AND APPROVAL**

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____,2025. Said Ordinance was duly read, passed, and adopted upon **Final Reading** by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2025.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency for
the use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

**CERTIFICATE OF ADVERTISING**

**I HEREBY CERTIFY** that foregoing Ordinance was advertised for a Public Hearing in the ____ _____ edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
LEZLI MERRITT
City Clerk

# City Administrator

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Updates: City Administrator - Florida Express Environmental Contract

**PRESENTING PARTY:**

Mariah Moody, City Administrator

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

The city entered into an agreement with Florida Express Environmental for residential and small business solid waste, yard trash, recyclables, and white goods effective January 1, 2020. The agreement period of five (5) years ends on December 31, 2025, but includes a right to renew for another five (5) year period up to three (3) times. Should the city exercise its right to renew, negotiations must be made regarding increases in the collection rate for the renewal period. The agreement caps the increase at three percent (3%).

Staff is seeking guidance on whether to negotiate the renewal of the agreement or to solicit bids.

**RECOMMENDED ACTIONS:**

Discussion

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# Commission Updates

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** June 17, 2025

**AGENDA ITEM:**

Commission Updates

**PRESENTING PARTY:**

Mayor Dobkowski

**ITEM TYPE:**

Commission Updates

**BACKGROUND:**

**Updates From:**

- Commissioner Ray Dwyer
- Commissioner Ron Livsey
- Commissioner Michael Goldman
- Commissioner Bo Smith
- Mayor Christine Dobkowski

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.